PLANNING COMMISSION AGENDA
April 19, 2023
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER PLANNING COMMISSION: Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, Daniel West, Bill Miklos, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. The meeting is available to view via webcast on the City’s website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the public, however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of the March 15, 2023 meeting will be presented for approval.

PRESENTATION

1. California Housing Law Update

Attorney Barbara Kautz will provide an update on California’s major housing laws and how they affect Folsom.

NEW BUSINESS

2. PDEV 23-026: Alder Creek Apartments Planned Development Permit Extension

A Public Hearing to consider a request from The Spanos Corporation for approval of a Planned Development Permit Extension for development of the 265-unit Alder Creek Apartments project on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive. The General Plan land use designation for the project site is MHD, while the Specific Plan designation is SP-MHD-PD. An Environmental Checklist and Addendum to
3. DRCL 23-00004: Toll Brothers Phase 3 Subdivision Design Review Modification

A Public Meeting to consider a request from Toll West Coast LLC for Design Review approval for the addition of two (2) new individual master plans within the previously approved 211-unit Toll Brothers Phase 3 Subdivision project. The General Plan land use designation for the project site is SFHD, while the Specific Plan designation is SP-SFHD-PD. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS was previously approved by the City Council for the Toll Brothers at Folsom Ranch Subdivision project on March 10, 2020 in accordance with the California Environmental Quality Act (CEQA). (Project Planner: Steve Banks/Applicant: Toll West Coast LLC)

4. DRCL 22-00321, Mangini Ranch Phase 2 Villages 5-6 Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from KB Home Sacramento Inc. for approval of Design Review for 53 single-family residential homes for the Mangini Ranch Phase 2 Villages 5-6 project. The zoning classification for the site is SP-SFHD, while the General Plan land-use designation is SFHD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: KB Home Sacramento Inc.)

5. DRCL 23-00020, Mangini Ranch Phase 2 Village 2 Design Review Modification

A Public Meeting to consider a request from Tri-Pointe Homes for approval of Design Review for two additional single-family residential master plans for the Mangini Ranch Phase 2 Village 2 project. The zoning classification for the site is SP-SFHD, while the General Plan land-use designation is SFHD. The project was previously determined to be exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: Tri-Pointe Homes)

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for May 17, 2023. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting.

Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6200, (916) 355-7274 (fax) or ckelley@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk’s Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.
CALL TO ORDER PLANNING COMMISSION:

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Bill Miklos, Commissioner
Ralph Peña, Commissioner
Bill Romanelli, Commissioner
James Ortega, Commissioner
Mathew Herrera, Commissioner
Daniel West, Vice Chair
Eileen Reynolds, Chair

Commissioners Absent: None

CITIZEN COMMUNICATION: NONE

MINUTES: The minutes of the February 15, 2023 Regular Meeting were approved as submitted.

NEW BUSINESS

1. Nomination of Two Planning Commissioners to the Water Vision Stakeholder Group

The Environmental and Water Resources Director requests the Planning Commission recommend two planning Commissioners to participate in the stakeholder group for the City’s Water Vision and community engagement process. (Staff Contact: Marcus Yasutake, Environmental and Water Resources Director)

1. Robert Holderness addressed the Commission as a representative of Kikkoman in support of the stakeholder group.

COMMISSIONER WEST MOVED TO NOMINATE COMMISSIONER ROMANELLI AND COMMISSIONER MIKLOS TO THE WATER VISION STAKEHOLDER GROUP.

COMMISSIONER ORTEGA SECONDED THE MOTION.
WORKSHOP

2. Housing Element Program H-2 - Additional Housing Capacity Buildout Assumptions Analysis and Recommendations

Following up on the Targeted Multi-Family and Residential Mixed-Use Housing Study, staff worked with its consultant team on strategies to increase housing capacity in the following targeted areas: East Bidwell Mixed Use Overlay, the transit-oriented development areas around the Glenn Drive and Iron Point Road light rail stations, and the Folsom Plan Area Specific Plan (FPASP) Plan Area including the Town Center there. Staff is seeking input on the proposal for increased residential capacity and buildout assumptions that implement Housing Element Program H-2 to create additional housing opportunities in order to meet the City’s current and future share of the Regional Housing Needs Allocation or RHNA, which is a requirement of the Housing Element. (Principal Planner: Desmond Parrington, Senior Planner: Stephanie Henry)

1. Robert Holderness addressed the Commission to emphasize the importance of incorporating the public transportation corridor to minimize the need for parking. He also encouraged Commissioners to share their specialized knowledge of land use with their City Council representatives to assist in this housing effort.

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for April 19, 2023.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 8:49 p.m.

RESPECTFULLY SUBMITTED,

Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:

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

Project: Alder Creek Apartments Planned Development Permit Extension
File #: PDEV 23-026 (Previous PN 22-222)
Request: Planned Development Permit Extension
Location: Southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area
APN(s): 071-3670-011 and 072-3670-012
Staff Contact: Steve Banks, Principal Planner, 916-461-6207 sbanks@folsom.ca.us

Property Owner
Name: Carpenter East, LLC
Address: 4370 Town Center Blvd.
El Dorado Hills, CA 95762

Applicant
Name: The Spanos Corporation
Address: 10100 Trinity Parkway,
Suite No. 1500
Stockton, CA 95219

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Extension for a period of one year (until February 23, 2024) for development of the Alder Creek Apartments Project (PDEV 23-026), based on the findings (Findings A-O) and subject to conditions of approval (Condition 1-43) attached to this report.

Project Summary: The proposed project involves a one-year extension in time of the previously approved Planned Development Permit associated with development of the Alder Creek Apartments project located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The Alder Creek Apartments project, which includes development of five four-story apartment buildings and a two-story clubhouse building, is comprised of 265 luxury apartments within a gated community. The applicant has indicated that additional time is required for the site development plans and building plans to be approved by the Community Development Department.
Table of Contents:
1 - Description/Analysis
2 - Background
3 - Proposed Findings of Fact and Conditions of Approval
4 - Vicinity Map
5 - Approved Site Plan, dated May 12, 2020
6 - Approved Building Elevations and Renderings, dated December 6, 2019
7 - Planning Commission Staff Report, dated February 3, 2023
8 - City Council Staff Report, dated February 23, 2021
9 - Letter from Applicant, dated February 8, 2023

Submitted,

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The applicant, The Spanos Corporation, is requesting a one-year extension in time of the previously approved Planned Development Permit associated with development of the 265-unit Alder Creek Apartments project located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. A full description of the previously approved apartment project is included in the original Planning Commission staff report (Attachment 7).

POLICY/RULE
The Folsom Municipal Code (FMC) requires that applications for Planned Development Permit Extensions be forwarded to the Planning Commission for final action. Expiration of the Planned Development Permit is covered by Section 17.38.110 of the Folsom Municipal Code, which states, “unless a building permit has been issued for the development within 1 year after the granting of the planned development permit or such further time as the commission shall allow, then without further action the planned development permit shall be null and void”. The FMC directs that all procedural requirements for Planned Development Permits, including expiration or extension of a permit and action by the Planning Commission on extension requests, is governed by Chapter 17.60 (Use Permits). (FMC section 17.38.050,) FMC section 17.60.060(B) states that the Planning Commission may extend the permit for a period or periods not to exceed twelve months.

ANALYSIS
On February 23, 2021, the City Council approved a General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification for the development and operation of a 265-unit market rate apartment community (Alder Creek Apartments) on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Mangini Ranch Phase 2 portion of the Folsom Plan Area. With respect to timing of the development, a condition of approval was placed on the project stating that “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.” In this particular case, the Planned Development Permit for the project was valid until February 23, 2023.

On February 8, 2023, the project applicant (The Spanos Corporation) submitted a timely letter (Attachment 9) to the City requesting a one-year extension in time for the previously approved Planned Development Permit. In the letter, the applicant stated that additional time is necessary to obtain approval of their site improvement and building plans from the
Community Development Department. The applicant also stated in their letter that they are going through their fourth review of the building plans with the City and that it is their expectation that they will be able to pull their first building permit within the next two months. City staff has confirmed that the status of the building permit is accurate as described by the applicant above.

Staff has reviewed the proposed Planned Development Permit Extension to determine whether or not circumstances have changed in the project vicinity that would require modification to or reconsideration of any of the conditions of approval for this project. Upon review, staff determined that there are no changes on this project site, or in the project vicinity that would require modification to any of the conditions of approval for this project. The requested one-year extension is allowed by FMC Section 17.38.110 and FMC Section 17.60.060 (B), if approved by the Commission. As a result, staff recommends approval of a one-year extension in time for the Planned Development Permit associated with Alder Creek Apartments project.

ENVIRONMENTAL REVIEW
The City previously adopted an Addendum to the Final Environmental Impact Report for the Folsom Plan Area Specific Plan for the Alder Creek Apartments project (PN 18-222) on February 23, 2021 in accordance with Section 15164 of the State CEQA Guidelines. Staff has determined that no new impacts will result from this extension that were not already considered with the previous approval. No further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION
Move to approve the Planned Development Permit Extension for a period of one-year (until February 23, 2024) for development of the Alder Creek Apartments Project (PDEV 23-026), based on the findings (Findings A-O) and subject to the conditions of approval (Conditions 1-43) attached to this report.
BACKGROUND
On February 23, 2021, the City Council a General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification for the development and operation of a 265-unit market rate apartment community (Alder Creek Apartments) on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Mangini Ranch Phase 2 portion of the Folsom Plan Area. On December 22, 2021, the applicant submitted site improvement and building plans to the City for review and approval. The City is currently still in the process of reviewing the aforementioned site improvement and building plans. On February 8, 2023, the project applicant submitted a timely letter to the City requesting a one-year extension in time for the previously approved Planned Development Permit.

GENERAL PLAN DESIGNATION
MHD (Multi-Family High Density)

ZONING
SP- MHD-PD (Specific Plan, Multi-Family High Density, Planned Development District)

ADJACENT LAND USES/ZONING
North: Alder Creek Parkway with Future Single-Family Residential Development (SP-SFHD-PD) Beyond
South: Old Ranch Way with a Future Park (P) and School (PQP) Beyond
East: Quail Meadow Way with Future Single-Family Residential Subdivision (SP-MLD-PD) Beyond
West: Westwood Drive with Single-Family Residential Subdivision (SP-MLD-PD) Beyond

SITE CHARACTERISTICS
The 10.8-acre project site, which has previously been rough-graded, is generally flat and contains limited vegetation and no trees.
ATTACHMENT 3
PROPOSED FINDINGS AND CONDITIONS OF APPROVAL

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 FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

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. AN ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT WAS APPROVED BY THE CITY IN 2015 FOR THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT PROJECT IN ACCORDANCE WITH CEQA.

E. THE CITY PREVIOUSLY DETERMINED THAT THE ALDER CREEK APARTMENTS PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT AND THE AMENDMENT PREVIOUSLY APPROVED FOR THIS PROJECT.

F. THE CITY PREVIOUSLY DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN PUBLIC RESOURCES CODE SECTION 21166 OR CEQA GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.

G. THE CITY PREVIOUSLY PREPARED AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND DETERMINED THAT THE PROJECT CREATES NO NEW IMPACTS AND DOES NOT REQUIRE ANY MITIGATION MEASURES IN ADDITION TO THOSE IN THE FINAL ENVIRONMENTAL IMPACT REPORT AND THE ADDENDUM FOR THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT PROJECT.

I. THE CITY COUNCIL PREVIOUSLY CONSIDERED THE ADDENDUM WITH THE FINAL EIR BEFORE MAKING A DECISION ON THE PROJECT.

J. NONE OF THE EVENTS SPECIFIED IN PUBLIC RESOURCES CODE SECTION 21666 OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.

K. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED.

PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS

L. THE APPLICANT SUBMITTED A TIMELY WRITTEN REQUEST FOR AN EXTENSION OF THE PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT FOR THIS PROJECT.

M. THE APPLICANT REQUESTED AN EXTENSION OF TWELVE MONTHS.

N. A TWELVE MONTH EXTENSION OF A PREVIOUSLY APPROVED PLANNED DEVELOPMENT PERMIT IS ALLOWED BY THE FOLSOM MUNICIPAL CODE.

O. GOOD CAUSE EXISTS TO GRANT THE REQUESTED EXTENSION.
## CONDITIONS OF APPROVAL FOR THE ALDER CREEK APARTMENTS PROJECT (PN 18-222)
**Southeast Corner of the intersection of Alder Creek Parkway and Westwood Drive**
**Planned Development Permit Extenstion**

<table>
<thead>
<tr>
<th>Condition No.</th>
<th>Mitigation Measure</th>
<th>Condition of Approval</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td>The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td></td>
<td>1. General Plan/Specific Plan Amendment Exhibit, dated November 9, 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td>2. Preliminary Site Plan, dated May 12, 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td>3. Preliminary Site Plan, dated May 12, 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td>4. Preliminary Utility Plan, dated May 12, 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td>5. Preliminary Grading and Drainage Plan, dated May 12, 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td>6. Preliminary Landscape Plan and Details, dated December 12, 2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td></td>
<td>7. Preliminary Access and Circulation Plan, dated November 23, 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td></td>
<td>8. Preliminary Wall, Fence, and Sign Exhibit, dated May 8, 2020</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td></td>
<td>9. Preliminary Lighting Plan and Details, dated December 11, 2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.</td>
<td></td>
<td>10. Building Elevations and Floor Plans, dated December 6, 2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td></td>
<td>11. Color Renderings, dated December 6, 2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td></td>
<td>12. Color and Materials Board, dated December 6, 2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td></td>
<td>15. Environmental Checklist and Addendum for the Alder Creek Apartments Project, dated January, 2021</td>
<td></td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td></td>
<td>16. Mitigation Monitoring and Reporting Program for Alder Creek Apartments Project, dated January, 2021</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>The General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification are approved for the development and operation of a 265-unit multi-family residential project (Alder Creek Apartments). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
2. Building plans, and all civil engineering, improvement, landscape and irrigation 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.

<table>
<thead>
<tr>
<th>G, I, B</th>
<th>CD (P)(E)(B)</th>
</tr>
</thead>
</table>

3. The project approvals granted under this staff report (Planned Development Permit) shall remain in effect for one year from final date of approval (February 23, 2024). 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. The General Plan Amendment and Specific Plan Amendment, which will take effect 30 days following City Council approval of the project do not have an expiration date. The Minor Administrative Modification (MAM) does not have an expiration date.

<table>
<thead>
<tr>
<th>B</th>
<th>CD (P)</th>
</tr>
</thead>
</table>

4. The owner/applicant shall protect, 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, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the City should fail to cooperate fully in the defense, the owner/applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers, and employees, pursuant to this condition. 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. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.

<table>
<thead>
<tr>
<th>OG</th>
<th>CD (P)(E)(B)</th>
</tr>
</thead>
<tbody>
<tr>
<td>PW, PR, FD, PD</td>
<td></td>
</tr>
</tbody>
</table>
### Table: Owner/applicant compliance

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Column B</th>
<th>Column CD (E)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).</td>
<td>✓</td>
<td>CD (P)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 7. | The owner/applicant acknowledges that the State adopted amendments to Section 65850 of the California Government Code (specifically Section 65850(g)), effective January 1, 2018, to allow for the implementation of inclusionary housing requirements in residential rental units, upon adoption of an ordinance by the City. In the event that the City amends its Inclusionary Housing Ordinance (IHO) with respect to inclusionary requirements for rental housing units prior to owner/applicant’s submittal of a complete application for a building permit for the Alder Creek Apartments Project, the owner/applicant (or successor in interest) agrees that FPASP Parcel 82-B1 shall be subject to said rental unit inclusionary requirements, as amended.

City agrees, however, that FPASP Parcel 82-B1 shall not be subject to the inclusionary requirements of any future amendment of the City’s IHO occurring prior to submittal of a complete building permit application, if both of the following conditions are met:

a) a deed restriction is recorded on FPASP Parcel 148 requiring Parcel 148 to be developed only with multi-family housing affordable to low-, very-low, and/or extremely-low income households (as those terms are specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code), which shall remain in place for 55 years from the date of recording; and

b) the foregoing deed restriction on FPASP Parcel 148 is recorded prior to issuance of a building permit for the Alder Creek Apartments Project.

The form of deed restriction shall be submitted with owner/applicant’s application for a building permit and will be subject to the City Attorney’s approval, which shall not be unreasonably withheld.
## POLICE/SECURITY REQUIREMENT

8. 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 considered:
   - A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas.
   - Security measures for the safety of all construction equipment and unit appliances.
   - Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.

<table>
<thead>
<tr>
<th>DEVELOPMENT COSTS AND FEE REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>9. The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Amendments No. 1 and No. 2 to the Amended and Restated Tier 1 Development Agreement.</td>
</tr>
<tr>
<td>10. If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</td>
</tr>
<tr>
<td>11. The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees established at the time of approval consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at the time of approval at the rates in effect when a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc. Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval, or otherwise shall be governed by the terms of Amendments No. 1 and 2 to ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</td>
</tr>
</tbody>
</table>
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 City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/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 owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.

If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Final Map, improvement plans, or beginning inspection, whichever is applicable.

**GRADING PERMIT REQUIREMENTS**

The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City prior to approval of grading plans.

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 prior to approval of any grading or improvement plan.
16. The final location, design, height, materials, and colors of the retaining walls, seat walls, and fences shall be consistent with the submitted Wall and Fence Exhibit, dated May 8, 2020 subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. In addition, the four-foot-tall vinyl-coated chain link fencing at the dog park shall be replaced with tubular steel fencing or a similar decorative fencing design to the satisfaction of the Community Development Department.  

| 16. | The final location, design, height, materials, and colors of the retaining walls, seat walls, and fences shall be consistent with the submitted Wall and Fence Exhibit, dated May 8, 2020 subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. In addition, the four-foot-tall vinyl-coated chain link fencing at the dog park shall be replaced with tubular steel fencing or a similar decorative fencing design to the satisfaction of the Community Development Department. | G, I, B | CD (P)(E), FD |

**IMPROVEMENT PLAN REQUIREMENTS**

17. The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project.  

| 17. | The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project. | B | CD (E) |

18. 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 latest edition of the City of Folsom *Standard Construction Specifications and Details* and the *Design and Procedures Manual and Improvement Standards*.  

| 18. | 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 latest edition of the City of Folsom *Standard Construction Specifications and Details* and the *Design and Procedures Manual and Improvement Standards*. | I | CD (P)(E) |

19. The on-site water and sewer systems shall be privately owned and maintained. 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*.  

| 19. | The on-site water and sewer systems shall be privately owned and maintained. 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*. | I | CD (E) |
| 20. | The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:  
- Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties;  
- Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists;  
- For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash;  
- Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and  
- Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off-site glare. | I | CD (P) |
<p>| 21. | The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&amp;E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of the final map. | I | CD (P)(E) |
| 22. | The owner/applicant shall be responsible for replacing any, and all damaged or hazardous public sidewalk, curb, and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department. | I, OG | CD (E) |
| 23. | All future utility lines lower than 69 KV that are to be built within the project shall be placed underground within and along the perimeter of the project at the developer’s cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project. | I | CD (E) |</p>
<table>
<thead>
<tr>
<th></th>
<th>The owner/applicant shall pay for, furnish, and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter for the project.</th>
<th></th>
<th>I</th>
<th>CD (E), EWR</th>
</tr>
</thead>
<tbody>
<tr>
<td>25.</td>
<td>The owner/applicant shall provide sanitary sewer, water, and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom Standard Construction Specifications and Details, and the Design and Procedures Manual and Improvement Standards. The storm drainage design shall provide for no net increase in run-off under post-development conditions.</td>
<td>G, I</td>
<td>CD(E), EWR, PW</td>
<td></td>
</tr>
<tr>
<td>26.</td>
<td>The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, “Hydrology and Water Quality.”</td>
<td>G, I</td>
<td>CD (E)</td>
<td></td>
</tr>
<tr>
<td>27.</td>
<td>During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the official start of the rainy season (October 15).</td>
<td>OG</td>
<td>CD (E)</td>
<td></td>
</tr>
<tr>
<td>28.</td>
<td>The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public streets. A minimum of twelve and one-half foot (12.5’) wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public right of way may be reduced with prior approval from public utility companies.</td>
<td>I</td>
<td>CD (E)</td>
<td></td>
</tr>
</tbody>
</table>
| 29. | The owner/applicant shall disclose to the renters in the rental lease agreement the following items:

1) Future public parks and public schools are located in relatively close proximity to the proposed project site, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours.

2) Future Fire and Police stations are located in close proximity to the project site and may include facilities and equipment that generate noise and light impacts during various times, including but not limited to evening and nighttime hours.

3) The soil at the project site may contain naturally occurring asbestos and naturally occurring arsenic.

4) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited.

5) The project site is located close to the Mather Airport flight path and overflight noise may be present at various times.

That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising the owner/applicant and renters of the potential adverse odor impacts from surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred.

City of Folsom

Page 17
### FIRE DEPT REQUIREMENTS

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>
| 30. | The owner/applicant comply with the following Fire Department requirements: | G, I, B  
|     | - The apartment building(s)/clubhouse 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. | CD (P), FD  
|     | - 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. |  
|     | - All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be shared with other building utilities. The room shall only be accessible from the exterior. |  
|     | - All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30. |  

City of Folsom  
April 19, 2023
| 31. | 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. Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. 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 Alder Creek Apartments project. |
|  | B | CD (P)(E) |

<p>| 32. | 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. |
|  | B, OG | CD (P)(E) |</p>
<table>
<thead>
<tr>
<th>33.</th>
<th>Based on the recommendations of the Transportation Impact Study dated December 21, 2020 (Attachment 20), the following conditions of approval shall be implemented to the satisfaction of the Community Development Department:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Eastbound U-Turns on Alder Creek Parkway at Quail Meadow Way shall be prohibited. “No U-turn” signs (CA MUTCD R3-4 or similar) shall be installed facing the eastbound approach, in the median on the near and far side of the intersection.</td>
</tr>
<tr>
<td></td>
<td>• Eastbound U-Turns on Alder Creek Parkway at Placerville Road shall be prohibited. “No U-turn” signs (CA MUTCD R3-4 or similar) shall be installed facing the eastbound approach, in the median on the near and far side of the intersection.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>CD (E), PW, FD</th>
</tr>
</thead>
</table>

City of Folsom
To further ensure safe travel within the project site, the following measures shall be implemented to the satisfaction of the Community Development Department:

- A “stop” sign and appropriate pavement markings shall be installed at the internal northbound approach to the project driveway located on Alder Creek Parkway.

- A “stop” sign and appropriate pavement markings shall be installed at the internal southbound approach project driveway located on Old Ranch Way.

- The vehicle entry gates at the two project driveway locations shall open inward, away from Alder Creek Drive and Old Ranch Way respectively. In addition, the design of the vehicle entry gates and the vehicle entry gate area shall conform to all requirements established by the City of Folsom for gated multi-family residential developments.

- If vehicles are observed backing up into Alder Creek Parkway or Old Ranch Way at either of the two gated project entries, City staff will evaluate and require appropriate measures to alleviate the traffic congestion including but not limited to requiring the two project entry gates to remain open during the AM (7:00 a.m. to 9:00 a.m.) and PM (4:00 p.m. to 6:00 p.m.) peak hours on weekdays.

- The project driveway on Old Ranch Way shall be restricted for use solely by residents of Alder Creek Apartment project. Signage shall be installed that indicates the Old Ranch Way project driveway is restricted for use by residents only. In addition, signage shall be installed that directs guests and visitors to the Alder Creek Parkway project driveway for access to the apartment community.

- Residents of the Alder Creek Apartments project shall be issued remote transmitters to allow them to open the entry gates without needing to stop to enter a code in the keypad at either entrance location.

- An internal pedestrian connection shall be added to provide access from the project site to the sidewalk located along the west side of Quail Meadow Way (the
35. A minimum of 518 on-site parking spaces shall be provided for the project.

36. A minimum of 180 on-site bicycle parking spaces shall be provided for the project in locations as identified on the preliminary site plan (Attachment 7). 20 additional bicycle parking spaces shall be provided at the community clubhouse building (inside or outside) to serve residents of the community.

**ARCHITECTURE/SITE DESIGN REQUIREMENTS**

37. The Alder Creek Apartments project shall comply with the following architecture and design requirements:

1. This approval is for five four-story apartment buildings and a two-story clubhouse building associated with the Alder Creek Apartments project. The applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated December 6, 2019.

2. The design, materials, and colors of the proposed Alder Creek Apartments apartment buildings and clubhouse shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.

3. Brick pavers or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crosswalks on the project site, in addition to where pedestrian paths cross drive aisles, and shall be incorporated as a design feature at the driveway entrances at Alder Creek Parkway and Old Ranch Way to the satisfaction of the Community Development Department.

4. 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.

5. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.

City of Folsom
| 38. | The final location, design, materials, and colors of the trash/recycling enclosures shall be subject to review and approval by the Community Development Department. | B | CD (P) (E) |
| 39. | The owner/applicant shall obtain a sign permit prior to installation of the two monument signs. | B | CD (P) |

**MISCELLANEOUS REQUIREMENTS**

| 40. | The proposed project shall comply with all State and local rules, regulations, Governor’s Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on April 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code, (Section 13.26 Water Conservation), or amended from time to time. | I, B, OG | CD (P)(E) |

| 41. | The owner/applicant shall update the Folsom Plan Area Specific Plan Document to reflect any textural and graphic changes associated with the proposed project including but not limited to General Plan Amendment modifications, Specific Plan Amendment modifications, and Minor Administrative Modification changes to the satisfaction of the Community Development Department. In addition, the owner/applicant shall provide the City an electronic copy of the updated FPASP Document. | B | CD (P) |

| 42. | The owner/applicant shall complete and record a Lot Merger that combines the two parcels (APN No. 072-3670-011 and 072-3670-012) associated with the proposed project into one parcel prior to issuance of the first building permit for the project. | B | CD (E)(P) |

**MITIGATION MEASURES**

| 43. | **Alder Creek Apartments Mitigation Monitoring Reporting Program (MMRP).** The owner/applicant shall implement all of the applicable mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), the Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), the Westland Eagle Specific Plan Amendment (September 2015), and the Alder Creek Apartments Addendum (February 2021). The Mitigation Monitoring and Reporting Program for the Alder Creek Apartments project is included as Attachment 15 to the staff report. | I, G, B, OG | CD (E)(P), PW, FD, EWR, PD, PR |
## CONDITIONS
See attached tables of conditions for which the following legend applies.

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

City of Folsom
Attachment 4

Vicinity Map
Vicinity Map

- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial

Map with labeled project site and surrounding areas.
Attachment 5

Approved Site Plan, dated May 12, 2020
Attachment 6

Approved Building Elevations and Renderings
Dated December 6, 2019
REAR ELEVATION
Scale: 1/8" = 1'-0" (per drawing sheet)

CONCEPTUAL BUILDING ELEVATION

ALDER CREEK
CITY OF FOLSOM, CA

December 06, 2019 | MR170516-00

AGS
A.G. Spessa Companies
NORTH ENTRY FROM ALDER CREEK PARKWAY

VIEW OF BUILDING 2, 3 & 4

CLUBHOUSE FROM ALDER CREEK PARKWAY

VIEW OF CLUBHOUSE & BUILDING 2

SITE VIGNETTES
SITE VIGNETTES
Attachment 7

Planning Commission Staff Report
Dated February 3, 2021
Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Alder Creek Apartments
File #: PN-18-222
Requests: General Plan Amendment
Specific Plan Amendment
Planned Development Permit
Minor Administrative Modification

Location: The proposed Alder Creek Apartments project is located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area

Staff Contact: Steve Banks, Principal Planner, 916-461-6207 sbanks@folsom.ca.us

Property Owner
Name: Carpenter East, LLC
Address: 4370 Town Center Blvd., Suite 100
El Dorado Hills CA 95762

Applicant
Name: The Spanos Corporation
Address: 10100 Trinity Parkway, Suite 500
Stockton CA 95219

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification for the Alder Creek Apartments project, subject to the findings (Findings A-Z) and conditions of approval (Conditions 1-43) attached to this report.

Project Summary: The proposed project includes development of a 265-unit market-rate apartment community on a 10.8-acre site situated at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Mangini Ranch Phase 2 portion of the Folsom Plan Area. The following are the specific entitlements requested with the proposed project.
AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 3, 2021

- A General Plan Amendment to change the General Plan land use designation for a 5.0-acre portion of the project site from MLD (Multi-Family Low Density) to MHD (Multi-Family High Density).

- A Specific Plan Amendment to change the Specific Plan land use designation for a 5.0-acre portion of the project site from SP-MLD-PD (Specific Plan, Multi-Family Low Density, Planned Development District) to SP-MHD-PD (Specific Plan, Multi-Family High Density, Planned Development District).

- A Planned Development Permit which contains detailed development and architectural standards for the proposed 265-unit residential apartment community.

- A Minor Administrative Modification to transfer 62 allocated dwelling units from other locations within the Folsom Plan Area Specific Plan to the project site and to transfer dwelling units among three other parcels located within the Folsom Plan Area.

These proposed actions are described in detail and analyzed later in this report.

Table of Contents:

Attachment 1 - Background and Setting
Attachment 2 - Project Description
  - General Plan Amendment
  - Specific Plan Amendment
  - Planned Development Permit
  - Minor Administrative Modification
Attachment 3 - Analysis
  - General Plan Amendment
  - Specific Plan Amendment
  - Planned Development Permit
  - Minor Administrative Modification
Attachment 4 - Conditions of Approval
Attachment 5 - Vicinity Map
Attachment 6 - General Plan/Specific Plan Amendment Exhibit, dated November 9, 2020
Attachment 7 - Preliminary Site Plan, dated May 12, 2020
Attachment 8 - Preliminary Utility Plan, dated May 12, 2020
Attachment 9 - Preliminary Grading and Drainage Plan, dated May 12, 2020
Attachment 10 - Preliminary Landscape Plan and Details, dated January 11, 2021
Attachment 11 - Preliminary Access and Circulation Plan, dated November 23, 2020
Attachment 12 - Preliminary Wall, Fence, and Sign Exhibit, dated May 8, 2020
Attachment 13 - Preliminary Lighting Plan and Details, dated December 11, 2019
Attachment 14 - Building Elevations and Floor Plans, dated December 6, 2019
Attachment 15 - Color Renderings, dated December 6, 2019
Attachment 16 - Color and Materials Board, dated December 6, 2019
Attachment 17 - Building and Parking Summary, dated November 18, 2020
Attachment 18 - Alder Creek Apartments Booklet (Separate Bound Document)
Attachment 19 - Site Photographs
Attachment 20 - Transportation Impact Study, dated December 21, 2020
Attachment 21 - Environmental Checklist and Addendum for the Alder Creek Apartments Project, dated January, 2021
Attachment 22 - Mitigation Monitoring and Reporting Program for the Alder Creek Apartments Project, dated January, 2021
Attachment 23 - Summary of Amendments to the Folsom Plan Area Specific Plan, 2011-2020
Attachment 24 - Folsom Ranch Central District Design Guidelines
Attachment 25 - Planning Commission PowerPoint Presentation
AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 3, 2021

Submitted,

__________________________
PAM JOHNS
Community Development Director
Background:

The proposed project site is part of the approved Folsom Plan Area Specific Plan (FPASP), a comprehensively planned community that proposes new development based “Smart Growth” and Transit Oriented Development principles. The FPASP, approved in 2011, is a development plan for over 3,500 acres of previously undeveloped land located south of U.S. Highway 50, north of White Rock Road, east of Prairie City Road, and west of the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP includes a mix of residential, commercial, employment and public uses, complemented by recreational amenities including a significant system of parks and open space, all within close proximity to one another and interconnected by a network of “complete streets”, trails and bikeways. The Specific Plan is consistent with the SACOG Blueprint Principles and the requirements of SB 375 (Sustainable Communities and Climate Protection Act).

The FPASP includes 11,461 residential units at various densities on approximately 1,630 acres; 310 acres designated for commercial and industrial use; +/-130 acres designated for public/quasi-public uses, elementary/middle school/high schools, and community/neighborhood parks; and +/-1,110 acres for open-space areas.

Since FPASP adoption in 2011, the City Council has approved eight amendments to the Specific Plan with land use and density refinements (summarized in Attachment 23 to this staff report). Overall, the changes to the Specific Plan have reduced the amount of commercial development planned for the area and increased the amount of residential development:

<table>
<thead>
<tr>
<th></th>
<th>Approved 2011</th>
<th>As Amended to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial:</td>
<td>5,199,408 SF</td>
<td>2,788,844 SF (-2,410,564 SF)</td>
</tr>
<tr>
<td>Residential Units:</td>
<td>10,210 Units</td>
<td>11,461 Units (+1,251 Units)</td>
</tr>
</tbody>
</table>

Based on the approved changes, the projected population of the FPASP has increased from 24,362 (based on approved development in 2010) to 27,965 (as approved to date).

In addition to the amendments listed in Attachment 23, a number of Minor Administrative Modifications have been approved. These minor modifications moved allocated residential dwelling units to new locations in the FPASP area, but did not affect the overall number of approved residential units. Because they do not increase or decrease
residential units, these minor modifications do not affect the ultimate population of the FPASP area.

The Alder Creek Apartments project site is currently comprised of two separate parcels, FPASP Parcel 151 and FPASP Parcel 82-B1 as shown in the Folsom Plan Area Specific Plan. Parcel 82-B1 is currently designated as Multi-Family Low Density (MLD) which provides for development of 7 to 12 dwelling units per acre, while Parcel 151 is designated at Multi-family High Density (MHD) which allows for development of 20 to 30 units per acre. The proposed project includes a request for approval of a General Plan Amendment and Specific Plan Amendment which would result in the entire project site being designated as MHD. An excerpt from the FPASP Land Use Map is shown below.

FIGURE 1: FPASP LAND USE MAP EXCERPT
Physical Setting

The square-shaped 10.8-acre project site, which is comprised of a 5.8-acre parcel (APN: 072-3670-012) and a 5.0-acre parcel (APN: 072-3670-011), has been mass graded as part of development of the Mangini Ranch Phase 2 Subdivision. The project site is bounded by Alder Creek Parkway to the north with a future single-family residential subdivision beyond, Old Ranch Way to the south with a future park and elementary school beyond, Westwood Drive to the west with a future single-family residential subdivision beyond, and Quail Meadow Way to the east with a future single-family residential subdivision beyond.
ATTACHMENT 2
PROJECT DESCRIPTION

APPLICANT’S PROPOSAL

The applicant, the Spanos Corporation, is requesting approval of a General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification for the development and operation of a 265-unit market rate apartment community (Alder Creek Apartments) on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Mangini Ranch Phase 2 portion of the Folsom Plan Area.

As noted above, the applicant is requesting approval of four entitlements to allow for development of the proposed apartment community. The first entitlement is a request for approval of a General Plan Amendment to change the General Plan land use designation for a 5.0-acre portion of the project site from MLD (Multi-Family Low Density) to MHD (Multi-Family High Density). The second entitlement is a request for approval of a Specific Plan Amendment to change the Specific Plan land use designation for the same 5.0-acre portion of the project site from SP-MLD-PD (Specific Plan, Multi-Family Low Density, Planned Development District) to SP-MHD-PD (Specific Plan, Multi-Family High Density, Planned Development District). The third entitlement is a request for approval of a Planned Development Permit to establish project-specific development standards, review the project site design, evaluate the architectural design of the multi-family apartment buildings and clubhouse, and establish signage criteria. The fourth entitlement is a request for approval of a Minor Administrative Modification (MAM) for the transfer of development rights to move 62 allocated dwelling units from other locations within the Folsom Plan Area Specific Plan to the project site and to relocate dwelling units among three other parcels located within the Folsom Plan Area.

The proposed Alder Creek Apartments project, which includes development of five four-story apartment buildings and a two-story clubhouse building, is comprised of 265 luxury apartments within a gated community. The four-story apartment buildings include a total of 145 one-bedroom units (571 to 812 square feet), 100 two-bedroom units (964 to 1,158 square feet), and 20 three-bedroom units (1,343 square feet). All apartment units are proposed to be accessible from interior hallways and include a full kitchen, living space, storage closets, bedrooms, bathrooms, and an outdoor patio/balcony. The two-story clubhouse building features a fitness studio, a yoga studio, offices, a lounge, a game room, a media room, a storage room, a mail room, and restroom facilities. Outdoor amenities associated with the clubhouse building include a pool, a spa, a lounge area, an outdoor kitchen, a bocce ball court, a turf amphitheater, and landscaped open grounds for gathering. Other outdoor amenities distributed throughout the project site include a dog run, barbeque pavilions, and seating areas.
In relation to site design, the five rectangular apartment buildings are distributed evenly throughout the project site, with Buildings 1 and 5 being positioned at the northwest and southwest corners of the project site respectively, Buildings 3 and 4 being located in the central portion of the project site, and Building 2 and the clubhouse building being situated in the northeast corner of the project site. With respect to architectural style, the proposed project features a contemporary design that utilizes strong articulation of building forms and massing to break up the large scale of the apartment buildings. Proposed building materials include stucco walls, stone wall tiles, stucco accents, metal awnings, and tubular steel balcony and patio railing. The color scheme for the buildings is proposed to be generally earth tone, with extensive use of tan and brown colors accented by a mixture of lighter and darker colors.

Primary vehicle access to the project site includes a new driveway located on the south side of Alder Creek Parkway and a new driveway located on the north side of Old Ranch Way, both of which will have access controlled by a vehicle gate. The project driveway located on Alder Creek Parkway will accommodate right-turn in and right-turn out movements only, while the project driveway on Old Ranch Way will allow all turning movements into and out of the project site. Proposed internal vehicle circulation consists of a primary 27-foot-wide north-south drive aisle that connects to a number of other drive aisles within the project site. Pedestrian circulation is provided by new sidewalks located along the street frontages of Alder Creek Parkway, Old Ranch Way, Westwood Drive, and Quail Meadow Way. Internal pedestrian circulation is accommodated by a series of new pedestrian pathways that provide connectivity to the apartment buildings, the clubhouse building, and the perimeter sidewalks. Additional site improvements include: 541 parking spaces (includes combination of garage, carport, and uncovered spaces), 180 bicycle parking spaces, electric vehicle charging stations, underground utilities, drainage swales, site lighting, site landscaping, retaining walls, fencing, and project identification signs. The proposed site plan is shown in Figure 2 on the following page.
FIGURE 2: PROPOSED SITE PLAN
ATTACHMENT 3
ANALYSIS

The following sections provide an analysis of the applicant’s proposal. Staff’s analysis includes:

A. General Plan and Specific Plan Amendment
B. Planned Development Permit
   • Development Standards
   • Building Architecture and Design
   • Signage
C. Traffic/Access/Circulation
D. Parking
E. Noise Impacts
F. Walls/Fencing
G. Site Lighting
H. Trash/Recycling
I. Existing and Proposed Landscaping
J. Frontage Improvements
K. Lot Merger
L. Minor Administrative Modification (Transfer of Development Rights)
M. Conformance with Relevant Folsom General Plan and Folsom Plan Area Specific Plan Objectives and Policies
N. Native American Consultation (SB 18)

A. General Plan and Specific Plan Amendment

General Plan and Specific Plan Amendment and Consistency
The 10.8-acre project site has a General Plan land use designation of Multi-Family Low Density (MLD) and Multi-Family High Density (MHD), and a Specific Plan land use designation of Specific Plan-Multi-Family Low Density-Planned Development Permit (SP-MLD-PD) and Specific Plan-Multi-Family High Density-Planned Development Permit (SP-MHD-PD). The proposed project includes a request for approval of a General Plan Amendment to change the General Plan land use designation for a 5.0-acre portion of the project site from MLD to MHD and a Specific Plan Amendment to change the Specific Plan land use designation for the same 5.0-acre portion of the project site from SP-MLD-PD to SP-MHD-PD. With approval of the proposed amendments, the entire project site will have a General Plan land use designation of MHD and a Specific Plan land use
The project is consistent with both the General Plan land use designation and the Specific Plan land use designation, as multi-family apartments are identified as a permitted land use within the Folsom Plan Area Specific Plan (FPASP, Table A.1). The proposed project, which will be developed with 24.5 dwelling units per acre, is also consistent with the allowable density range (20-30 dwelling units per acre) established by the General Plan (Table LU-1: Residential Designations). In addition, the proposed project meets the development requirements established by the Folsom Plan Area Specific Plan (Table A.5) with respect to lot area, building height, building setbacks, and parking. Development standards for the proposed project are discussed later within the Planned Development Permit section of this staff report.

In reviewing the General Plan Amendment and Specific Plan Amendment, staff also took into consideration a number of community benefits that the proposed apartment project will provide relative to the supply of new housing units, the addition of a new housing type, and potential economic benefits. According to the California Department of Housing and Community Development (HUD), the state of California is facing a severe shortage with regard to housing supply, with some estimates indicating a shortfall of up to 3.5 million housing units. The housing shortage has a number of significant negative effects including but not limited to causing housing prices to rise which limits affordability, and increasing the homeless population in communities. The benefit of the proposed project is that it will increase the City's housing supply by providing 265 new rental units in a portion of the City (Folsom Plan Area) that currently has no rental units.

The Folsom Plan Area Specific Plan includes a number of goals and policies that encourage a wide variety of housing types to be constructed in the Plan Area to serve the needs of residents. In this particular case, the applicant is proposing development of a 265-unit luxury apartment community designed for residents with a higher discretionary income. State of the art amenities associated with the apartment community include elevators, pet washing stations, bicycle cafes, a bocce ball court, a fitness center, a resort-style swimming pool, a movie theater, and concierge services. According to the applicant, high-end apartment units are not widely available in Folsom, but are in great demand based on their market research. In addition to providing the Folsom residents with an upscale rental housing opportunity, the project represents the first multi-family apartment project of any type to be developed in the Folsom Plan Area to date.

Lastly, according to the applicant, the proposed project will provide a boost to the local economy by generating approximately 13 million dollars in development impact fee revenue, which will help fund local infrastructure improvements, parks, and schools. The proposed project will also contribute to three local Community Facilities Districts (CFD's),
which will finance future roadway maintenance, common landscaping, parks, and school facilities. In addition, the proposed project is expected to generate approximately 1 million dollars on an annual basis in property tax, which will benefit the community in various ways.

B. Planned Development Permit

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The following are proposed as part of the applicant’s Planned Development Permit:

- Development Standards
- Building Architecture and Design
- Signage

Development Standards
The applicant’s intent with the subject application is to create a set of development standards that will comply with the development standards established within the Folsom Plan Area Specific Plan for multi-family zoned residential (SP-MHD-PD) properties. The table below outlines the existing and proposed development standards for the Alder Creek Apartments:

**TABLE 1: DEVELOPMENT STANDARDS TABLE**

<table>
<thead>
<tr>
<th>Development Standards Table</th>
<th>Alder Creek Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Standards</td>
<td></td>
</tr>
<tr>
<td>Lot Area</td>
<td>Lot Width</td>
</tr>
<tr>
<td>SP-MHD-PD</td>
<td>NA</td>
</tr>
<tr>
<td>Proposed Project</td>
<td>0.5-acres</td>
</tr>
<tr>
<td></td>
<td>10 feet minimum</td>
</tr>
<tr>
<td></td>
<td>Front Yard Setback</td>
</tr>
<tr>
<td></td>
<td>10 feet minimum</td>
</tr>
<tr>
<td></td>
<td>Rear Yard Setback</td>
</tr>
<tr>
<td></td>
<td>15 feet minimum</td>
</tr>
<tr>
<td></td>
<td>Side Yard Setbacks</td>
</tr>
<tr>
<td></td>
<td>10 feet minimum</td>
</tr>
<tr>
<td></td>
<td>Building Height</td>
</tr>
<tr>
<td></td>
<td>50 feet maximum</td>
</tr>
</tbody>
</table>

| Proposed Project            | 10.8-acres            |
|                             | 14 feet to 37 feet    |

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the SP-MHD-PD (Multi-Family High Density) zoning district within the Folsom Plan Area Specific Plan. However, the proposed project is requesting approval to deviate from the signage requirements established within the Folsom Municipal Code by having two project identification signs (the FPASP does not have specific standards with regard to signage). A detailed discussion of the project identification request is contained later on within the Signage section of this report. In addition, parking is also addressed separately within the Parking Section of this staff
Building Architecture and Design
As detailed in the Project Description section of this report, the proposed project includes development of five four-story apartment buildings which are strategically clustered around the project site to create a walkable community. In addition, the proposed project includes a two-story clubhouse building located in the northeast corner of the project site. The design concept for the apartment buildings and clubhouse features a modern architectural style with strong articulation of building forms and massing, both of which are used to break up the significant scale of the apartment buildings. Proposed building materials include traditional stucco walls, stone wall tiles, stucco accents, metal awnings, and tubular steel balcony and patio railing. The color scheme for the buildings is proposed to be rustic in nature with predominant use of tan and brown colors, accented with a mixture of lighter and darker colors. Proposed elevations and renderings of the apartment buildings and clubhouse are shown below and on the following pages.

FIGURE 3: FRONT APARTMENT BUILDING ELEVATIONS
FIGURE 4: REAR APARTMENT BUILDING ELEVATIONS

FIGURE 5: RENDERINGS OF APARTMENT BUILDINGS
FIGURE 6: CLUBHOUSE BUILDING ELEVATIONS

FIGURE 7: RENDERINGS OF CLUBHOUSE BUILDING
The proposed project is subject to the Multi-Family Design Guidelines established within the Folsom Plan Area Specific Plan (Attachment 24). The purpose of the Design Guidelines is to establish parameters which apply to all multi-family land use categories in the Folsom Plan Area. The Design Guidelines are also intended to encourage creativity in finding solutions to specific design opportunities. The following are general design principles identified by the Design Guidelines to ensure a high-quality and aesthetically cohesive environment in the Folsom Plan Area:

- Designs incorporating building types, orientation with site improvements, and circulation in a manner to cohesively blend into the existing and planned surroundings.
- Designs highlighting community features for enhanced appearance, safety, convenience, and social interaction through circulation connectivity and sitting of open space.
- Designs supporting high-quality of life with appropriate useable private and common areas.
- Designs embodying high-quality design elements and project identity through variation in massing, articulation, heights, materials, styles, and creativity.

In addition to the Folsom Plan Area Specific Plan Multi-Family Design Guidelines, the proposed project is subject to the City’s Design Guidelines for Multi-Family Development. The Design Guidelines for Multi-Family Development recommend that multi-family projects be designed in a manner that compliments the surrounding community. The following are some of the specific design recommendations suggested by the Design Guidelines:

- Variety and distinctness in design are desirable
- Expanses of uninterrupted wall area, unbroken roof forms, and box-like structures shall be prohibited. Balconies, porches, bay windows, chimneys, and other design elements with projections and varied setbacks shall be used to break up the physical characteristics of structures.
- Separations and changes in the height of roof planes shall be used to visually separate the units. Articulation such as roof dormers, hips, gables, balconies, wall projections, and porches shall be used to break up the visual massing of building facades.
- The use of a variety and combination of building materials is encouraged. Building materials selected for multi-family projects shall be very durable and require low maintenance including, but not limited to, stucco, stone, and brick. Building materials shall integrate quality design elements consistent with the design of the development and the surrounding neighborhood.
- Predominant roof materials shall be of high quality, durable material such as, but not limited to, clay or concrete roof tiles and asphalt shingles.

- Exterior building colors shall be compatible with the surrounding neighborhood setting and shall not be out of character or in visual competition with the existing surrounding design elements.

- All accessory structures, including carports, garages, and solid waste enclosures, shall be designed with materials and in a manner consistent with the architectural design characteristics of the development.

As illustrated on the building elevations and color renderings (Attachments 14 and 15), the proposed apartment buildings and clubhouse incorporates many of the key design features recommended by the Folsom Plan Area Specific Plan Multi-Family Design Guidelines and the Design Guidelines for Multi-Family Development including the use of layered massing to create a sense of depth, use of varied building forms to create visual relief, use of staggered building heights to create visual interest, and the inclusion of unique design details to reinforce the modern design theme.

As shown on the color and materials board (Attachment 16), the proposed project utilizes a variety of natural building materials to enhance the appearance of the apartment buildings and clubhouse. In terms of building materials, traditional stucco is juxtaposed with vintage ranch faux wood tile and dark-hued steel accents. Cladding, signage, fencing, and other building materials have been incorporated to emulate the local context of the surrounding residential neighborhoods, but with a focus on the modern design theme. With respect to building colors, the proposed project utilizes earthy brown and tan colors which are supplemented by a series of darker and lighter accent colors.

Based on the aforementioned analysis, staff has determined that the proposed project features a high-quality design that is consistent with the design recommendations of the Folsom Plan Area Specific Plan Multi-Family Design Guidelines and the Design Guidelines for Multi-Family Development. As a result, staff recommends approval of the applicant’s design with the following conditions:

1. This approval is for five four-story apartment buildings and a two-story clubhouse building associated with the Alder Creek Apartments project. The applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated December 6, 2019.

2. The design, materials, and colors of the proposed Alder Creek Apartments apartment buildings and clubhouse shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. Brick pavers or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crosswalks on the project site, in addition to where pedestrian paths cross drive aisles, and shall be incorporated as a design feature at the driveway entrances at Alder Creek Parkway and Old Ranch Way to the satisfaction of the Community Development Department.

4. 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.

5. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.

These recommendations are included in the conditions of approval (Condition No. 37) presented for consideration by the Planning Commission.

Signage
The proposed project includes two freestanding monument signs which are located within a landscaped area at the project entrances on Alder Creek Parkway and Old Ranch Way, respectively. The two proposed monument signs, which are approximately 24 square feet in size, are designed to complement the design of the apartment buildings and feature the use of stucco, cast stone, stone cobbles, and tube steel. The two monument signs, which are double sided, will feature copy that reads “Alder Creek Apartments” as well as the project address. The two monument signs will be indirectly illuminated by two inset-up spotlights. Staff has determined that the design of the proposed monument identification signs are complementary to the design of the proposed Alder Creek Apartments.

The Folsom Municipal Code (FMC, Section, 17.50.040 D) states that monument identification signs are an acceptable form of identification for multi-family residential projects. The Folsom Municipal Code also states that multi-family residential projects are permitted one freestanding sign that is a maximum of six-feet-tall with a maximum sign area of 32 square feet. Through the Planned Development Permit process, the applicant is seeking approval for two monument signs to provide identification for the proposed project. Staff has determined that two monument signs are appropriate given that the project has two unique driveway entrances on different streets, and also based on the large physical scale of the apartment community. Staff recommends that the owner/applicant obtain a sign permit prior to installation of the two monument signs. Condition No. 39 is included to reflect this requirement.
C. Traffic/Access/Circulation

The Folsom Plan Area Specific Plan established a series of plans and policies for the circulation system within the entire Plan Area. The FPASP circulation system was designed with a sustainable community focus on the movement of people and provides a number of mobility alternatives such as walking, cycling, carpooling, and viable forms of public transportation in addition to vehicular circulation. The circulation plan evaluated regional travel, both in terms of connectivity and capacity as well as local internal connections and access. The circulation plan also addressed the concerns of regional traffic, including parallel capacity to U.S. Highway 50, and connectivity with surrounding jurisdictions while considering community-wide connectivity, alternative modes of travel, and the provision of complete streets.

The 2011 Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement included not only a detailed analysis of traffic-related impacts within the Plan Area, but also an evaluation of traffic-related impacts on the surrounding communities. In total, there are fifty-five (55) traffic-related mitigation measures associated with development of the FPASP which are included as conditions of approval for the Alder Creek Apartments project. Many of these mitigation measures are expected to reduce traffic impacts to East Bidwell Street. Included among the mitigation measures are requirements to; fund and construct roadway improvements within the Plan Area, pay a fair-share contribution for construction of improvements north of U.S. Highway 50, participate in the City's Transportation System Management Fee Program, and Participate in the U.S. Highway 50 Corridor Transportation Management Association. The Alder Creek Apartment project is subject to all traffic-related mitigation measures required by the 2011 FPASP EIR/EIS (Condition No. 43).

On May 5, 2015, Fehr & Peers completed a Traffic Impact Analysis for the Westland-Eagle Specific Plan Amendment project (an Addendum to the FPASP EIR/EIS was certified in association with the Westland-Eagle Specific Plan Amendment) and determined that the traffic impacts associated with that project had been adequately addressed in the 2011 Folsom Plan Area Specific Plan EIR/EIS with inclusion of some minor adjustments to account for changes that have occurred since the EIR/EIS was certified. The adjustments include requiring the project to modify the westbound approach to the East Bidwell Street/Iron Point Road intersection to include three left-turn lanes, two through lanes, and one right-turn lane. In addition, the project was required to pay a fair-share contribution towards improvements to the East Bidwell Street/Alder Creek Parkway intersection including the addition of a channelized westbound right-turn lane.

On December 1, 2017, T.KEAR Transportation Planning & Management completed a Transportation Impact Study for the Mangini Ranch Phase 2 Subdivision project to ensure that no additional impacts would occur that were not previously identified and addressed by the 2011 FPASP EIR/EIS and the 2015 Westland-Eagle Specific Plan Addendum to the FPASP EIR/EIS. The Study determined that, with planned street and intersection improvements, the Mangini Ranch Phase 2 Subdivision project would not create any new
significant impacts when compared to the FPASP EIR/EIS and the Westland-Eagle Specific Plan Amendment Addendum.

**Existing Roadway Network**
The project site is located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive. Significant roadways in the project vicinity include U.S. Highway 50, Alder Creek Parkway, Westwood Drive, Old Ranch Way, and Quail Meadow Way. U.S. Highway 50 is a six-lane east-west highway with a 65-mph posted speed limit that passes through Folsom and connects the Sacramento region to Lake Tahoe and points beyond. Alder Creek Parkway currently exists from East Bidwell Street to Placerville Road and beyond into the Russell Ranch Subdivision to the east. Westwood Drive between Alder Creek Parkway and Old Ranch Way is currently being constructed as part of the Enclave Subdivision project and will be open to traffic prior to completion of the proposed project. Old Ranch Way between East Bidwell Street and Westwood Drive is currently being constructed as part of the Enclave Subdivision project and will be open to traffic prior to completion of the proposed project. Old Ranch Way east of Westwood Drive is currently being constructed as part of the Mangini Ranch Villages 4 and 8 Subdivision project and will be open to traffic prior to completion of the proposed project. Quail Meadow Way is currently under construction as part of the Mangini Ranch Villages 4 and 8 project and will be open before completion of the proposed project.

On December 21, 2020, Fehr & Peers completed a Transportation Impact Study (included as Attachment 20 to this staff report) that evaluated traffic, access, and circulation impacts associated with the proposed project. The Study relies, in part, on data and analysis contained in the transportation impact studies prepared for the Mangini Phase 2 Subdivision project and the Toll Brothers at Folsom Ranch Subdivision project. The Study analyzed traffic operations at the following 10 study intersections in the vicinity of the project site:

- East Bidwell Street/U.S. Highway 50 Westbound Ramps
- East Bidwell Street/U.S. Highway 50 Eastbound Ramps
- East Bidwell Street/Alder Creek Parkway
- East Bidwell Street/Old Ranch Way
- East Bidwell Street/Savannah Parkway
- East Bidwell Street/Mangini Parkway
- Alder Creek Parkway/Westwood Drive
- Alder Creek Parkway/Quail Meadow Drive
- Old Ranch Way/Westwood Drive
- Old Ranch Way/Quail Meadow Drive

Two different scenarios were evaluated in reviewing traffic operations at the 10 aforementioned study intersections including Baseline No Project Conditions (2024) and Baseline Plus Project Conditions (2024). The results of the Study are discussed below.
The proposed Alder Creek Apartments project is expected to generate a total of 89 vehicle-trips during the weekday AM peak hour (23 inbound and 66 outbound) and 113 during the weekday PM peak hour trips (69 inbound and 44 outbound). Overall, the proposed project is projected to generate approximately 1,443 daily vehicle trips. Based on the expected number of project-related vehicle trips, the Study concluded that the proposed project would not have a significant impact on vehicle level of service (LOS) at any of the study intersections under Baseline No Project Conditions or Baseline Plus Project Conditions. In addition, the Study determined that the proposed project would not result in any new traffic-related impacts that were not previously identified and addressed by traffic studies and environmental documents associated with the 2011 Folsom Plan Area Specific Plan, the 2015 Westland/Eagle Specific Plan Amendment, the 2017 Mangini Ranch Phase 2 Subdivision, and the 2020 Toll Brothers at Folsom Ranch Subdivision.

The Governors' Office of Planning and Research (OPR) has published guidance recommending a CEQA threshold for transportation impacts of land use projects of a 15 percent Vehicle Miles Traveled (VMT) reduction per capita, relative to either city or regional averages, based on the California’s Climate Scoping Plan1. Qualitative assessment of VMT reduction was determined to be acceptable to screen projects2. Under State Law (SB 743), VMT became the only CEQA threshold of significance for transportation impacts on July 1, 2020.

As provided in CEQA Guidelines Section 15007, amendments to the guidelines apply prospectively only," and CEQA documents must meet the “content requirements in effect when the document was set out for public review,” and “shall not need to be revised to conform to any new content requirements in guideline amendments taking effect before the document is finally approved. The FPASP EIR/EIS was set out for public review in 2010 and certified in 2011, long before the amendment to the CEQA Guidelines adding VMT as the measure of transportation impacts. The FPASP EIR/EIS and all subsequent review of projects in the Folsom Plan Area have utilized the LOS threshold of significance for traffic related impacts. As directed by CEQA (Section 15007), the FPASP EIR/EIS does not need to be revised to conform to the new VMT requirements.

Nevertheless, the Study determined that the changes proposed by the Alder Creek Apartments project will result in a negligible change in VMT when compared to the existing FPASP. The proposed project includes a Minor Administrative Modification (MAM) that will shift residential units among several parcels in the Folsom Plan Area. This transfer of residential units would not create additional dwelling units or change the FPASP's total off-site trip generation. A small change in VMT would result from changes in travel distance among the effected parcels within the FPASP; however, given the relatively short distances between the effected parcels where the shift of dwelling units

---

2 OPR's webinar on SB 743 implementation, 4/16/2020.
will occur and the small number of trips being shifted, the change in net VMT generated would be negligible compared to the FPASP total VMT of 612,800.

Project Access and On-Site Circulation
As shown on the submitted site plan (Attachment 7), access to the project site is provided by a new driveway on the south side of Alder Creek Parkway and a new driveway on north side of Old Ranch Way. The project driveway located on Alder Creek Parkway, which includes a vehicle gate to control access into and out of the project site, will accommodate right-turn in and right-turn out movements only. The project driveway located on Old Ranch Way, which also includes a vehicle gate, will accommodate all turning movements into and out of the project site. Internal circulation is facilitated by numerous drive aisles which provide for vehicle circulation throughout the project site. Pedestrian circulation is provided by new sidewalks located along the street frontages of Alder Creek Parkway, Westwood Drive, Old Ranch Way, and Quail Meadow Way and by new internal pedestrian walkways that provide access throughout the project site. Pedestrian gates at the two driveway entrances will facilitate access into and out of the project site. A Vehicle Access and Circulation Exhibit and Pedestrian Circulation Exhibit associated with the proposed project are shown in Figures 8 and 9 on the following pages.
FIGURE 8: VEHICLE ACCESS AND CIRCULATION EXHIBIT
The Transportation Impact Study prepared for the proposed project evaluated the operation and configuration of the project access system in terms of driveway spacing, driveway throat depth, on-site circulation, adjacent street circulation, and deceleration lane requirements. The Study determined that the two proposed driveways, located on Alder Creek Parkway and Old Ranch Way respectively, provide adequate spacing from the nearest street intersections and meet the City’s Design Standards for driveways located on collector streets. The Study also determined that the two proposed project driveways provide sufficient throat depth for inbound and outbound vehicles so as to avoid excessive vehicle queuing into the project site and onto adjacent public streets.

The Study considered on-site circulation and determined that the project features a well-designed parking lot layout which minimizes offset drive aisles and provides adequate drive aisle widths of 25 feet or greater. In addition, the Study determined that there are abundant pedestrian facilities provided by the project including sidewalks, pedestrian walkways, and pedestrian connections which facilitate pedestrian movements in and around the project site.
In terms of adjacent street circulation, the Study evaluated the adjacent streets and street intersections to ensure that adequate vehicle circulation would occur around the project site. The Study identified a number of concerns regarding potential turning movements that project residents may attempt to perform after exiting the project site. In particular, the Study indicated that project residents may exit the Alder Creek Parkway project driveway and attempt to make an eastbound U-turn movement at Quail Meadow Way in an attempt to get to East Bidwell Street. The street design of Alder Creek Parkway at Quail Meadow Way (consists of eastbound through lane, raised median, and westbound through lane) does not provide adequate width (33 feet) for U-turn movements to be performed safely. As a result, the Study recommends that the following measure (Condition No. 33) be implemented to restrict U-turn movements at this location:

- Eastbound U-Turns on Alder Creek Parkway at Quail Meadow Way shall be prohibited. “No U-turn” signs (CA MUTCD R3-4 or similar) shall be installed facing the eastbound approach, in the median on the near and far side of the intersection.

The Study also indicated that project residents may attempt to reach East Bidwell Street by exiting the Alder Creek Parkway project driveway and performing an eastbound U-turn movement at Placerville Road. The street design of Alder Creek Parkway at Placerville Road is not designed to safety accommodate U-turn movements. As a result, the Study recommends that the following measure (Condition No. 33) be implemented to restrict U-turn movements at this location:

- Eastbound U-Turns on Alder Creek Parkway at Placerville Road shall be prohibited. “No U-turn” signs (CA MUTCD R3-4 or similar) shall be installed facing the eastbound approach, in the median on the near and far side of the intersection.

The Study evaluated the submitted site plan to determine whether the submitted site plan met the City’s deceleration lane requirements (Section 12.5 of the City of Folsom Design Standards) relative to the project driveways on Alder Creek Parkway and Old Ranch Way. The Study noted that a right-turn deceleration lane has already been constructed along the Alder Creek Parkway project frontage to serve that project driveway. The Study determined that a deceleration lane is not required at the project driveway on Old Ranch Way as this street is not considered a major or minor arterial street.

To ensure implementation of the traffic control measures identified on the submitted site plan, staff recommends the following recommendations be included as conditions of approval for the project (Condition No. 34)

- A “stop” sign and appropriate pavement markings shall be installed at the internal northbound approach to the project driveway located on Alder Creek Parkway.
• A “stop” sign and appropriate pavement markings shall be installed at the internal southbound approach project driveway located on Old Ranch Way.

• The vehicle entry gates at the two project driveway locations shall open inward, away from Alder Creek Drive and Old Ranch Way respectively. In addition, the design of the vehicle entry gates and the vehicle entry gate area shall conform to all requirements established by the City of Folsom for gated multi-family residential developments.

• If vehicles are observed backing up into Alder Creek Parkway or Old Ranch Way at either of the two gated project entries, City staff will evaluate and require appropriate measures to alleviate the traffic congestion including but not limited to requiring the two project entry gates to remain open during the AM (7:00 a.m. to 9:00 a.m.) and PM (4:00 p.m. to 6:00 p.m.) peak hours on weekdays.

• The project driveway on Old Ranch Way shall be restricted for use solely by residents of Alder Creek Apartment project. Signage shall be installed that indicates the Old Ranch Way project driveway is restricted for use by residents only. In addition, signage shall be installed that directs guests and visitors to the Alder Creek Parkway project driveway for access to the apartment community.

• Residents of the Alder Creek Apartments project shall be issued remote transmitters to allow them to open the entry gates without needing to stop to enter a code in the keypad at either entrance location.

D. Parking

As noted in the Project Description, the proposed project includes a total of 265 apartment units including 145 one-bedroom units, 100 two-bedroom units, and 20 three-bedroom units. The Folsom Plan Area Specific Plan (Table A.14) requires that apartment developments located within a Multi-Family High Density (MHD) designated area provide one parking space for each one-bedroom unit, two parking spaces for each two or three-bedroom unit, and 0.5 guest parking spaces for each apartment unit. As shown and described on the submitted site plan, the proposed project includes a total of 541 parking spaces including 320 covered carport parking spaces, 85 coverage garage parking spaces, and 136 uncovered parking spaces. Staff has determined that the proposed project meets the parking requirements prescribed by the Folsom Plan Area Specific Plan by providing 541 parking spaces whereas a minimum of 518 parking spaces are required.

The Folsom Plan Area Specific Plan (Table A.14) requires that apartment developments located within a Multi-Family High Density (MHD) designated area provide one bicycle parking space for each apartment unit that does not have a garage. In this case, there
are 180 apartment units that do not have their own garage, thus 180 bicycle parking spaces would be required. The submitted site plan indicates that the proposed project will include a total of 180 bicycle parking spaces including 85 spaces (17 spaces per building) located within interior bike storage areas in each apartment building, 50 external spaces (10 spaces per building) located outside of each apartment building, and 45 spaces dispersed evenly around each apartment building. Staff has determined that the proposed project meets the bicycle parking requirements dictated by the Folsom Plan Area Specific Plan by providing 180 bicycle parking spaces whereas a minimum of 180 parking spaces are required. However, staff does recommend that 20 additional bicycle parking spaces be provided at the community clubhouse building (inside or outside) to serve residents of the community. Condition No. 36 is included to reflect this requirement.

E. Noise Impacts

Based on the proximity of the project site to U.S. Highway 50, Alder Creek Parkway, Westwood Drive, and Placerville Road, acoustical measurements and modeling were prepared by J.C. Brennan & Associates on February 13, 2018 to analyze potential noise impacts at the proposed Alder Creek Apartments project site. The purpose of the Noise Analysis was to quantify existing noise levels associated with traffic on the aforementioned roadways and to compare those noise levels against the applicable City of Folsom noise standards for acceptable noise exposure at the project site. In addition, noise generated by the proposed project including construction activities, on-site parking/circulation, and mechanical equipment noise, was also evaluated in the Noise Analysis.

Two aspects of noise impacts were evaluated relative to the proposed apartment community, noise directed at the proposed project, and noise caused by the proposed project. As noted previously, the predominant existing noise sources in the project vicinity that cause an impact to the project site are from vehicles traveling on U.S. Highway 50, Alder Creek Parkway, Westwood Drive, and Placerville Road, as well as background noises from adjacent nearby residential land uses. Potential noise impacts that might result from development of the Alder Creek Apartments project are construction-related activities and operational activities. Construction-related noise would have a short-term effect, while operational noise would continue throughout the lifetime of the project.

The Noise Element of the City of Folsom General Plan regulates noise emissions from public roadway traffic on new development of residential or other noise sensitive land uses. The Noise Element states that noise from traffic on public roadways shall not exceed 65 CNEL for outdoor use areas and 45 CNEL for interior use areas. The Noise Analysis determined that exterior noise levels at the outdoor use areas on the project site would range from 51 CNEL to 61 CNEL, which complies with the City’s 65 CNEL outdoor use area noise standard. The Noise Analysis also determined that the interior noise levels on the project site would range from 26 CNEL to 36 CNEL, which complies with the City’s 45 CNEL interior noise level standard. However, to further ensure the interior noise level standard would be satisfied, the Noise Analysis recommended that air conditioning be
provided to allow residents to close windows and doors for appropriate acoustical isolation. Condition No. 43 is included to reflect this requirement. Construction of the Alder Creek Apartments project would temporarily increase noise levels in the project vicinity during the construction period, which would take approximately 16 to 20 months. Construction activities, including site clearing, excavation, grading, building construction, and paving, would be considered an intermittent noise impact throughout the construction period of the project. The City’s Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City’s Noise Control Ordinance and General Plan Noise Element, staff recommends that hours of construction operation 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 with no construction permitted on Sundays or holidays. In addition, staff recommends that construction equipment be muffled and shrouded to minimize noise levels. Condition No. 43 is included to reflect these requirements.

Operational noises generated by the proposed project include sounds associated with new vehicle trips, vehicle parking, and mechanical equipment associated with the apartment community. Persons and activities potentially sensitive to noise in the project vicinity include future residents within the Enclave Subdivision (approximately 100 feet) across Westwood Drive to the west, future residents within the Mangini Ranch Phase 2 Subdivision (approximately 50 feet) across Quail Meadow Way to the east, and future residents within the Mangini Ranch Phase 2 Subdivision (approximately 100 feet) across Alder Creek Parkway to the north. Based on residential nature of the proposed project and the fact that the project site will be surrounded by residential development in the future, staff has determined that potential noise impacts relative to these operational noise sources will not be significant.

F. Walls/Fencing

As shown on the preliminary wall and fence exhibit (Attachment 12), the proposed project includes a combination of retaining walls, gravity walls, seat walls, open-view fencing, and vinyl-coated chain link fencing. Split-face CMU retaining walls that range from two to six feet in height are proposed at various locations around the perimeter of the site, and also along a small stretch of an interior drive aisle. A three-foot-tall interlocking concrete block gravity wall is proposed along a small portion of the southern property boundary. Two-foot-tall cast concrete seat walls are proposed are strategic locations throughout the project site including within the clubhouse area. Six-foot-tall tube steel open view fencing, interspersed with decorative masonry pilasters, is proposed around the perimeter of the site and around the clubhouse facility. In some areas around the perimeter of the site, the open view fencing is positioned on top of retaining walls. Lastly, four-foot-tall vinyl-coated chain link fencing is proposed at the dog park feature located in the southeast corner of the project site. Staff recommends that the four-foot-tall vinyl-coated chain link fencing at the dog park be replaced with tubular steel fencing or a similar decorative
fencing design to the satisfaction of the Community Development Department. In addition, staff recommends that the final location, design, height, materials, and colors of the retaining walls, gravity walls, seat walls, and fencing be subject to review and approval by the Community Development Department. Condition No. 16 is included to reflect this requirement.

G. Site Lighting

As shown on the preliminary lighting plan (Attachment 13), the applicant is proposing to use a combination of pole-mounted parking lot lighting, carport lighting, building-attached lighting, and bollard lights along the walkways on the project site. All lighting would be designed to minimize light/glare impacts to the adjacent properties by ensuring that all exterior lighting is shielded and directed downward. Staff recommends that the final exterior building and site lighting plans be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. In addition, staff recommends all lighting is designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Condition No. 20 is included to reflect these requirements.

H. Trash/Recycling

The proposed project includes three trash/recycling enclosures that are distributed evenly throughout the project site. As part of their concierge service, the Alder Creek Apartments maintenance staff will be responsible for transporting trash and recycling items from the collection areas within each building outside to one of the three trash/recycling enclosures. Staff recommends that the final location, design, materials, and colors of the trash/recycling enclosures be subject to review and approval by the Community Development Department. Condition No. 38 is included to reflect these requirements.

I. Existing and Proposed Landscaping

The square shaped 10.8-acre project site has previously been mass graded as part of development of the Mangini Ranch Phase 2 Subdivision. There are no trees or other significant vegetation are present on the project site.

The proposed project will include landscaping along the project’s four street frontages and also landscaping interior to the project site. A landscape buffer (includes sidewalk) is proposed along each street frontage including an 18-foot-wide buffer along Alder Creek Parkway, a 15-foot-wide landscape buffer along Westwood Drive, and an 18.5-foot-wide buffer along Old Ranch Way and Quail Meadow Way.

As shown on the landscape plans (Attachment 10), the applicant is proposing to install landscaping that features California-native and low water-use trees, shrubs, and
groundcover selections intended to comply with the requirements of the Model Water Efficiency Landscape Ordinance (MWELO). Proposed landscape improvements include a variety of drought-tolerant trees, shrubs, and groundcover. Among the proposed trees are; Chinese Elm, Cork Oak, Deodar Cedar, Flame Tree, Glory Maple, Japanese Elm, Maidenhair Tree, and Southern Magnolia. Proposed shrubs and groundcover include; Asian Jasmine, Brittlebrush, Cape Rush, Carolina Cherry, Dwarf Strawberry Tree, Gold Dust Plant, Japanese Holly, Mexican Heather, Red Yucca, Russian Olive, St. John’s Wort, and Yellow Lantana. The preliminary landscape plan meets the City shade requirement (50%) by providing 50% shade in the parking lot area within fifteen (15) years. Staff recommends that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 31 is included to reflect this requirement.

J. Frontage Improvements

Existing improvements to Alder Creek Parkway (adjacent to project site) include underground utilities, two travel lanes, bicycle lanes, an eastbound right-turn deceleration lane, a raised median for landscaping, curbs, and gutters. Existing improvements to Westwood Drive include underground utilities, two travel lanes, bicycle lanes, a raised median for landscaping, curbs, and gutters. Existing improvements to Old Ranch Way include underground utilities, two travel lanes, curbs, and gutters. Existing improvements to Quail Meadow Way include underground utilities, two travel lanes, a partial median for landscaping, curbs, and gutters. The owner/applicant will be required to install sidewalks, landscaping, streetlights, retaining walls, and site fencing along the street frontages of Alder Creek Parkway, Westwood Drive, Old Ranch Way, and Quail Meadow Way (Condition No. 18). The recommended conditions of approval require the applicant to submit detailed plans for all sidewalks, landscaping, streetlights, retaining walls, and site fencing prior to construction to ensure compliance with the Folsom Ranch Central District Design Guidelines.

K. Lot Merger

The 10.8-acre project site currently consists of two separate parcels, FPASP Parcel 151 (APN No. 072-3670-012) which is approximately 5.8-acres in size, and FPASP Parcel 82-B1 (APN No. 072-3670-011) which is approximately 5.0-acres in size. Since the proposed apartment project is an integrated community with shared access, parking, and amenities, the applicant is proposing to merge the two parcels together to form a single parcel. Staff recommends that the owner/applicant complete and record a Lot Merger that combines the two parcels (APN No. 072-3670-011 and 072-3670-012) associated with the proposed project into one parcel prior to issuance of the first building permit for the project. Condition No. 42 included to reflect this requirement.
L. Minor Administrative Modification (Transfer of Development Rights)

The project site, which consists of two separate parcels (FPASP Parcel 151 and 82-B1), is designated by the FPASP for the development of a total of 203 residential units, with 145 units allocated to Parcel 151 and 58 dwelling units allocated to Parcel 82-B1. Based on the fact that the applicant is proposing to construct 265 residential units on the project site, a Minor Administrative Modification is being requested for the transfer of development rights to move 62 allocated dwelling units from other parcels (Parcels 74 and 158) with the Folsom Plan Area Specific Plan to the project site. In addition, a Minor Administrative Modification is being requested to transfer dwelling units among three other parcels situated within the Folsom Plan Area. Specifically, the Minor Administrative Modification seeks to relocate 89 residential units from Parcels 74 and 158 and move them to Parcel 148. The exhibit shown below contains the existing and proposed reallocation of units within the Folsom Plan Area as proposed by the subject Minor Administrative Modifications.

FIGURE 10: MINOR ADMINISTRATIVE MODIFICATION EXHIBIT
The Folsom Plan Area Specific Plan provides for Minor Administrative Modifications,

"... that are consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries shown in Figure 4.1 – Land Use and Figure 4.4 – Plan Area Parcels and the land use acreages shown in Table 4.1 – Land Use Summary." [FPASP Section 13.3]

Minor administrative modifications can be approved at a staff level, provided the following criteria are met:

- The proposed modification is within the Plan Area.
- The modification does not reduce the size of the proposed town center.
- The modification retains compliance with City Charter Article 7.08, previously known as Measure W.
- The general land use pattern remains consistent with the intent and spirit of the FPASP.
- The proposed changes do not substantially alter the backbone infrastructure network.
- The proposed modification offers equal or superior improvements to development capacity or standards.
- The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.
- Relocated park or school parcels continue to meet the standards for the type of park or school proposed.
- Relocated park or school parcels remain within walking distance of the residents they serve.

As mentioned previously, the proposed project includes a request for approval of a Minor Administrative Modification to transfer development rights among one of the subject parcels and other residential parcels located in the Folsom Plan Area. The FPASP permits flexibility in transferring residential unit allocations to reflect changing market demand. The FPASP states that "the City shall approve residential dwelling unit allocation transfers or density adjustments between any Plan Area resident land parcel or parcels, provided the following conditions are met":

- The transferor and transferee parcel or parcels are located in the Plan Area and are designated for residential use.
- The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A – Development Standards.
The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS

The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts; unless such impacts are reduced to an acceptable level through project-specific mitigation measures.

Based on staff’s review, the proposed reallocation of 62 residential units from other parcels within the Folsom Plan Area to the project site, and the relocation of residential units among three other parcels within the Folsom Plan Area, meet all of the required criteria mentioned above. As a result, staff is able to approve the proposed Minor Administrative Modifications and the transfer of development rights as proposed.

M. Conformance with Relevant General Plan and Folsom Plan Area Specific Plan Goals and Policies

The recently approved City of Folsom 2035 General Plan outlines a number of goals, policies, and implementation programs designed to guide the physical, economic, and environmental growth of the City. In addition, the Folsom Plan Area Specific Plan includes goals and policies intended to ensure successful development within the Folsom Plan Area. Staff has determined that the proposed project is consistent with both the General Plan and Specific Plan goals and policies. The following is a summary analysis of the project’s consistency with the Folsom General Plan and with key policies of the Folsom Plan Area Specific Plan.

APPLICABLE GENERAL PLAN GOALS AND POLICIES
GP GOAL LU 1.1 (Land Use/Growth and Change)
Retain and enhance Folsom’s quality of life, unique identity, and sense of community while continuing to grow and change.

GP POLICY LU 1.1.12-1 (Infill Development)
Respect the local context: New development should improve the character and connectivity of the neighborhood in which it occurs. Physical design should respond to the scale and features of the surrounding community, while improving critical elements such as transparency and permeability.

Analysis: The proposed project is consistent with this policy in that the project features significant site and design improvements which will enhance the overall character of the area including introducing new upscale apartment units with a contemporary residential design intended to compliment the design of approved residential and commercial developments in the vicinity. In addition, the proposed project is consistent with the Folsom Ranch Central District Design Guidelines.
GP POLICY LU 1.1.15 (SACOG Blueprint Principles)
Strive to adhere to the Sacramento Regional Blueprint Growth Principles.

Analysis: The proposed project is consistent with this policy in that the project has been designed to adhere to the primary SACOG Blueprint Principles including Compact Development, Housing Choice and Diversity, Use of Existing Assets, and Quality Design. Compact Development involves creating environments that are more compactly built and use space in an efficient but attractive manner and helps to encourage more walking, biking, and transit use and shorter auto trips. Housing Choice and Diversity includes providing a variety of places where people can live (apartments, townhomes, condominiums, and single-family detached homes) and also creating opportunities for the variety of people who need them such as families, singles, seniors, and people with special needs. Use of Existing Assets entails intensification of the existing use or redevelopment in order to make better use of existing public infrastructure, including roads. Quality Design focuses on the design details of any land development (such as relationship to the street, placement of buildings, sidewalks, street widths, landscaping, etc.), which are all factors that influence the attractiveness of living in a compact development and facilitate the ease of walking within and in and out of a community.

GP GOAL H-2 (Removing Barriers to the Production of Housing)
To minimize governmental constraints on the development of housing for households of all income levels.

GP POLICY H 2.7
The City shall educate the community on the needs, the realities, and the benefits of affordable and high-density housing.

Analysis: The proposed project is consistent with this policy in that the project will result in development of a 265-unit multi-family high density apartment community with a residential density of 24.5 units per acre. The project is also the first multi-family apartment community to be proposed within the Folsom Plan Area, providing a type of housing (rental apartments) not currently available in this portion of the City.

GP GOAL M 4.1 (Vehicle Traffic and Parking)
Ensure a safe and efficient network of streets for car and trucks, as well as provide an adequate supply of vehicle parking.

GP POLICY M 4.1.3 (Level of Service)
Strive to achieve a least traffic Level of Service “D” (or better) for local streets and roadways throughout the City. In designing transportation improvements, the City will prioritize use of smart technologies and innovative solutions that maximize efficiencies and safety while minimizing the physical footprint. During the course of Plan buildout it may occur that temporarily higher Levels of Service result where roadway improvements
have not been adequately phased as development proceeds. However, this situation will be minimized based on annual traffic studies and monitoring programs. Staff will report to the City Council at regular intervals via the Capital improvement Program process for the Council to prioritize project integral to achieving Level of Service D or better.

Analysis: The proposed project is consistent with this policy in that the project will not result in a change in the level of service (LOS) at any of the ten study intersections. In addition, the proposed project, while not technically subject to the VMT requirement as discussed earlier within the Traffic/Access/Circulation Section of this staff report, will result in a negligible change in VMT when compared to the existing FPASP.

GP GOAL M 4.2 (Vehicle Traffic and Parking)
Provide and manage a balanced approach to parking that meets economic development and sustainability goals.

GP POLICY M 4.2.4 (Electric Vehicle Charging Stations)
Encourage the installation of electric vehicle charging stations in parking spaces throughout the city, prioritizing installations at multi-family residential units.

Analysis: The proposed project is consistent with this policy in that the project includes electric vehicle charging stations in each of the 85 covered garages and in the two "gang" stations positioned in the parking lot area. The number of proposed electric vehicle charging station is consistent with the California Green Buildings Standards Code's provisions for multi-family residential development.

GP GOAL LU 6.1 (Residential Neighborhoods)
Allow for a variety of housing types and mix of uses that provide choices for Folsom residents, create complete and livable neighborhoods, and encourage walking and biking.

GP POLICY LU 6.1.3 (Efficiency through Density)
Support an overall increase in average residential densities in identified urban centers and mixed-use districts. Encourage new housing types to shift from lower-density, large-lot developments to higher-density, small-lot and multifamily developments, as a means to increase energy efficiency, conserve water, reduce waste, as well as increase access to services and amenities (e.g., open space) through an emphasis of mixed uses in these higher-density developments.

Analysis: The proposed project is consistent with this policy in that the project is providing an upscale multi-family residential project developed at a residential density of 24.5 units per acre. According to the applicant, upscale luxury apartments are considered an underserved segment of the rental housing market in Folsom today based on their market research. The proposed project design also incorporates sustainable features (mechanical, electrical, plumbing, HVAC systems, and rooftop photovoltaic systems) that are consistent with California
Green Building Standards Code (CALGreen). In addition, the proposed project includes electric vehicle charging stations, and electric vehicle parking spaces, and cool surface paving materials consistent with CALGreen.

**GP GOAL LU 9.1 (Land Use/Community Design)**
Encourage community design that results in a distinctive, high-quality built environment with a character that creates memorable places and enriches the quality of life of Folsom’s residents.

**GP POLICY LU 9.1.10 (Renewable and Alternative Energy Generation Systems)**
Require the use of solar, wind, and other on-site renewable energy generation systems as part of the design of new planned developments.

**Analysis:** The proposed project is consistent with this policy in that the project includes the use of solar thermal hot water heaters at the community clubhouse building and the apartment buildings will have necessary infrastructure for future photovoltaic installation and expansion. The apartment buildings will also be wired to accommodate future installation of rooftop photovoltaic systems. In addition, while not considered renewable or alternative energy generation systems, electric vehicle charging stations are proposed in each of the 85 covered garages as well as in two “gang” stations located in the parking lot area. The proposed project also includes the use of cool paving materials at the two project driveway entries and in the site amenity areas located throughout the project site.

**Conformance with Relevant Specific Plan Goals, Objectives, and Policies**

The Folsom Plan Area Specific Plan identifies a number of goals, objectives, and policies designed to guide the physical, economic, and environmental growth of the Specific Plan Area. Staff has determined that the proposed project is consistent with the Specific Plan goals, objectives, and policies as outlined and discussed below:

**SP OBJECTIVE H-1 (Housing)**
To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.

**GP and SP POLICY H-1.1**
The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City’s regional share of housing.

**Analysis:** The City provides residential lands at a variety of residential densities as specified in the General Plan and in the Folsom Municipal Code. The Folsom Plan Area Specific Plan includes specialized zoning (Specific Plan Designations) that are customized to the Plan Area as adopted in 2011 and as Amended over time. The FPASP provides residential lands at densities ranging from 1-4 dwelling unit per acre (SF), 4-7 dwelling units per acre (SFHD), 7-12 dwelling units per acre
(MLD), 12-20 dwelling units per acre (MMD), 20-30 dwelling units per acre (MHD), and 9-30 dwelling units per acre (MU).

With approval of the proposed General Plan Amendment and Specific Plan Amendment, the project site will have General Plan land use designation of MHD and a Specific Plan land use designation of SP-MHD-PD. In addition, the Alder Creek Apartments project will be developed at 24.5-units per acre, which is within the allowed density range for the MHD designation.

**SP POLICY 4.1**
Create pedestrian-oriented neighborhoods through the use of a grid system of streets where feasible, sidewalks, bike paths and trails. Residential neighborhoods shall be linked, where appropriate, to encourage pedestrian and bicycle travel.

**Analysis:** The Alder Creek Apartments project proposes a multi-family apartment community with a grid system of local streets provided with sidewalks on both sides of the street. Bicycle and pedestrian circulation within the project site will be accommodated by a series of interconnected walkways that will connect via external sidewalks and Class III bicycle lanes with nearby neighborhoods, parks, schools, and open space trails that have Class I bicycle trails.

**SP POLICY 4.6**
As established by the Folsom Plan Area Specific Plan, the total number of dwelling units for the Plan Area shall not exceed 11,461. The number of units within individual land use parcels may vary, so long as the number of units falls within the allowable density range for a particular land use designation.

**Analysis:** There have been a number of Specific Plan Amendments approved by the City Council within the Folsom Plan Area, which has generally led to an increase in residentially zoned land and a decrease in commercially zoned land. As a result, the number of residential units within the Plan Area increased from 10,210 to 11,461. The various Specific Plan Amendment EIRs and Addendums analyzed impacts from the conversion of the commercial lands to residential lands; impacts and associated mitigations measures can be found in the individual project-specific environmental documents.

While the proposed project will result in an increase in the number of dwelling units that were anticipated to be constructed on the project site (increase from 203 to 265 dwelling units), this is offset by the reallocation of dwelling units among three other parcels within the Folsom Plan Area as described in the Minor Administrative Modification section of this staff report. The reallocation of units among these parcels will not exceed the allowable density for the parcels. In addition, the proposed project does not result in any change in total dwelling units (11,461 dwelling units) in the FPASP.
SP OBJECTIVE 7.1 (Circulation)
Consistent with the California Complete Streets Act of 2008 and the Sustainable Communities and Climate Protection Act (SB 375), create a safe and efficient circulation system for all modes of travel.

SP POLICY 7.1
The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area in order to create neighborhoods that encourage walking, biking, public transit, and other alternative modes of transportation.

Analysis: Consistent with the requirements of the California Complete Streets Act, the FPASP identified and planned for hierarchy of connect “complete streets” to ensure that pedestrian, bike, bus, and automobile modes are travel are designed to have direct and continuous connections throughout the Plan Area. Every option, from regional connector roadways to arterial and local streets, has been carefully planned and designed. Recent California legislation to reduce greenhouse gas emissions (AB 32 and SB 375) has resulted in an increased market demand for public transit and housing located closer to service needs and employment centers. In response to these changes, the FPASP includes a regional transit corridor that will provide public transportation links between the major commercial, public, and multi-family residential land uses in the Plan Area.

The Alder Creek Apartments project has been designed with multiple modes of transportation options (vehicles, bicycle, walking, access to transit) and internal drive aisles organized in a pattern consistent with the approved FPASP circulation plan.

N. Native American Consultation (SB 18)
Senate Bill (SB) 18 was signed into law in September 2004 and became effective in March 2005. SB 18 requires city and county governments to consult with California Native American tribes early in the planning process with the intent of protecting traditional tribal cultural places. In accordance with Government Code 65352.3(a)(2), the City sent project notifications to each of listed tribes on March 6, 2020 and afforded them 90 days to respond and request consultation. The City received responses from two tribes who expressed a desire to consult regarding the proposed project. The City organized separate meetings to consult with the two tribes, however, the tribes failed to attend the consultation meetings.

On April 16, 2020, and in accordance with Government Code §65352(a)(11), the City mailed the 45-day referral notices to the listed tribes. No tribes provided comment within that timeframe. The City will mail specific details of the pending City Council public hearing to listed tribes at least 10 days in advance of the meeting, in accordance with Government Code §65092. In summary, the City has assumed and concluded consultation
responsible for planning within the City, as the elected agency under the California Environmental Quality Act (CEQA), has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed land use and density changes, and other changes constitute minor changes to the development scenario described in the Final EIR/EIS for the Folsom Plan Area Specific Plan, warranting the preparation of an Addendum. An Addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162 and 15163.

An Environmental Checklist and Addendum was prepared in accordance with CEQA Guidelines Section 15164 to evaluate whether the proposed project's effects were adequately examined in the FPASP EIR/EIS. The Environmental Checklist and Addendum concluded that no changes associated with the proposed project and no changed circumstances trigger subsequent or supplemental environmental review. The Environmental Checklist and Addendum are included at Attachment 21 to this staff report. In addition, the Mitigation Monitoring and Reporting Program are included as Attachment 22 to this staff report.

**RECOMMENDATION/PLANNING COMMISSION ACTION**

Move to recommend that the City Council:

- Adopt an Addendum to the Final Environmental Impact Report for the Folsom Plan Area Specific Plan prepared for the Alder Creek Apartments project (PN 18-222) per Attachment 21; and

- Approve a General Plan Amendment to change the General Plan land use designation for a 5.0-acre portion (APN No. 072-3670-011) of the Alder Creek Apartments project site from MLD (Multi-Family Low Density) to MHD (Multi-Family High Density) per Attachment 6; and

- Approve a Specific Plan Amendment to change the Specific Plan land use designation for a 5.0-acre portion (APN No. 072-3670-011) of the Alder Creek Apartments project site from SP-MLD-PD (Specific Plan, Multi-Family Low Density, Planned Development District) to SP-MHD-PD (Specific Plan, Multi-Family High Density, Planned Development District) per Attachment 6; and
• Approve a Planned Development Permit to establish detailed development and architectural standards for the 265-unit Alder Creek Apartments project; and

• Approve a Minor Administrative Modification to transfer 62 allocated dwelling units from other locations within the Folsom Plan Area Specific Plan to the Alder Creek Apartments project site and to transfer dwelling units among three other parcels located within the Folsom Plan Area per Attachment 6.

These approvals are subject to the proposed findings below (Findings A-Z) and the recommended conditions of approval (Conditions 1-43) 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 GENERALLY CONSISTENT WITH THE GENERAL PLAN AS AMENDED, THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

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. AN ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT WAS CERTIFIED BY THE CITY IN 2015 FOR THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT PROJECT IN ACCORDANCE WITH CEQA.

E. THE CITY HAS DETERMINED THAT THE ALDER CREEK APARTMENTS PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT AND THE AMENDMENT SOUGHT AS A PART OF THIS PROJECT.

F. THE CITY HAS DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN PUBLIC RESOURCES CODE SECTION 21166 OR CEQA GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.
G. THE CITY HAS PREPARED AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND HAS DETERMINED THAT THE PROJECT CREATES NO NEW IMPACTS AND DOES NOT REQUIRE ANY MITIGATION MEASURES IN ADDITION TO THOSE IN THE FINAL ENVIRONMENTAL IMPACT REPORT AND THE ADDENDUM FOR THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT PROJECT.


I. THE PLANNING COMMISSION HAS CONSIDERED THE ADDENDUM WITH THE FINAL EIR BEFORE MAKING A DECISION ON THE PROJECT.

GENERAL PLAN AMENDMENT FINDINGS

J. THE PROPOSED GENERAL PLAN AMENDMENT IS CONSISTENT WITH THE GOALS, POLICIES AND OBJECTIVES OF THE CITY OF FOLSOM GENERAL PLAN

K. THE PROPOSED GENERAL PLAN AMENDMENT IS CONSISTENT WITH THE OBJECTIVES OF THE LAND USE ELEMENT OF THE CITY’S GENERAL PLAN AND DEVELOPMENT POLICIES.

L. THE PROPOSED GENERAL PLAN AMENDMENT WILL NOT RESULT IN A NET LOSS OF RESIDENTIAL CAPACITY.

M. THE PROPOSED GENERAL PLAN AMENDMENT IS IN THE PUBLIC INTEREST.

N. PURSUANT TO GOVERNMENT CODE SECTION 65352.3, THE CITY CONTACTED ALL CALIFORNIA NATIVE AMERICAN TRIBES ON THE CONTACT LIST MAINTAINED BY THE NATIVE AMERICAN HERITAGE COMMISSION IN ASSOCIATION WITH THIS PROJECT. THE CITY RECEIVED TWO REQUESTS FOR CONSULTATION FROM NATIVE AMERICAN TRIBES, BOTH TRIBES LATER FAILED TO PURSUE CONSULTATION WITH THE CITY.
FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FINDINGS

O. THE PROPOSED AMENDMENT TO THE FOLSOM PLAN AREA SPECIFIC PLAN IS CONSISTENT WITH THE CITY'S GENERAL PLAN (AS AMENDED).

P. THE PROPOSED AMENDMENT TO THE FPASP WILL NOT RESULT IN A NET LOSS OF RESIDENTIAL CAPACITY.

Q. THE PROPOSED SPECIFIC PLAN AMENDMENT IS IN THE PUBLIC INTEREST.

R. THE PROPOSED SPECIFIC PLAN AMENDMENT IS CONSISTENT WITH THE GOALS, POLICIES, AND OBJECTIVES OF THE FOLSOM PLAN AREA SPECIFIC PLAN.

PLANNED DEVELOPMENT PERMIT FINDINGS


T. THE PROPOSED PROJECT IS GENERALLY CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY. THE MINOR MODIFICATION TO THOSE STANDARDS PROPOSED AS PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY THE RIGID APPLICATION OF THE STANDARDS.

U. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

V. AS CONDITIONED, THE PROJECT WILL MAKE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE, AND THE PROJECT WILL ADEQUATELY PROVIDE FOR THE FURNISHING OF SUCH FACILITIES.

W. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
X. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.

Y. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.

Z. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
Attachment 8

City Council Staff Report
Dated February 23, 2021
Folsom City Council  
Staff Report

MEETING DATE: 2/23/2021

AGENDA SECTION: Public Hearing

SUBJECT: Alder Creek Apartments - Southeast Corner of Alder Creek Parkway and Westwood Drive in the Folsom Plan Area (PN 18-222)

i. Resolution No. 10596 - A Resolution to Adopt an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Approve a General Plan Amendment, Specific Plan Amendment, and Planned Development Permit for the Alder Creek Apartments Project

FROM: Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Move to adopt Resolution No. 10596 - A Resolution to Adopt an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Approve a General Plan Amendment, Specific Plan Amendment, and Planned Development Permit for the Alder Creek Apartments Project.

BACKGROUND / ISSUE

The applicant, the Spanos Corporation, is requesting approval of a General Plan Amendment, Specific Plan Amendment, Planned Development Permit, and Minor Administrative Modification for the development and operation of a 265-unit market rate apartment community (Alder Creek Apartments) on a 10.8-acre site located at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Mangini Ranch Phase 2 portion of the Folsom Plan Area. A vicinity map showing the specific location of the project site is shown in Figure 1 on the following page.
As noted previously, the applicant is requesting approval of four entitlements to allow for development of the proposed apartment community. The first entitlement is a request for approval of a General Plan Amendment to change the General Plan land use designation for a 5.0-acre portion of the project site from MLD (Multi-Family Low Density) to MHD (Multi-Family High Density). The second entitlement is a request for approval of a Specific Plan Amendment to change the Specific Plan land use designation for the same 5.0-acre portion of the project site from SP-MLD-PD (Specific Plan, Multi-Family Low Density, Planned Development District) to SP-MHD-PD (Specific Plan, Multi-Family High Density, Planned Development District).

The third entitlement is a request for approval of a Planned Development Permit to establish project-specific development standards, review the project site design, evaluate the architectural design of the multi-family apartment buildings and clubhouse, and establish signage criteria. The fourth entitlement is a request for approval of a Minor Administrative Modification (MAM) for the transfer of development rights to move 62 allocated dwelling units from other locations within the Folsom Plan Area Specific Plan to the project site and to relocate dwelling units among three other parcels located within the Folsom Plan Area. Full details regarding the proposed project entitlements and associated analysis are provided in the Planning Commission Staff Report which is included as Attachment 2 to this staff report.
The proposed project was considered by the Planning Commission at its February 3, 2021 meeting. The Commission engaged in a thorough review of the proposed project including discussions regarding site design, pedestrian circulation, bicycle parking, renewable energy features, traffic study methodology, environmental review procedures, transfer of development rights, and inclusionary housing requirements.

In relation to pedestrian circulation, the Commission recommended that a condition of approval be added (Condition No. 34, last bullet point) that requires the proposed project to include an additional pedestrian connection that provides access from the project site to the sidewalk along Quail Meadow Way located in the southeast corner of the project site. The Commission indicated that the additional pedestrian connection would provide residents of the apartment community with better access to a future elementary school site located across Old Ranch Way to the south. A detailed discussion of each of the aforementioned topics is included within the Planning Commission Staff Report (Attachment 2). No members of the public spoke regarding the proposed project. The Planning Commission adopted a motion (7-0-0-0) to recommend approval of the proposed project to the City Council.

**POLICY / RULE**

The Folsom Municipal Code (FMC) requires that applications for General Plan Amendments and Specific Plan Amendments be forwarded to the City Council for final action, following a public hearing and recommendation by the Planning Commission. City Council actions regarding General Plan and Specific Plan Amendments are covered under Sections 17.68.080 and 17.37.090 of the Folsom Municipal Code.

**ANALYSIS**

Detailed analysis for the Alder Creek Apartments project is provided in the Planning Commission Staff Report which is included as Attachment 2 to this report.

**FINANCIAL IMPACT**

This is a private development, not a City project. No financial impact to the FPA Public Facilities Financing Plan is anticipated with approval of the Alder Creek Apartments project as the proposed development will not result in any change in the total number of residential units or total amount of commercial square footage within the Folsom Plan Area.
ENVIRONMENTAL REVIEW

The City, as the lead agency under the California Environmental Quality Act (CEQA), has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the proposed land use and density changes, and other changes constitute minor changes to the development scenario described in the Final EIR/EIS for the Folsom Plan Area Specific Plan, warranting the preparation of an Addendum. An Addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Section 21166 and State CEQA Guidelines Sections 15162 and 15163.

An Environmental Checklist and Addendum was prepared in accordance with CEQA Guidelines Section 15164 to evaluate whether the proposed project’s effects were adequately examined in the FPASP EIR/EIS. The Environmental Checklist and Addendum concluded that no changes associated with the proposed project and no changed circumstances trigger subsequent or supplemental environmental review. The Environmental Checklist and Addendum are included at Attachment 18 to this staff report. In addition, the Mitigation Monitoring and Reporting Program are included as Attachment 19 to this staff report. The Addendum and associated appendices prepared for the Alder Creek Apartments project are also available for viewing on the City’s Website at the following link: https://www.folsom.ca.us/community/planning/current_project_information.asp

ATTACHMENTS

1. Resolution No. 10596 - A Resolution to Adopt an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Approve a General Plan Amendment, Specific Plan Amendment, and Planned Development Permit for the Alder Creek Apartments Project
2. Planning Commission Staff Report, dated February 3, 2021
3. Vicinity Map
4. General Plan/Specific Plan Amendment Exhibit, dated November 9, 2020
5. Preliminary Site Plan, dated May 12, 2020
6. Preliminary Utility Plan, dated May 12, 2020
7. Preliminary Grading and Drainage Plan, dated May 12, 2020
8. Preliminary Landscape Plan and Details, dated January 11, 2021
11. Preliminary Lighting Plan and Details, dated December 11, 2019
12. Building Elevations and Floor Plans, dated December 6, 2019
13. Color Renderings, dated December 6, 2019
14. Color and Materials Board, dated December 6, 2019
15. Building and Parking Summary, dated November 18, 2020
16. Site Photographs
17. Transportation Impact Study, dated December 21, 2020
18. Environmental Checklist and Addendum for the Alder Creek Apartments Project, dated January, 2021
19. Mitigation Monitoring and Reporting Program for the Alder Creek Apartments Project, dated January, 2021
21. Folsom Ranch Central District Design Guidelines
22. City Council PowerPoint Presentation

Submitted,

[Signature]

PAM JOHNS
Community Development Director
Attachment 9

Letter from Applicant, dated February 8, 2023
2/8/2023

VIA E-MAIL

Scott Johnson
City of Folsom
50 Natoma Street
Folsom, CA 95630
sjohnson@folsom.ca.us

Re: Alder Creek Apartments – PD Extension

Scott,

The Spanos Corporation would like to request an extension to the project approvals granted under the Planned Development Permit. The approval is scheduled to expire February 23, 2023.

The Engineering & Building Departments are currently still reviewing our site improvements and building plans. (The fourth submittal was uploaded on 1/25/23.) A check for $2,989 for the extension fee will be sent via Fed Ex this week.

Please reach out to me if you have any questions.

Sincerely,

Nicolas Ruhl
The Spanos Corporation
(209) 955-2530
nmruhl@agspanos.com

10100 Trinity Parkway, 5th Floor
Stockton, CA 95219
(209) 478-7954 phone
(209) 955-2588 fax
Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Toll Brothers Phase 3 Design Review
File #: DRCL 23-00004
Requests: Design Review
Location: The Toll Brothers Phase 3 Subdivision project is located at the southeast corner of the intersection of Oak Avenue Parkway and Mangini Parkway within the Folsom Plan Area

Staff Contact: Steve Banks, Principal Planner, 916-461-6207 sbanks@folsom.ca.us

Property Owner
Name: Toll West Coast LLC
Address: 725 West Town & Country Road, Suite 200
Orange, CA 92868

Applicant
Name: Toll Northern California
Address: 6800 Koll Center Parkway, Suite 320
Pleasanton, CA 94566

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Design Review Application for the introduction of two new individual master plans within the 211-unit Toll Brothers Phase 3 Subdivision as illustrated on Attachments 8 through 12 for the Toll Brothers Phase 3 Subdivision Design Review project (DRCL 23-00004), based on the findings (Findings A-K) 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 for the addition of two (2) new individual master plans within the previously approved 211-unit Toll Brothers Phase 3 Subdivision project. The two new master plans, which will include four distinct California heritage-themed architectural styles with twelve color and material alternatives, range from 2,560 square feet (4BR/3BA) to 3,212 square feet (5BR/4BA). With the addition of two new master plans, the Toll Brothers Phase 3 Subdivision will include a total of nine (9) individual master plans. Seven (7) individual master plans were previously approved for the Toll Brothers Phase 3 Subdivision project by the Planning Commission on July 6, 2022.
Table of Contents:

Attachment 1 - Background and Setting
Attachment 2 - Project Description
Attachment 3 - Analysis
Attachment 4 - Conditions of Approval
Attachment 5 - Vicinity Map
Attachment 6 - Approved Vesting Tentative Subdivision Map, dated February 5, 2020
Attachment 7 - Approved Building Elevations and Floor Plans, dated January 5, 2022
Attachment 8 - Conceptual Lot Layout Exhibits, dated January 5, 2023
Attachment 9 - Street Scene Exhibits, dated January 5, 2023
Attachment 10 - Building Elevations and Floor Plans, dated January 5, 2023
Attachment 11 - Color Renderings, dated January 5, 2023
Attachment 12 - Color and Materials Schemes, dated January 5, 2023
Attachment 13 - Folsom Ranch Central District Design Guidelines

Submitted,

[Signature]

PAM JOHNS
Community Development Director
ATTACHMENT 1
BACKGROUND AND SETTING

Background:

On March 10, 2020, the City Council approved a General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendments, Planned Development Permit, and Inclusionary Housing Plan for development of a 1,225-unit active adult and traditional single-family residential subdivision (Toll Brothers at Folsom Ranch Subdivision) on a 314-acre site located at the northwest corner of the intersection of East Bidwell Street and White Rock Road within the Folsom Plan Area. The 1,225 approved residential units associated with the Toll Brothers at Folsom Ranch Subdivision included 590 residential units within Phase 1 of the active adult community, 421 residential units within Phase 2 of the active adult community, and 211 single-family residential units within a traditional subdivision.

On July 6, 2022, the Planning Commission approved a Planned Development Permit and Design Review for development of a 211-unit single-family residential subdivision on a 42.5-acre site located within Phase 3 of the Toll Brothers at Folsom Ranch Subdivision. The Planned Development Permit increased the maximum lot coverage from 50% to 53% in order to accommodate development of covered outdoor living spaces for single-story homes located on specific lots (39 homes on 6300-square-foot lots) within the subdivision. The Design Review Application provided for approval of four (4) individual master plans with four distinct California heritage-themed architectural styles and twelve color and material alternatives.

Physical Setting

The proposed Project is located at the southeast corner of the intersection of Oak Avenue Parkway and Mangini Parkway, within the Folsom Plan Area. The project site is bounded by Mangini Parkway to the north with undeveloped multi-family low-density zoned property beyond, White Rock Road to the south with undeveloped land in Sacramento County beyond, open space to the east with the Toll Brothers active-adult community beyond, and Oak Avenue Parkway to the west with a future school property beyond.
APPLICANT’S PROPOSAL

The applicant, Toll West Coast LLC, is requesting Residential Design Review approval for two (2) new individual master plans ranging from 2,560 square feet (4BR/3BA) to 3,212 square feet (5BR/4BA) in size. These two new master plans are proposed in Phase 3 of the Toll Brothers Subdivision, which includes 211 single-family homes. The two new master plans will include four distinct California heritage-themed architectural styles (Italian Villa, Modern Craftsman, Modern Farmhouse, and Spanish Colonial) with twelve color and material alternatives. As mentioned previously within the Background Section of this report, seven (7) individual master plans were previously approved for the Toll Brothers Phase 3 Subdivision project by the Planning Commission. With inclusion of the two new proposed master plans, the subdivision will offer a total of nine (9) individual master plans.

The first proposed master plan (Zion) is two-story, 2,650 square feet residence, with an attached two-car garage. The second proposed master plan (Annandale) is a two-story, 3,212-square-foot residence, with an attached three-car garage. The four classic design themes associated with the master plans feature a variety of unique architectural elements including distinctive roof shapes and forms, offset walls, recessed front entries, varied door and window design, and enhanced decorative elements. Proposed building materials include stucco, vertical wood siding, stone veneer, decorative wood details, decorative metal details, stucco trim, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are 12 distinct color and material alternatives available for each of the master plans resulting in 24 different visual expressions.
ATTACHMENT 3
ANALYSIS

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.

ANALYSIS
Development Standards
The proposed project has been designed to conform to all specific development standards established for the Toll Brothers at Folsom Ranch Subdivision. The following table demonstrates that the proposed project is consistent with the required development standards:

TABLE 1: TOLL BROTHERS AT FOLSOM RANCH DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Requirement</th>
<th>Proposed Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>3,000 SF</td>
<td>4,725 and 6,300 SF</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>3,500 SF</td>
<td>4,725 and 6,300 SF</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>15 Feet</td>
<td>15 Feet</td>
</tr>
<tr>
<td>Front Garage Setback</td>
<td>20 Feet</td>
<td>20 Feet</td>
</tr>
<tr>
<td>Side Yard Setbacks</td>
<td>5 Feet/5 Feet</td>
<td>5 Feet/5 Feet</td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>10 Feet</td>
<td>16 Feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>50%</td>
<td>53%</td>
</tr>
</tbody>
</table>

Residential Design Review
The proposed project is located within the central portion of the Folsom Plan Area; thus, it is subject to the Folsom Ranch Central District Design Guidelines (Attachment 13), which were approved by the City Council in 2015. 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 Central District of the Folsom Plan Area, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, 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 Folsom Ranch, Central District residential projects. 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 Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting street scene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms, front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the street scene
- Provide off-set massing, forms, or wall planes
- Provide recessed second-story elements
- Provide enhanced style-appropriate details on the front building elevation
- Provide decorative window shelves or sill treatments
- Provide architectural projections (recessed windows, eaves, shutters, etc.)
- Provide garage doors that are consistent with the architecture of the building
- Provide variety in the garage door patterns
- Provide outdoor living spaces (porches, balconies, courtyards, etc.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have
been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As described in the applicant’s proposal, the proposed project features two individual master plans with four distinct architectural themes that have been chosen from or are similar to the traditional heritage of California home styles including:

- Italian Villa
- Modern Craftsman
- Modern Farmhouse
- Spanish Colonial

A more detailed description of the proposed architectural styles is listed below:

- **Italian Villa** – The Italian Villa was based on formal and rigidly symmetrical palaces of the Italian Renaissance. Although residential adaptation generated less formality, traditional classical elements such as the symmetrical façade, squared tower entry forms, arched windows and bracketed eaves persisted as the enduring traits of this style. It includes the use of stucco, low pitch hip roofs with enclosed flat eave overhangs and cornice accents, and large-scale stone accents.

- **Modern Farmhouse** – Blending traditional farmhouse forms and features with a more modern variety of materials, details, and compositions. This style combines the use of traditionally massed farmhouse gable-end shape with modern exterior materials such as stucco, board and batten and textured stone. Exterior colors seek a balance of crisp white and grey accents with natural tones and materials.

- **Modern Craftsman** - Is a fresh take on the traditional architectural style. Balanced asymmetrical masses and deep roof overhangs are essential. Recessed and corner window compositions with wood tile accents are strongly encouraged. Material palette includes stucco, with accents of stone and wood tile.

- **Spanish Colonial** – This style is an adaptation of the Spanish Colonial style. It combines low-pitched gable roofs with “S” shaped building tile, use of stucco, use of decorative recessed accents wall cornels at gable roofs and windows with decorative trim.

Shown in the following figures are conceptual lot layouts/street scenes and color
renderings for the two proposed master plans.

FIGURE 1: CONCEPTUAL LOT LAYOUT/STREET SCENE (ZION-FRONT)

FIGURE 2: CONCEPTUAL LOT LAYOUT/STREET SCENE (ZION-REAR)
FIGURE 3: CONCEPTUAL LOT LAYOUT/STREET SCENE (ANNANDALE-FRONT)

FIGURE 4: CONCEPTUAL LOT LAYOUT/STREET SCENE (ANNANDALE-REAR)
FIGURE 5: BUILDING RENDERINGS (ZION)

FIGURE 6: BUILDING RENDERINGS (ANNANDALE)
In reviewing the architecture and design of the project, staff determined that the design of the proposed master plans (which includes four architectural styles with twelve color and material alternatives) accurately reflect the level and type of high quality design features recommended by the Folsom Ranch Central District Design Guidelines. Specifically, the 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: off-set building massing, a mixture of hip and gable roof forms, architectural projections, recessed second-story elements, decorative enhancements, and varied garage door designs.

The proposed building materials (stucco, vertical wood siding, stone veneer, decorative wood elements, metal design details, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles) are consistent with the materials recommended by the Folsom Ranch Central District Design Guidelines.

In addition, the proposed project includes distinct (earth-tone) color schemes that will enhance the visual interest of each of the master plans. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans is consistent with the design principles established by the Design Guidelines. In addition, staff had determined that the design of the two new master plans are consist with the design of the seven previously approved master plans within the subdivision.

In summary, staff has determined that the proposed master plans are consistent with the Folsom Ranch Design Guidelines. In addition, staff has concluded that the proposed master plans include design elements and features that are unique to the Folsom Plan.
Area. Based on this analysis, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for two, two-story master plans (four building elevations with twelve color and material alternatives) for the Toll Brothers Phase 3 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations and floor plans dated January 5, 2023.

2. The design, materials, and colors of the proposed Toll Brothers Phase 3 Subdivision single-family residential units shall be consistent with the submitted building elevations, building renderings, 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. 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.

5. A minimum of one street 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).

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) provides that residential projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt from a requirement to prepare additional environmental analysis. CEQA Guidelines section 15182(c) provides specific criteria to determine whether this exemption applies:

(c) Residential Projects Implementing Specific Plans.

(1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity
to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. [CEQA Guidelines section 15182]

An Addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Public Resources Code Section 21166 and State CEQA Guidelines Sections 15164 and 15168. An Addendum was approved at the time the Small Lot Vesting Tentative Map for the subdivision was approved.

It is the City's judgment, that the Addendum and the previously prepared environmental document fully addresses all of the impacts of the proposed project. All mitigation measures applicable to the project still apply and no new mitigation measures are required. The scope of this proposed project does not constitute a substantial change to what was approved at the time of the Small Lot Vesting Tentative Map, so no further environmental review is required, as stated in CEQA Guidelines section 15162.

RECOMMENDATION
Staff recommends that the Planning Commission approve the proposed Project, based on the proposed Findings and subject to the Conditions of Approval attached to this report.

PLANNING COMMISSION ACTION

• Move to approve the Toll Brothers Phase 3 Subdivision Design Review Application for the introduction of two new individual master plans within the 211-unit Toll Brothers Phase 3 Subdivision as illustrated on Attachments 8 through 12.

This approval is based on the findings (Findings A-K) 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 GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.
CEQA FINDINGS

C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND IN 2018 AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT.

D. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH PHASE 3 TOLL BROTHERS PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.

E. THE CITY PREVIOUSLY DETERMINED THAT THE IMPACTS OF THE MANGINI RANCH PHASE 3 TOLL BROTHERS SUBDIVISION PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND ASSOCIATED MITIGATION MEASURES AND THAT THE MANGINI RANCH PHASE 3 SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES 15182(c).

F. THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65457 AND SECTION 15182 OF THE CEQA GUIDELINES.

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

H. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED.

DESIGN REVIEW FINDINGS

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

J. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES AND THE PLANNED DEVELOPMENT PERMIT FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 3 SUBDIVISION PROJECT.
K. 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 4

Conditions of Approval
# CONDITIONS OF APPROVAL FOR TOLL BROTHERS PHASE 3 SUBDIVISION DESIGN REVIEW

**RESIDENTIAL DESIGN REVIEW PROJECT (DRCL 23-00004)**

**SOUTHEAST CORNER OF OAK AVENUE PARKWAY AND MANGINI PARKWAY**

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
</table>
| 1.                 | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:  
  - Approved Vesting Tentative Subdivision Map, dated February 5, 2020  
  - Approved Building Elevations and Floor Plans, dated January 5, 2022  
  - Conceptual Lot Layout Exhibits, dated January 5, 2023  
  - Street Scene Exhibits, dated January 5, 2023  
  - Building Elevations and Floor Plans, dated January 5, 2023  
  - Color Renderings, dated January 5, 2023  
  - Color and Materials Schemes, dated January 5, 2023  
  This project approval is for Toll Brothers Phase 3 Subdivision Design Review (DRCL 23-00004), which includes design review approval for two new individual master plans within a previously approved 211-unit single-family residential subdivision located at the southeast corner of the intersection of Oak Avenue Parkway and Mangini Parkway. 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 project approvals granted under this staff report (Residential Design Review) shall remain in effect for two years from final date of approval (April 19, 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. | B              | CD (P)                  |
## CONDITIONS OF APPROVAL FOR TOLL BROTHERS PHASE 3 SUBDIVISION DESIGN REVIEW

### RESIDENTIAL DESIGN REVIEW PROJECT (DRCL 23-00004)

**SOUTHEAST CORNER OF OAK AVENUE PARKWAY AND MANGINI PARKWAY**

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
</table>
| 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. | OG            | CD (P)(E)(B)               |
|                    |                                                                                                                                             |               | PW, PR, FD, PD, NS      |

### DEVELOPMENT COSTS AND FEE REQUIREMENTS

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>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>
<tr>
<td>6.</td>
<td>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>7.</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>
</tr>
</tbody>
</table>
### CONDITIONS OF APPROVAL FOR TOLL BROTHERS PHASE 3 SUBDIVISION DESIGN REVIEW

**RESIDENTIAL DESIGN REVIEW PROJECT (DRCL 23-00004)**

**SOUTHEAST CORNER OF OAK AVENUE PARKWAY AND MANGINI PARKWAY**

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.</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>
</tr>
<tr>
<td>9.</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 (April 19, 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>10.</td>
<td>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

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>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>B</td>
</tr>
<tr>
<td>12</td>
<td>The project shall comply with the following architecture and design requirements:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1. This approval is for two, two-story master plans (four building elevations with twelve color and material alternatives) for the Toll Brothers Phase 3 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations and floor plans dated January 5, 2023.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. The design, materials, and colors of the proposed Toll Brothers Phase 3 Subdivision single-family residential units shall be consistent with the submitted building elevations, building renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.</td>
<td>B</td>
</tr>
<tr>
<td></td>
<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>
</tr>
<tr>
<td></td>
<td>4. 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>
</tr>
<tr>
<td></td>
<td>5. A minimum of one street 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>
</tr>
</tbody>
</table>
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 improved by the Fire Marshal.

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:

- 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).
- Security measures for the safety of all construction equipment and unit appliances shall be employed.
- Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.

**CONDITIONS**

See attached tables of conditions for which the following legend applies.

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

**FIRE DEPARTMENT REQUIREMENT**

13. 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 improved by the Fire Marshal.

**POLICE/SECURITY REQUIREMENT**

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:

- 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).
- Security measures for the safety of all construction equipment and unit appliances shall be employed.
- Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.
Attachment 5

Vicinity Map
Vicinity Map

- 11,461 DU
- 27,140 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial

Folsom Plan Area Specific Plan
2011 / 2020 Entitlements
Revised: July, 2020
Attachment 6

Approved Vesting Tentative Subdivision Map
Dated February 5, 2020
Attachment 7

Approved Building Elevations and Floor Plans
Dated January 5, 2022
PLAN 1
SPANISH COLONIAL

PLAN 2
MODERN CRAFTSMAN

PLAN 3
MODERN FARMHOUSE

PLAN 1-R
ITALIAN VILLA

FOLSOM RANCH 45' x 105'
FOLSOM, CA
STREET SCENE

01-05-2022  A-02
PLAN 1
SPANISH COLONIAL

PLAN 2
MODERN FARMHOUSE

PLAN 3
ITALIAN VILLA

PLAN 4
MODERN CRAFTSMAN
## Toll Brothers at Folsom Ranch

**Folsom, California**

45' x 105'

### PROPOSED GENERAL STATISTICS

<table>
<thead>
<tr>
<th>Plan</th>
<th>Description</th>
<th>Statistics</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4 Bed + Loft + 3.5 Bath - 2,938 SF</td>
<td>Lot Coverage: 43.5% Conditioned + Garage + Porch 4.7% Outdoor Living Room 2,255 SF / 4,725 SF Lot = 47.7% Coverage Rear Yard Square Footage (including Outdoor Living Room): 1,100.8 SF</td>
</tr>
<tr>
<td>2</td>
<td>5 Bed + Loft + 4.5 Bath - 3,102 SF</td>
<td>Lot Coverage: 43.0% Conditioned + Garage + Porch 4.1% Outdoor Living Room 2,225 SF / 4,725 SF Lot = 47.1% Coverage Rear Yard Square Footage (including Outdoor Living Room): 1,096.6 SF</td>
</tr>
<tr>
<td>3</td>
<td>5 Bed + Loft + 4.5 Bath - 3,359 SF</td>
<td>Lot Coverage: 45.5% Conditioned + Garage + Porch 4.2% Outdoor Living Room 2,349 SF / 4,725 SF Lot = 49.7% Coverage Rear Yard Square Footage (including Outdoor Living Room): 965.8 SF</td>
</tr>
</tbody>
</table>

Construction Type: **V-B** 2 Story Detached
Lot Coverage:
43.5% Conditioned + Garage + Porch
4.2% Outdoor Living Room
2,255 SF/ 4,725 SF Lot = 47.7% Coverage
OPT. 8080 SL. DR.

OPT. EXPANDED SHOWER

OPT. ADDITIONAL BEDROOM

OPT. 12080 SL. DR.

OPT. PRIMARY DECK

OPT. FIREPLACE AT OUTDOOR LIVING ROOM

OPT. FIREPLACE AT GREAT ROOM +16 SQ.FT.

FOLSOM RANCH 45' x 105'
FOLSOM, CA

OPTIONS
PLAN 1
FOLSOM RANCH 45' x 105'

ITALIAN VILLA

PLAN 1
First Floor - 1,412 SQ.FT.
Second Floor - 1,690 SQ.FT.
Total - 3,102 SQ.FT.

Lot Coverage:
43.0% Conditioned + Garage + Porch
4.1% Outdoor Living Room
2,225 SF / 4,725 SF Lot = 47.1% Coverage

FOLSOM RANCH 45' x 105'
FOLSOM, CA
PLAN 2

Toll Brothers
First Floor - 1,484 SQ.FT.
Second Floor - 1,875 SQ.FT.
Total - 3,359 SQ.FT.

Lot Coverage:
45.5% Conditioned + Garage + Porch
4.2% Outdoor Living Room
2,349 SF/4,725 SF Lot = 49.7% Coverage
SPANISH COLONIAL

ITALIAN VILLA

MODERN CRAFTSMAN

MODERN FARMHOUSE

FOLSOM RANCH 45' x 105'

FRONT ELEVATIONS

PLAN 3

FOLSOM, CA

139
FOLSOM RANCH 45' x 105'
FOLSOM, CA

MODERN FARMHOUSE
PLAN 3

Toll Brothers
# Toll Brothers at Folsom Ranch

Folsom, California
60' x 105'

## Proposed General Statistics

<table>
<thead>
<tr>
<th>Plan</th>
<th>4 Bed + Flex + 3.5 Bath - 2,555 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Coverage:</td>
</tr>
<tr>
<td></td>
<td>50.0% Conditioned + Garage + Porch</td>
</tr>
<tr>
<td></td>
<td>3.0% Outdoor Living Room</td>
</tr>
<tr>
<td></td>
<td>3,336 SF / 6,300 SF Lot = 53.0% Coverage</td>
</tr>
<tr>
<td></td>
<td>Rear Yard Square Footage (Including Outdoor Living Room): 1,271.0 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan</th>
<th>5 Bed + Flex + Loft + 4.5 Bath - 3,500 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Coverage:</td>
</tr>
<tr>
<td></td>
<td>38.8% Conditioned + Garage + Porch</td>
</tr>
<tr>
<td></td>
<td>5.3% Outdoor Living Room</td>
</tr>
<tr>
<td></td>
<td>2,798 SF / 6,300 SF Lot = 44.1% Coverage</td>
</tr>
<tr>
<td></td>
<td>Rear Yard Square Footage (Including Outdoor Living Room): 2,138.2 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan</th>
<th>5 Bed + Flex + Loft + 4.5 Bath - 3,637 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Coverage:</td>
</tr>
<tr>
<td></td>
<td>39.8% Conditioned + Garage + Porch</td>
</tr>
<tr>
<td></td>
<td>4.0% Outdoor Living Room</td>
</tr>
<tr>
<td></td>
<td>2,760 SF / 6,300 SF Lot = 43.8% Coverage</td>
</tr>
<tr>
<td></td>
<td>Rear Yard Square Footage (Including Outdoor Living Room): 1,920.0 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plan</th>
<th>5 Bed + Flex + Loft + 5.5 Bath - 3,779 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Coverage:</td>
</tr>
<tr>
<td></td>
<td>40.1% Conditioned + Garage + Porch (2530.5)</td>
</tr>
<tr>
<td></td>
<td>4.0% Outdoor Living Room (249)</td>
</tr>
<tr>
<td></td>
<td>2,779 SF / 6,300 SF Lot = 44.1% Coverage</td>
</tr>
<tr>
<td></td>
<td>Rear Yard Square Footage (Including Outdoor Living Room): 1,920.0 SF</td>
</tr>
</tbody>
</table>

Construction Type: V-B 1 Story Detached / 2 Story Detached

To: Brothers
From: Toll Brothers

Folsom, CA
Lot Coverage:
50.0% Conditioned + Garage + Porch
3.0% Outdoor Living Room
53.0% Total

Lot Coverage:
38.8% Conditioned + Garage + Porch
5.3% Outdoor Living Room
44.1% Total

Lot Coverage:
39.8% Conditioned + Garage + Porch
4.0% Outdoor Living Room
43.8% Total

Lot Coverage:
40.1% Conditioned + Garage + Porch
4.0% Outdoor Living Room
44.1% Total
Lot Coverage:
50.0% Conditioned + Garage + Porch
3.0% Outdoor Living Room
3,336 SF / 6,300 SF Lot = 53.0% Coverage
FOLSOM RANCH 60' x 105'

* First Floor - 1,678 SQ.FT.
* Second Floor - 1,824 SQ.FT.
* Total - 3,500 SQ.FT.

Lot Coverage:
38.8% Conditioned + Garage + Porch
5.3% Outdoor Living Room
2,798 SF / 6,300 SF Lot = 44.1% Coverage

FOLSOM, CA

PLAN 2

Toll Brothers

C1-05-2022 A-42
FOLSOM RANCH 60' x 105'

OPTIONS

OPT. FLEX ROOM
+165 SQ. FT.

OPT. PRIMARY DECK

OPT. 90 DEGREE SL. DR.

OPT. 12080 SL. DR.

OPT. OFFICE

OPT. FIREPLACE
AT OUTDOOR LIVING ROOM

OPT. 12080 SL. DR.

FOLSOM, CA

PLAN 2

01-05-2022 A - 43
FOLSOM RANCH 60' x 105'
FOLSOM, CA

MODERN CRAFTSMAN
PLAN 2

ROOF PLAN
LEFT
REAR
RIGHT
FOLSOM RANCH 60' x 105'

* First Floor - 1,802 SQ.FT.
* Second Floor - 1,835 SQ.FT.
* Total - 3,637 SQ.FT.

Lot Coverage:
39.8% Conditioned + Garage + Porch
4.0% Outdoor Living Room
2,760 SF / 6,300 SF Lot = 43.8% Coverage
FOLSOM RANCH 60' x 105'
FOLSOM, CA

MODERN CRAFTSMAN

PLAN 3

171
Lot Coverage:
40.1% Conditioned + Garage + Porch
4.0% Outdoor Living Room
2,749 SF / 6,300 SF Lot = 44.1% Coverage
FOLSOM RANCH 60' x 105'
FOLSOM, CA

SPANISH COLONIAL
PLAN 4

01-05-2022 A - 59
MODERN CRAFTSMAN ROOF PLAN

MODERN CRAFTSMAN RIGHT ELEVATION

MODERN CRAFTSMAN REAR ELEVATION

MODERN CRAFTSMAN LEFT ELEVATION

MODERN FARMHOUSE ROOF PLAN

RIGHT

REAR

LEFT

FOLSOM RANCH 60' x 105'

FOLSOM, CA

OPTIONAL DECK

PLAN 2

01-05-2022
Scheme 1

ROOF TILE
EAGLE 3723
ADOBE BLEND
(Capistrano 5")

STUCCO
SW 7568
NEUTRAL GROUND

TRIM 1
SW 7530
BARCELONA BEIGE
(Prescast Foam & Stucco Details)

TRIM 2
SW 7515
HOMESTEAD BROWN
(Exterior Doors & Exposed Wood Trim Details)

TRIM 3
SW 6165
CONNECTED GRAY
(Shutters)

REFINED WOODSTONE
BLACKENED OAK

Scheme 2

ROOF TILE
EAGLE ECC R530
ALBUQUERQUE BLEND
(Capistrano 5")

STUCCO
SW 7012
CREAMY

TRIM 1
SW 6149
RELAXED KHAKI
(Prescast Foam & Stucco Details)

TRIM 2
SW 7520
PLANTATION BROWN
(Exterior Doors & Exposed Wood Trim Details)

TRIM 3
SW 7068
GRIZZLE GRAY
(Shutters)

REFINED WOODSTONE
BLACKENED OAK

Scheme 3

ROOF TILE
EAGLE 5779
WALNUT CREEK BLEND
(Capistrano 5")

STUCCO
SW 6126
NAVAJO WHITE

TRIM 1
SW 8111
ANTLER VELVET
(Prescast Foam & Stucco Details)

TRIM 2
SW 7526
RESORT TAN
(Exterior Doors & Exposed Wood Trim Details)

TRIM 3
SW 3607
ROCKWOOD MEDIUM BROWN
(Shutters)

REFINED WOODSTONE
BLACKENED OAK
**Scheme 1**

**Roof Tile**
- Eagle 3045
- Sunrise Blend
  (Capstone "S")

**Stucco**
- SW 6154
- MARSE

**Trim 1**
- SW 7542
- NATUREL
  (Prescut Foam & Stucco Details)

**Trim 2**
- SW 7039
- BRANNSTORM BRONZE
  (Garage Doors & Exposed Wood Trim Details)

**Trim 3**
- SW 6292
- COASTAL PLAIN
  (Shutters)

**French Limestone**
- French White

---

**Scheme 2**

**Roof Tile**
- Eagle 3057
- Slate Range
  (Capstone "S")

**Stucco**
- SW 7005
- PURE WHITE

**Trim 1**
- SW 7025
- AGREEABLE GRAY
  (Prescut Foam & Stucco Details)

**Trim 2**
- SW 7074
- PEPPERCOMON
  (Garage Doors & Exposed Wood Trim Details)

**Trim 3**
- SW 7074
- PEPPERCOMON
  (Shutters)

**French Limestone**
- French White

---

**Scheme 3**

**Roof Tile**
- Eagle 3771
- WALNUT CREEK BLEND
  (Capstone "S")

**Stucco**
- SW 7631
- CRYSTAL LOFT

**Trim 1**
- SW 7506
- LOGGIA
  (Prescut Foam & Stucco Details)

**Trim 2**
- SW 6152
- SUPERIOR BRONZE
  (Garage Doors & Exposed Wood Trim Details)

**Trim 3**
- SW 6083
- SABLE
  (Shutters)
## Scheme 1

- **Roof Tile**: Eagle ECX 8882 Nantucket Blend (Concrete Flat Smooth)
- **Stucco**: SW 6148 Wool Skirt
- **Trim 1**: SW 7636 Origami White
- **Trim 2**: SW 6171 Charcoal
- **Trim 3**: SW 7020 Black Fox
- **3" Split Limestone**: Cream
- **Refined Woodstone**: Blackened Oak

## Scheme 2

- **Roof Tile**: Eagle 8990 Pewter Bronze Blend (Concrete Flat Smooth)
- **Stucco**: SW 7050 Useful Gray
- **Trim 1**: SW 7035 Aesthetic White
- **Trim 2**: SW 6200 Link Gray
- **Trim 3**: SW 7020 Black Fox
- **3" Split Limestone**: Oak
- **Refined Woodstone**: Blackened Oak

## Scheme 3

- **Roof Tile**: Eagle 4981 Manteca Blend (Concrete Flat Smooth)
- **Stucco**: SW 7506 Loggia
- **Trim 1**: SW 7831 City Loft
- **Trim 2**: SW 8185 Connected Gray
- **Trim 3**: SW 7020 Black Fox
- **3" Split Limestone**: Genoa Sand
- **Refined Woodstone**: Blackened Oak
Toll Brothers at Folsom Ranch
Folsom, California
Specification
Attachment 8

Conceptual Lot Layout Exhibit
Dated January 5, 2023
EXISTING PLANS

AZUL
SPANISH COLONIAL

KRUGER
MODERN FARMHOUSE

RAMONA
ITALIAN VILLA

ANNANDALE
MODERN CRAFTSMAN

NEW PLAN

TOLL BROTHERS

FOLSOM, CA

FOLSOM RANCH

STREET SCENE

4366
A-04
01-05-2023
Attachment 9

Street Scene Exhibits
Dated January 5, 2023
Attachment 10

Building Elevations and Floor Plans
Dated January 5, 2023
PROPOSED GENERAL STATISTICS

<table>
<thead>
<tr>
<th>ZION</th>
<th>4 Bed + Loft + 3 Bath - 2,650 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lot Coverage:</td>
</tr>
<tr>
<td></td>
<td>35.52% Conditioned + Garage + Porch</td>
</tr>
<tr>
<td></td>
<td>4.25% Outdoor Living Room</td>
</tr>
<tr>
<td></td>
<td>1,879 SF / 4,725 SF Lot = 39.77% Coverage</td>
</tr>
<tr>
<td></td>
<td>Rear Yard Square Footage (including Outdoor Living Room): 1,710.0 SF</td>
</tr>
</tbody>
</table>

Construction Type: V-B 2 Story Detached
TOLL BROTHERS AT FOLSOM RANCH

PROPOSED GENERAL STATISTICS

<table>
<thead>
<tr>
<th>ANNANDALE</th>
<th>5 Bed + Loft + 4 Bath - 3,212 SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage:</td>
<td></td>
</tr>
<tr>
<td>36.70% Conditioned + Garage + Porch</td>
<td></td>
</tr>
<tr>
<td>3.06% Outdoor Living Room</td>
<td></td>
</tr>
<tr>
<td>2,505 SF/ 6,200 SF Lot = 39.76% Coverage</td>
<td></td>
</tr>
</tbody>
</table>

Rear Yard Square Footage (including Outdoor Living Room): 2,280.0 SF

Construction Type: V-B 2 Story Detached
TOLL BROTHERS AT FOLSOM RANCH

Color and Material Schemes
Attachment 11

Color Renderings
Dated February 1, 2023
Attachment 12

Color and Material Schemes
Dated January 5, 2023
Scheme 1

ROOF TILE
EAGLE 5882
NANTUCKET BLEND
(Concrete Flat Smooth)

STUCCO
SW 6548
WOOL SKEIN

TRIM 1
SW 7636
IBIS WHITE

TRIM 2
SW 6171
CHATHROOM

TRIM 3
SW 7020
BLACK FOX

3" SPLIT LIMESTONE
CREAM

REFINED WOODSTONE
BLACKENED OAK

Scheme 2

ROOF TILE
EAGLE 4690
PEWTER BRONZE BLEND
(Concrete Flat Smooth)

STUCCO
SW 7050
USEFOL GRAY

TRIM 1
SW 7035
AESTHETIC WHITE

TRIM 2
SW 6200
LINK GRAY

TRIM 3
SW 7020
BLACK FOX

3" SPLIT LIMESTONE
OAK

REFINED WOODSTONE
BLACKENED OAK

Scheme 3

ROOF TILE
EAGLE 4692
MANTECA BLEND
(Concrete Flat Smooth)

STUCCO
SW 7506
LOGO ISIA

TRIM 1
SW 7631
CITY LOFT

TRIM 2
SW 6155
CONNECTED GRAY

TRIM 3
SW 7020
BLACK FOX

3" SPLIT LIMESTONE
GENOA SAND

REFINED WOODSTONE
BLACKENED OAK
Scheme 1

- **ROOF TILE**
  - EAGLE 4697
  - SLATE RANGE
  - (Concrete Flat Smooth)

- **STUCCO**
  - SW 7006 EXTRA WHITE

- **TRIM 1**
  - SW 7006 EXTRA WHITE
  - (Garage Doors, Fascia / Trim @ Windows & Doors)

- **TRIM 2**
  - SW 7006 EXTRA WHITE
  - (Fitting or Stucco)

- **TRIM 3**
  - SW 7076 CYBERSPACE
  - (Shutters)

- **3" SPLIT LIMESTONE**
  - SUMMIT GREY

- **ICEBURG 2X6" WIRECUT**
  - BRICK

Scheme 2

- **ROOF TILE**
  - EAGLE 4692
  - CONCORD BLEND
  - (Concrete Flat Smooth)

- **STUCCO**
  - SW 6070 HERON PLUME

- **TRIM 1**
  - SW 6070 HERON PLUME
  - (Garage Doors, Fascia / Trim @ Windows & Doors)

- **TRIM 2**
  - SW 7632 MODERN GRAY
  - (Shoring or Stucco)

- **TRIM 3**
  - SW 8174 ANDIRON
  - (Shutters)

- **1" SPLIT LIMESTONE**
  - OAK

- **ICEBURG 2X6" WIRECUT**
  - BRICK

Scheme 3

- **ROOF TILE**
  - EAGLE 4697
  - SLATE RANGE
  - (Concrete Flat Smooth)

- **STUCCO**
  - SW 7638 JODEG PARCH

- **TRIM 1**
  - SW 7008 ALABASTER
  - (Garage Doors, Fascia / Trim @ Windows & Doors)

- **TRIM 2**
  - SW 6207 RETREAT
  - (Shoring or Stucco)

- **TRIM 3**
  - SW 7920 BLACK FOX
  - (Shutters)

- **1" SPLIT LIMESTONE**
  - GOLD QUARTZITE

- **ICEBURG 2X6" WIRECUT**
  - BRICK
TOLL BROTHERS AT FOLSOM RANCH

Specification
Front Entry Doors

- Spanish Colonial Therma Tru
  Model No. CCR8222

- Italian Villa Therma Tru
  Model No. CCR8225

- Craftsman Therma Tru
  Model No. CCR8222

- Modern Farmhouse Therma Tru
  Model No. CCR8222

Garage Doors

- Spanish Colonial Wayne Dalton - Classic Steel
  Ranch Style
  Model No. 9100
  Optional Clear I Glass

- Italian Villa Wayne Dalton - Classic Steel
  Sonoma Style
  Model No. 9100
  Optional Stockton I Glass

- Craftsman Wayne Dalton - Classic Steel
  Contemporary Style
  Model No. 9100
  Optional Clear IV Glass

- Modern Farmhouse Wayne Dalton - Classic Steel
  Colonial Style
  Model No. 9100
  Optional Clear I Glass

Light Fixtures

- Progress Lighting Cadence Collection
  Model No. P6626-31

- Progress Lighting Gibos Street Antique Collection
  Model No. P60021-020

- Progress Lighting Maison Collection
  Model No. P6636-31

- Progress Lighting Valera Collection
  Model No. P5806-20
Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Mangini Ranch Phase 2 Villages 5-6 Residential Design Review
File #: DRCL22-00321
Request: Residential Design Review
Location: Mangini Ranch Phase 2 Subdivision within Folsom Plan Area (APN 072-3670-005 and 072-3670-006)
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209 jkinkade@folsom.ca.us

Property Owner/Applicant
Name: KB Home Sacramento Inc.
Address: 3005 Douglas Blvd. Suite 250, Roseville CA 95661

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review Application for 53 single-family residential homes as illustrated on Attachments 6-8 for the Mangini Ranch Phase 2 Villages 5-6 project (DRCL22-00321) based on the findings (Findings A-J) and subject to the conditions of approval (Conditions 1-16) attached to this report.

Project Summary: The proposed project involves a request for Residential Design Review approval for 153 traditional single-family residential homes located within Villages 5-6 of the previously approved Mangini Ranch Phase 2 Subdivision project. In particular, the applicant is requesting Design Review approval for six individual master plans. Four distinct California heritage-themed architectural styles and twelve color and material alternatives are incorporated among the master plans.

Table of Contents:
1. Description/Analysis
2. Background
3. Conditions of Approval
4. Vicinity Map
5. Architectural Plans dated February 20, 2023
6. Landscape Plans dated October 2022
7. Exterior Colors and Materials, dated March 22, 2023
8. Folsom Ranch Central District Design Guidelines
Submitted,

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL

The applicant, KB Home Sacramento Inc., is requesting Residential Design Review approval for 153 traditional single-family residential homes located within Villages 5-6 of the previously approved Mangini Ranch Phase 2 Subdivision project (commercial name: Esquire). In particular, the applicant is requesting Design Review approval for six individual master plans. Four distinct California heritage-themed architectural styles (Spanish Colonial, Farmhouse, Craftsman, European Cottage) and twelve color and material alternatives are incorporated among the master plans.

The proposed master plans feature six two-story plans ranging in size from 1,652 to 2,785 square feet (3 BR/2.5 BA to 5 BR/2.5 BA) in size and include attached two-car garages. The four classic design themes are characterized by a variety of unique architectural elements including distinctive roof shapes and forms, covered front entries, varied door and window design, and enhanced decorative elements. Proposed building materials include stucco, vertical board and batten siding, shingle siding, stone and brick veneer, wood posts and columns, wood shutters, wood windowsills, multi-paned windows, themed garage doors, decorative light fixtures, concrete and terra cotta roof tiles. In addition, there are 12 distinct color and material alternatives available for each of the master plans resulting in 48 different visual expressions. Proposed plans are included in Attachment 6, proposed landscape plans are included in Attachment 7 and proposed colors and materials are included in Attachment 8. The following figures illustrate the approved parcel map and proposed front building elevations for the project.
FIGURE 1: APPROVED PARCEL MAP

FIGURE 2: PROPOSED STREET SCENE
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 proposed project is consistent with the required development standards, as shown in the following table:

| TABLE 1: SFHD 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>4,000 SF</td>
<td>4,000 SF</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>15 Feet</td>
<td>15 Feet</td>
</tr>
<tr>
<td>Front Garage Setback</td>
<td>20 Feet</td>
<td>20 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</td>
<td>15 Feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>50%</td>
<td>&lt;50%</td>
</tr>
</tbody>
</table>
Conformance with Applicable Design Guidelines

The proposed project is located within the Mangini Ranch portion of the Folsom Plan Area; thus, it is subject to the Folsom Ranch Central District Design Guidelines, which were approved by the City Council in 2015. No applicable City-wide design guidelines exist. 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 Central District of the Folsom Plan Area, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, 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 Folsom Ranch, Central District residential projects. 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 Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting street scene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms, front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the street scene
- Provide off-set massing, forms, or wall planes
- Provide recessed second-story elements
• Provide enhanced style-appropriate details on the front building elevation
• Provide decorative window shelves or sill treatments
• Provide architectural projections (recessed windows, eaves, shutters, etc.)
• Provide garage doors that are consistent with the architecture of the building
• Provide variety in the garage door patterns
• Provide outdoor living spaces (porches, balconies, courtyards, etc.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As described in the applicant’s proposal, the proposed project features four distinct architectural themes that have been chosen from or are similar to the traditional heritage of California home styles including Craftsman, Farmhouse, Spanish Colonial and European Cottage. The following is a description of each of the aforementioned architectural styles proposed for the Mangini Ranch Phase 2 Villages 5-6 Subdivision:

Craftsman
Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects, the Craftsman style focused on exterior elements with tasteful and artful attention to detail. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect is the creation of a natural, warm, and livable home of artful and expressive character.

Spanish Colonial
This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.
**Farmhouse**

The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to the availability of materials and technological advancements, such as balloon framing. Predominant features of the style are large wrapping front porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weathervanes, and dovecotes.

**European Cottage**

The European Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French “Cottage” became extremely popular when the addition of stone and brick veneer details was developed in the 1920’s. Although the European Cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

In reviewing the architecture and design of the project, staff determined that the design of the six proposed master plans (which also include four elevation plans, twelve color and material alternatives, and 48 architectural and visual expressions) generally reflect the level and type of high-quality design features recommended by the Folsom Ranch Central District Design Guidelines. Specifically, the 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: off-set building massing, distinctive roof shapes and forms, covered front entries, architectural projections, varied door and window design, single-story elements in the rear and enhanced decorative elements.

The front elevations on three of the master plans include porches that sit in front of the garages to help ensure that focus of the homes is on the front elevations rather than the garages on four of the six master plans. Due to the narrow lot widths, not all plans were able to place porches in front, but the applicant has extended the second stories of two of the master plans out beyond the garages to meet this guideline. The sixth master plan that has neither a porch in front of the garage or a second-story pop-out has included single-story roof elements above the garage door and sufficient detailing on the second floor to help detract from the prominence of the garage. As such, staff determined that the focus of the architecture of each of these master plans is on the home rather than the
Typically, single-family master plans in the SFHD-designated villages within Mangini Ranch include at least one single-story master plan. The applicant indicated their preference for two-story products given market demands and limited lot size. Staff worked with the applicant to modify the plans so that various rooflines were offered and that single-story elements were provided on the proposed rear elevations to ensure that the massing of an entirely two-story master plan village was adequately addressed.

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

The proposed building materials (stucco, vertical board and batten siding, shingle siding, stone and brick veneer, wood posts and columns, wood shutters, wood windowsills, multi-paned windows, themed garage doors, decorative light fixtures, concrete and terra cotta roof tiles) are consistent with the materials recommended by the Folsom Ranch Central District Design Guidelines. In addition, the proposed project includes distinct (earth-tone) color schemes that will enhance the visual interest of each of the master plans.

Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for six, two-story master plans (four building elevations with twelve color and material options and 48 visual expressions) for Villages 5-6 of the Mangini Ranch Phase 2 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated February 20, 2023.

2. The design, materials, and colors of the proposed Mangini Ranch Phase 2 Villages 5-6 Subdivision single-family residential homes shall be consistent with the attached building elevations, 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 roofline, 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. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.

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.

**Landscaping**

The Applicant is proposing to install new landscaping in the front yards and street side yards of the new homes within the project. Homeowners will be responsible for landscaping the rear yards of the individual homes. Front yard landscaping has been designed by the applicant to complement the proposed architecture and to work within the front yard areas available.

Proposed landscaping includes street trees on each lot (at least one per interior lot and two per corner lot) and accent trees (at least one per lot). Groundcover consists of a mix of mulch with drought-tolerant, low-maintenance shrub and groundcover plantings. No turf is proposed in the front yards. The conceptual landscape plans are shown in Attachment 7. The species of the trees and plants will be subject to the review and approval of the City Arborist upon submittal of the final landscape plans.

Condition No. 43 of the Mangini Ranch Phase 2 Large-Lot Vesting Tentative Subdivision Map requires that final landscape plans and specifications be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit or Small-Lot Final Map, whichever occurs first. Said plans are required to include all on-site landscape specifications and details and are required to comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping, including city-wide landscape rules and regulations on water usage and landscaping requirements necessitated to mitigate for drought conditions. The landscape plans are also required to comply with 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.

Wood fencing is proposed on the property lines of each interior lot. Corner lots provide fencing along the property lines of the interior side property line and inside of the property line on the street-side property line to allow room for additional landscaping outside of the fence line but within the property lines, as shown in Attachment 7. The Folsom Ranch Central District Design Guidelines require that rear yard fencing adjacent to park areas or open space edges where the residential pad is elevated above park/open space be view fencing, where applicable, considering grade differentials, etc.

With the proposed conditions, staff has determined that the design of the landscaping and fencing will be consistent with the design principles established by the Design Guidelines and will also be compatible with surrounding development and consistent with the general design theme of the neighborhood.

ENVIRONMENTAL REVIEW
The City, as lead agency, previously determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this Residential Design Review Application.

RECOMMENDATION
Staff recommends approval of the proposed project, subject to the conditions of approval included in this report.

PLANNING COMMISSION ACTION
Move to Approve a Residential Design Review Application for 153 single-family residential homes for the Mangini Ranch Phase 2 Villages 5-6 project as illustrated on Attachments 6-8 for the Mangini Ranch Phase 2 Villages 5-6 project (DRCL22-00321) based on the findings (Findings A-J) and subject to the conditions of approval (Conditions 1-16) attached to this report.

GENERAL FINDINGS
A. NOTICE 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 FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

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 MANGINI RANCH PHASE 2 SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.

E. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH PHASE 2 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 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 FOLSOM RANCH CENTRAL DISTRICT 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.
BACKGROUND
On June 23, 2015, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Amendment No. 1 to the First Amended and Restated Development Agreement, Design Guidelines, and an Inclusionary Housing Plan for development of an 833-unit single-family residential subdivision known as Mangini Ranch Phase 1 on a 418-acre site generally situated south of an Alder Creek tributary, west of Placerville Road, north of White Rock Road, and east of East Bidwell Street (formerly Scott Road) within the Folsom Plan Area. The Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the existing 418-acre site into 37 individual parcels for future sale and development. The Small-Lot Vesting Tentative Subdivision Map was approved to subdivide the newly created single-family residential large lots into an 833-unit single-family residential subdivision. Lastly, the Folsom Ranch Central District Design Guidelines and Development Regulations were approved for the orderly development of the proposed single-family residential subdivision.

On February 13, 2018, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Project Design Guidelines Amendment, and Inclusionary Housing Plan for development of a 901-unit residential subdivision known as Mangini Ranch Phase 2 on a 203-acre site located within the central portion of the Folsom Plan Area (i.e., within the previously approved Westland-Eagle site). The Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the 203-acre project site into 23 individual parcels for future development. The Small-Lot Vesting Tentative Subdivision Map was approved to subdivide nine of the large parcels into 545 single-family residential lots (SP-MLD-PD, SP-SF-PD, and SP-SFHD-PD zoning designations). The remaining 356 residential units within the project area were allotted to three multi-family zoned large-lot parcels. An Addendum to the Folsom Ranch Central District Design Guidelines was approved to incorporate architectural guidelines for multi-family residential development into the Design Guidelines. Lastly, an Inclusionary Housing Plan was approved which outlined how the project’s inclusionary housing requirement will be met.

The following Design Review applications for master plans within Mangini Ranch Phase 2 have since been approved by the Planning Commission:

- May 6, 2020: Villages 4-8 (109 single-family residential units by KB Homes)
- June 17, 2020: Village 7 (68 single-family residential units by Signature Homes Inc.) and a Planned Development Permit Modification from to reduce one of the required side yard setbacks from 5 feet to 4 feet, and to reduce the required garage
setback from 20 feet to 19 feet and 20 feet to 18 feet for two master plans respectively.

- November 3, 2021, Villages 1-2 (162 single-family residential units by Tri-Pointe Homes)
- May 4, 2022: Villages 3-3A (53 single-family residential homes by Beazer Homes)

**GENERAL PLAN DESIGNATION**

SFHD (Single Family High Density)

**SPECIFIC PLAN DESIGNATION**

SP-SFHD PD (Specific Plan-Single Family High Density, Planned Development District)

**ADJACENT LAND USES/ZONING**

North: Broadstone Estates Subdivision (SF)

South: Alder Creek Parkway with Mangini Ranch Phase 2 (MHD, SFHD, SF) beyond

East: Placerville Road with Russell Ranch Phase 3B Subdivision (SFHD) beyond

West: Westwood Drive with undeveloped commercial land (GC) beyond

**SITE CHARACTERISTICS**

The project site is currently being graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are currently in the process of being reviewed.

**APPLICABLE CODES**

FPASP (Folsom Plan Area Specific Plan)
Folsom Ranch Central District Design Guidelines
FMC Chapter 17.06, Design Review
Attachment 3
Conditions of Approval
## CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2, VILLAGES 5-6 RESIDENTIAL DESIGN REVIEW PROJECT (DRCL22-00321)
MANGINI RANCH PHASE 2 SUBDIVISION WITHIN FOLSOM PLAN AREA
RESIDENTIAL DESIGN REVIEW

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>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 6-8:</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
<tr>
<td></td>
<td>• Architectural Plans dated February 20, 2023, Landscape Plans dated October 2022 and Exterior Colors and Materials dated March 22, 2023</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>This project approval is for the Mangini Ranch Phase 2 Villages 5-6 Residential Design Review, which includes design review approval for 153 traditional single-family residential units located within Villages 5-6 of the previously approved Mangini Ranch Phase 2 Subdivision project for the Mangini Ranch Phase 2 Villages 5-6 Residential Design Review project (DRCL22-00321). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. The species of the trees and plants will be subject to the review and approval of the City Arborist upon submittal of the final landscape plans.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>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.</td>
<td>The project approvals granted under this staff report (Residential Design Review) shall remain in effect for two years from final date of approval (April 19, 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>
</tbody>
</table>
### CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2, VILLAGES 5-6
### RESIDENTIAL DESIGN REVIEW PROJECT (DRCL22-00321)
### MANGINI RANCH PHASE 2 SUBDIVISION WITHIN FOLSOM PLAN AREA
### RESIDENTIAL DESIGN REVIEW

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>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></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• The City bears its own attorney’s fees and costs; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• The City defends the claim, action or proceeding in good faith</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<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>OG</td>
<td>CD (P)(E)(B)</td>
</tr>
<tr>
<td></td>
<td>PW, PR, FD, PD, NS</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### DEVELOPMENT COSTS AND FEE REQUIREMENTS

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>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>
<tr>
<td>6.</td>
<td>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>7.</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>
</tr>
</tbody>
</table>
## CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2, VILLAGES 5-6 RESIDENTIAL DESIGN REVIEW PROJECT (DRCL22-00321)

MANGINI RANCH PHASE 2 SUBDIVISION WITHIN FOLSOM PLAN AREA RESIDENTIAL DESIGN REVIEW

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.</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>
</tr>
<tr>
<td>9.</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 (April 19, 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>10.</td>
<td>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

<table>
<thead>
<tr>
<th></th>
<th>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.</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>CD (P)</td>
</tr>
</tbody>
</table>
The project shall comply with the following architecture and design requirements:

1. This approval is for six, two-story master plans (four building elevations with nine color and material options) for Villages 5-6 of the Mangini Ranch Phase 2 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated February 20, 2023.

2. The design, materials, and colors of the proposed Mangini Ranch Phase 2 Villages 5-6 single-family residential homes shall be consistent with the attached building elevations, 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 built 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. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.

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.

**FIRE DEPARTMENT REQUIREMENT**

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.
### POLICE/SECURITY REQUIREMENT

| 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:  
- 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).  
- Security measures for the safety of all construction equipment and unit appliances shall be employed.  
- Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. | B | PD |

### LANDSCAPING/WALLS/FENCES

| 15. | The final location, design, height, materials, and colors of the walls and fences shall be consistent with the submitted exhibits subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. The location of the fencing shall remain in perpetuity as shown and installed originally by the Applicant (i.e., fence may not be moved into the PUE on side/corner lots). | B | CD(P) |

| 16. | 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 or Small-Lot Final Map, whichever occurs first. Said plans shall include all on-site landscape specifications and details, and shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.  
Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. 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. | B, M | CD(P), PW |
<table>
<thead>
<tr>
<th>RESPONSIBLE DEPARTMENT</th>
<th>WHEN REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD (P) Community Development Department Planning Division</td>
<td>I Prior to approval of Improvement Plans</td>
</tr>
<tr>
<td>CD (P) Community Development Department Engineering Division</td>
<td>M Prior to approval of Final Map</td>
</tr>
<tr>
<td>CD (P) Community Development Department Building Division</td>
<td>B Prior to issuance of first Building Permit</td>
</tr>
<tr>
<td>CD (P) Community Development Department Fire Division</td>
<td>O Prior to approval of Occupancy Permit</td>
</tr>
<tr>
<td>PW Public Works Department</td>
<td>DC During construction</td>
</tr>
<tr>
<td>PR Park and Recreation Department</td>
<td>OG On-going requirement</td>
</tr>
<tr>
<td>PD Police Department</td>
<td></td>
</tr>
</tbody>
</table>
Attachment 4
Vicinity Map
Attachment 5
Approved Parcel Map
Attachment 6
Architectural Plans dated February 20, 2023
Mangini Ranch V2 - Esquire
Street Scene
Enhanced Left Elevation 'A'

Front Elevation 'A' - Spanish Colonial

Enhanced Right Elevation 'A'

Enhanced Rear Elevation 'A'

MANGINI RANCH V2-ESQUIRE
Partial Floor Plan at Covered Patio
Enhanced Left Elevation 'B'

Front Elevation 'B' - Craftsman

Enhanced Right Elevation 'B'

Enhanced Rear Elevation 'B'

MANGINI RANCH V2-ESQUIRE
Rear Elevation 'B'

Partial Left Elevation 'B'

Rear Elevation 'A'

Partial Left Elevation 'A'

Elevations at Covered Patio
Rear Elevation 'D'

Partial Left Elevation 'D'

Rear Elevation 'C'

Partial Left Elevation 'C'

Elevations at Covered Patio
Rear Elevation 'B'

Partial Left Elevation 'B'

Rear Elevation 'A'

Partial Left Elevation 'A'

Elevations at Covered Patio

MANGINI RANCH V2-ESQUIRE
Rear Elevation 'D'

Partial Left Elevation 'D'

Rear Elevation 'C'

Partial Left Elevation 'C'

Elevations at Covered Patio
Rear Elevation 'D'

Partial Left Elevation 'D'

Rear Elevation 'C'

Partial Left Elevation 'C'

Elevations at Extended Covered Patio
Rear Elevation 'D'

Partial Left Elevation 'D'

Rear Elevation 'C'

Partial Left Elevation 'C'

Elevations at Covered Patio
Rear Elevation 'D'

Partial Left Elevation 'D'

Rear Elevation 'C'

Partial Left Elevation 'C'

Elevations at Extended Covered Patio
Second Floor Plan 'C'

First Floor Plan 'C'

Second Floor Plan 'B'

First Floor Plan 'B'

MANGINI RANCH V2-ESQUIRE

KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
(916) 945-3880

MANGINI RANCH V2-ESQUIRE

CITY OF FOLSOM

February 20, 2023

PLAN No. 226.2528
ORD No. 600999_101
Dated: 2/3/2023

334
'A'  'B'  'C'  'D'

Roof Plans

MANGINI RANCH V2-ESQUIRE
Left Elevation 'C'

Front Elevation 'C' - Farmhouse

Right Elevation 'C'

Rear Elevation 'C'

MANGINI RANCH V2-ESQUIRE
Partial Floor Plan
at Extended Covered Patio
Rear Elevation 'D'

Partial Left Elevation 'D'

Rear Elevation 'C'

Partial Left Elevation 'C'

Elevations at Covered Patio
Attachment 7
Landscape Plans dated October 2022
Attachment 8
Exterior Colors and Materials, dated March 22, 2023
### SPANISH COLONIAL ‘A’ ELEVATIONS

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>MFR</th>
<th>SCHEME 1</th>
<th>SCHEME 2</th>
<th>SCHEME 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUCCO</td>
<td>SHERWIN-WILLIAMS</td>
<td>Navajo White (SW 6126)</td>
<td>Sundew (SW 7688)</td>
<td>Pearly White (SW 7009)</td>
</tr>
<tr>
<td>STUCCO HIGHLIGHT</td>
<td>SHERWIN-WILLIAMS</td>
<td>Favorite Tan (SW 6157)</td>
<td>Townhall Tan (SW 7690)</td>
<td>Relaxed Khaki (SW 6149)</td>
</tr>
<tr>
<td>FASCIA</td>
<td>SHERWIN-WILLIAMS</td>
<td>Homestead Brown (SW 7515)</td>
<td>Tiki Hut (SW 7509)</td>
<td>Protégé Bronze (SW 6153)</td>
</tr>
<tr>
<td>TRIM</td>
<td>SHERWIN-WILLIAMS</td>
<td>Homestead Brown (SW 7515)</td>
<td>Khaki Shade (SW 7533)</td>
<td>Protégé Bronze (SW 6153)</td>
</tr>
<tr>
<td>FRONT ENTRY</td>
<td>SHERWIN-WILLIAMS</td>
<td>Smokey Topaz (SW 6117)</td>
<td>Artichoke (SW 6179)</td>
<td>Riverway (SW 6222)</td>
</tr>
<tr>
<td>SHUTTERS</td>
<td>SHERWIN-WILLIAMS</td>
<td>Bracing Blue (SW 6242)</td>
<td>Shade-Grown (SW 6188)</td>
<td>Rojo Marrón (SW 9182)</td>
</tr>
<tr>
<td>GARAGE</td>
<td>SHERWIN-WILLIAMS</td>
<td>Homestead Brown (SW 7515)</td>
<td>Tony Taupe (SW 7038)</td>
<td>Quiver Tan (SW 6151)</td>
</tr>
<tr>
<td>CLAY PIPE</td>
<td>SHERWIN-WILLIAMS</td>
<td>Aurora Brown (SW 2837)</td>
<td>Aurora Brown (SW 2837)</td>
<td>Aurora Brown (SW 2837)</td>
</tr>
<tr>
<td>ROOF</td>
<td>BORAL ROOFING</td>
<td>1 HBCS 6464</td>
<td>1 HBCS 0431</td>
<td>1 HBCS 6169</td>
</tr>
<tr>
<td></td>
<td>BARCELONA</td>
<td>California Mission Blend</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### CRAFTSMAN ‘B’ ELEVATIONS

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>MFR</th>
<th>SCHEME 4</th>
<th>SCHEME 5</th>
<th>SCHEME 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUCCO</td>
<td>SHERWIN-WILLIAMS</td>
<td>Cargo Pants (SW 7738)</td>
<td>Mega Greige (SW 7031)</td>
<td>Camelback (SW 6122)</td>
</tr>
<tr>
<td>SHAKE</td>
<td>SHERWIN-WILLIAMS</td>
<td>Green Earth (SW 7748)</td>
<td>Needlepoint Navy (SW 0032)</td>
<td>Almond Roca (SW 9105)</td>
</tr>
<tr>
<td>FASCIA / TRIM</td>
<td>SHERWIN-WILLIAMS</td>
<td>Eider White (SW 7014)</td>
<td>Natural Choice (SW 7011)</td>
<td>High Tea (SW 6159)</td>
</tr>
<tr>
<td>GABLE END</td>
<td>SHERWIN-WILLIAMS</td>
<td>Willow Tree (SW 7741)</td>
<td>Library Pewter (SW 0038)</td>
<td>Umber Rust (SW 9100)</td>
</tr>
<tr>
<td>FRONT ENTRY / SHUTTERS</td>
<td>SHERWIN-WILLIAMS</td>
<td>Wheat Penny (SW 7705)</td>
<td>Black Fox (SW 7020)</td>
<td>Kendal Green (SW 6467)</td>
</tr>
<tr>
<td>GARAGE</td>
<td>SHERWIN-WILLIAMS</td>
<td>Eider White (SW 7014)</td>
<td>Needlepoint Navy (SW 0032)</td>
<td>Almond Roca (SW 9105)</td>
</tr>
<tr>
<td>ROOF</td>
<td>BORAL ROOFING</td>
<td>1 FBCJ 3181</td>
<td>1 FBCF 1430</td>
<td>1 FBCJ 3184</td>
</tr>
<tr>
<td>SHAKE</td>
<td></td>
<td>Smokey Topaz Blend</td>
<td>Charcoal Blend</td>
<td>Rustic Brown Blend</td>
</tr>
<tr>
<td>BRICK</td>
<td>CULTURED STONE</td>
<td>USED BRICK Antique Red</td>
<td>USED BRICK High Desert</td>
<td>HANDMADE BRICK Moroccan Sand</td>
</tr>
</tbody>
</table>

### FARMHOUSE ‘C’ ELEVATIONS

<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>MFR</th>
<th>SCHEME 7</th>
<th>SCHEME 8</th>
<th>SCHEME 9</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUCCO</td>
<td>SHERWIN-WILLIAMS</td>
<td>Dorian Gray (SW 7017)</td>
<td>Snowbound (SW 7004)</td>
<td>Tinsmith (SW 7657)</td>
</tr>
<tr>
<td>SIDING / BOARD &amp; BATTEN</td>
<td>SHERWIN-WILLIAMS</td>
<td>Rhinestone (SW 7656)</td>
<td>Outerspace (SW 6251)</td>
<td>Smoky Blue (SW 7604)</td>
</tr>
<tr>
<td>FASCIA</td>
<td>SHERWIN-WILLIAMS</td>
<td>Rhinestone (SW 7656)</td>
<td>Extra White (SW 7006)</td>
<td>White Flour (SW 7102)</td>
</tr>
<tr>
<td>TRIM</td>
<td>SHERWIN-WILLIAMS</td>
<td>Iron Ore (SW 7069)</td>
<td>Extra White (SW 7006)</td>
<td>White Flour (SW 7102)</td>
</tr>
<tr>
<td>FRONT ENTRY / SHUTTERS AT STUCCO (SCHEME 8 ONLY)</td>
<td>SHERWIN-WILLIAMS</td>
<td>--</td>
<td>Outerspace (SW 6251)</td>
<td>--</td>
</tr>
<tr>
<td>FRONT ENTRY / SHUTTERS AT BOARD &amp; BATTEN (SCHEME 8 ONLY)</td>
<td>SHERWIN-WILLIAMS</td>
<td>--</td>
<td>Sea Salt (SW 6204)</td>
<td>--</td>
</tr>
<tr>
<td>FRONT ENTRY / SHUTTERS</td>
<td>SHERWIN-WILLIAMS</td>
<td>Iron Ore (SW 7069)</td>
<td>--</td>
<td>Decorous Amber (SW 0007)</td>
</tr>
<tr>
<td>GARAGE</td>
<td>BORAL ROOFING</td>
<td>1 FBCF 5139</td>
<td>1 FBCF 3233</td>
<td>1 FBCF 1430</td>
</tr>
<tr>
<td>SHAKE</td>
<td></td>
<td>Dark Ash</td>
<td>Brown Blend</td>
<td>Charcoal Blend</td>
</tr>
</tbody>
</table>

KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors, textures, materials, and combinations.
<table>
<thead>
<tr>
<th>MATERIAL</th>
<th>MFR</th>
<th>SCHEME 10</th>
<th>SCHEME 11</th>
<th>SCHEME 12</th>
</tr>
</thead>
<tbody>
<tr>
<td>STUCCO</td>
<td>SHERWIN-WILLIAMS</td>
<td>Barcelona Beige (SW 7530)</td>
<td>Eider White (SW 7014)</td>
<td>Studio Clay (SW 9172)</td>
</tr>
<tr>
<td>SIDING / GABLE END</td>
<td>SHERWIN-WILLIAMS</td>
<td>Craft Paper (SW 6125)</td>
<td>Foggy Day (SW 6235)</td>
<td>Porpoise (SW 7047)</td>
</tr>
<tr>
<td>FASCIA</td>
<td>SHERWIN-WILLIAMS</td>
<td>Moderne White (SW 6168)</td>
<td>Pottery Um (SW 7715)</td>
<td>Black Fox (SW 7020)</td>
</tr>
<tr>
<td>TRIM</td>
<td>SHERWIN-WILLIAMS</td>
<td>Moderne White (SW 6168)</td>
<td>Pottery Um (SW 7715)</td>
<td>Agreeable Gray (SW 7029)</td>
</tr>
<tr>
<td>FRONT ENTRY / SHUTTERS</td>
<td>SHERWIN-WILLIAMS</td>
<td>Loch Blue (SW 6502)</td>
<td>Rojo Marrón (SW 9182)</td>
<td>Spicy Hue (SW 6342)</td>
</tr>
<tr>
<td>GARAGE</td>
<td>SHERWIN-WILLIAMS</td>
<td>Virtual Taupe (SW 7039)</td>
<td>Oliva Oscuro (SW 9125)</td>
<td>Burnished Brandy (SW 7523)</td>
</tr>
<tr>
<td>ROOF</td>
<td>BORAL ROOFING</td>
<td>1 FACS 3184</td>
<td>1 FACS 0024</td>
<td>1 FACS 1132</td>
</tr>
<tr>
<td>SLATE</td>
<td></td>
<td>Rustic Brown Blend</td>
<td>Desert Sage</td>
<td>Charcoal Brown Blend</td>
</tr>
<tr>
<td>STONE</td>
<td>CULTURED STONE</td>
<td>COUNTRY LEDGESTONE Grand Mesa</td>
<td>COUNTRY LEDGESTONE Hudson Bay</td>
<td>COUNTRY LEDGESTONE Mojave</td>
</tr>
</tbody>
</table>

KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors, textures, materials, and combinations.
Mangihi Ranch V2 (Esquire)
Central California Division
Project #500866
Rev. March 22, 2023

SPANISH COLONIAL ‘A’ ELEVATIONS

CRAFTSMAN ‘B’ ELEVATIONS

FARMHOUSE ‘C’ ELEVATIONS

EUROPEAN COTTAGE ‘D’ ELEVATIONS

*kb Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Display of options, colors, textures, brick, stone, tile, stucco, roofing materials, siding, accessories, stonework and material combinations displayed on a sample color board may differ from the appearance of the options on homes as they are viewed in person. Please visit a KB Home model home community to view actual colors, textures, materials, and combinations.*
Attachment 9
Folsom Ranch Central District Design Guidelines
ARCHITECTURAL DESIGN GUIDELINES
ARCHITECTURAL GUIDING PRINCIPLES

The following residential guiding principles will guide the architecture to ensure quality development:

- Provide a varied and interesting streetscape.
- Focus of the home is the front elevation, not the garage.
- Provide a variety of garage placements.
- Provide detail on rear elevations where visible from the public streets.
- Choose appropriate massing and roof forms to define the architectural styles.
- Ensure that plans and styles provide a degree of individuality.
- Use architectural elements and details to reinforce individual architectural styles.

GENERAL ARCHITECTURAL GUIDELINES

Edge Conditions

Rear elevations visible from open spaces and major roadways shall incorporate enhanced details used on the front elevation of the home. Rear elevations observable from open spaces and major roadways shall be visually aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following should be considered, and at least one element incorporated, in the design of the side and rear elevations along edge conditions:

- A balance of hip and gable roof forms;
- Single-story plan;
- Single-story elements on two-story homes;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Detail elements on the front elevation shall be applied to the side and rear elevations along edge conditions.
Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements.

The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene.
- Design roofs for maximum solar exposure for the potential installation of solar features.
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling.
- Offset roof planes, eave heights, and ridge lines.

Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Folsom Ranch, Central District community. Buildings located on corners shall include one of the following:

- Front and side facade articulation using materials that wrap around the corner-side of the building;
- Awning on corner side;
- Home entry on corner side;
- Corner facing garage;
- A pop-out side hip, gable, or shed form roof;
- An added single-story element, such as a wrap-around porch or balcony;
- Recessed second- or third-story (up to 35’ max.); or
- Balcony on corner side.
Front Elevations

Front elevations shall be detailed to achieve a variety along the street scene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements on page 2-6). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style-appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves and/or bump-out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that integrate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.
- Use a minimum of two building materials or colors on the front elevation.

Multi-family Entries

Entries for multi-family homes should create an initial impression, locate and frame the doorway, act as a link between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate roof elements, columns, Feature Windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways.

- If due to building configuration the front entry location is not immediately apparent, direct and draw the observer to it with added elements such as signs, lighting, and landscape.
Feature Windows

All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape;
- Picture window;
- A bay window projecting a minimum of 24 inches, or a 12 inch pop-out surround;
- A window with a substantial surround matching or contrasting the primary color of the home;
- A window recess a minimum of 2 inches;
- Decorative iron window grilles;
- Decorative window shelves or sill treatments;
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim:
  - A Juliet balcony with architectural style appropriate materials;
  - Window shutters;
  - Trellis protruding a minimum of 12 inches from the wall plane of the window.

Windows

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter, and to minimize light and heat entering in the summer.

West-facing windows should be shaded where feasible to avoid prolonged sun exposure/overheating of the homes.

For additional window requirements addressing Sound Attenuation requirements refer to the Mangini Ranch Residential Development Environmental Noise Assessment document prepared by Bollard Acoustical Consultants, Inc. on January 29, 2015.
Garage Door Treatments

Appropriate treatment of garage doors will further enhance the building elevation and decrease the utilitarian appearance of the garage door. Various garage door patterns, windows, and/or color schemes should be applied as appropriate to individual architectural styles, where feasible.

- Garage doors shall be consistent with the architecture of the building to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 8 inches from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- When appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.

Street Facing Garages

All street facing garages should vary the garage door appearance along the streetscene. Below are options for the door variety:

- Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.
- Use an attached overhead trellis installed beneath the garage roof fascia and/or above garage door header trim.
- Span the driveway with a gated element or overhead trellis.
- Provide a porte cochere.
- Street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from the corner.
Alley Treatments

The use of alleys should be elevated from purely functional, simple garage access to an enjoyable space that residents experience and utilize daily. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least one of the following shall be implemented along the alley:

- Building size and shape shall have stepped massing (recessed or cantilevered, i.e., stepping back upper floors or protruding forward upper floors) of at least one foot.
- Window trim, color, and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design intent of the home and neighborhood.
- Provide sufficient planting areas between garages to soften the vertical architectural planes at alleys.

Building Forms

Building form, detail, and placement greatly influences how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration, as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections can create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (wood, metal, cloth)
- Balconies
- Shutters
- Eave overhangs
- Projecting second- or third-story elements
- Window/door surrounds
- Tower elements
- Trellis elements
- Recessed windows
- Porch elements
- Bay windows or dormers
- Shed roof elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (vertically or horizontally) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
  - Vertically between stories, or
  - Horizontally between spaces, such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated streetscenes and elevations should be avoided.
Section 2 - Architectural Design Guidelines

- Streetscenes should provide a mix of simple massing elevation with offset massing elements to compose an aesthetic and understandable streetscape.

**Floor Plan Plotting**

In each single-family detached neighborhood with a minimum of up to 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of two architectural styles. If only two styles are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood with more than 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of three architectural styles. If only three styles per floor plan are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.
**Style Plotting**

To ensure that architectural variety occurs, similar elevations cannot be plotted adjacent to or immediately across the street from one another. No more than two of the same floor plan/elevations shall be plotted next to each other or directly across the street from one another. (Refer to Section Four for Design Review process.) The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same floor plan and elevation is not permitted on the lot most directly across from it and the one lot on either side of it.
- Identical floor plans may be plotted on adjacent lots, provided a different elevation style is selected for each floor plan.
- Identical floor plans may be plotted on lots across the street from each other provided a different elevation style is selected for each floor plan.

**Color Criteria**

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another. Color and material sample boards shall be submitted for review along with the Master Plot Plan. (Refer to Section Four.)

A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.

**Lower Height Elements**

Lower height elements are important to streetscene variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscene. Lower height elements may include, but are not limited to:

- Porches
- Entry features
- Interior living spaces
- Courtyards
- Bay windows
- Trellises
Balconies

Balconies break up large wall planes, offset floors, create visual interest to the facade, provide outdoor living opportunities, and adds human scale to a building. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height elements. Balcony elements:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).

Roof Considerations

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.
Outdoor Living Spaces

Outdoor living spaces, including porches, balconies, and courtyards, activate the streetscene and promote interaction among neighbors. Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Wherever possible, outdoor living space is encouraged.

Materials

The selection and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a natural material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make the use of real wood elements less desirable. Where “wood” is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. Additionally, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Precast elements can also be satisfied by high-density foam or other similar materials in a style-appropriate finish.

• Brick, wood, and stone cladding shall appear as structural materials, not as applied veneers.
• Material changes should occur at logical break points.
• Columns, tower elements, and pilasters should be wrapped in its entirety.
• Materials and colors should be varied to add texture and depth to the overall character of the neighborhood.
• The use of flashy or non-traditional materials or colors that will not integrate with the overall character of the community is prohibited.
• Material breaks at garage corners shall have a return dimension equal to or greater than the width of the materials on the garage plane elevation.
• Use durable roofing and siding materials to reduce the need for replacement.
• Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials. (Refer to Section Four for Design Review process.)
Exterior Structures

Exterior structures, including but not limited to, porches, patio covers, and trellises shall reflect the character, color, and materials of the building to which they are related.

- Columns and posts should project a substantial and durable image.
- Stairs should be compatible in type and material to the deck and landing.
- Railings shall be appropriately scaled, consistent with the design vernacular of the building, and constructed of durable materials.
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

Accessory Structures

Accessory structures should conform to the design standards, setbacks, and height requirements of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.

Lighting

Appropriate lighting is essential in creating a welcoming evening atmosphere for the Folsom Ranch, Central District community. As a forward-thinking community, The Folsom Ranch, Central District will institute dark sky recommendations to mitigate light pollution, cut energy waste, and protect wildlife. All lighting shall be aesthetically pleasing and non-obtrusive, and meet the dark sky recommendations.

- All exterior lighting shall be limited to the minimum necessary for public safety.
- All exterior lighting shall be shielded to conceal the light source, lamp, or bulb. Fixtures with frosted or heavy seeded glass are permitted.
- Each residence shall have an exterior porch light at its entry that complements the architectural style of the building.
- Where feasible, lighting should be on a photocell or timer.
- Low voltage lighting shall be used whenever possible.

Address Numbers

To ensure public safety and ease of identifying residences by the Fire and Police Departments, address numbers shall be lighted or reflective and easily visible from the street.
RESIDENTIAL ARCHITECTURAL STYLES

Folsom Ranch, Central District is envisioned as a sustainable, contemporary community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect historic, regional, and climate-appropriate styles.

The design criteria established in this section encourages a minimum quality design and a level of style through the use of appropriate elements. Although the details are important elements that convey the style, the massing and roof forms are essential to establishing a recognizable style. The appropriate scale and proportion of architectural elements and the proper choice of details are all factors in achieving the architectural style.

ARCHITECTURAL THEME: CALIFORNIA HERITAGE

The styles selected for Folsom Ranch, Central District have been chosen from the traditional heritage of the California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed wood work, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurs in both directions, such as adapting Spanish detailing to colonial style form, or introducing colonial materials and details to the Hacienda form and function. The landscape and climate of California has also generated styles that acknowledge and blend with its unique setting. The Italian Villa is a prime example of a transplanted style developed in a climate zone similar to the climate found in California.

The following styles can be used within Folsom Ranch, Central District:

- Italian Villa
- Spanish Colonial
- Monterey
- Western Farmhouse
- European Cottage
- Craftsman
- Early California Ranch
- American Traditional

Additional architectural styles compatible with the intent of these guidelines may be added when it can be demonstrated to the Architectural Review Committee that they are regionally appropriate.

The following pages provide images and individual “style elements” that best illustrate and describe the key elements of each style. They are not all mandatory elements, nor are they a comprehensive list of possibilities. Photographs of historic and current interpretations of each style are provided to inspire and assist the designer in achieving strong, recognizable architectural style elevations. The degree of detailing and/or finish expressed in these guidelines should be relative to the size and type of building upon which they are applied.

These images are for concept and inspiration only and should not be exactly replicated.
ITALIAN VILLA

The Italian Villa was one of the most fashionable architectural styles in the United States in the 1860’s. Appearing on architect-designed landmarks in larger cities, the style was based on formal and rigidly symmetrical palaces of the Italian Renaissance.

Although residential adaptations generated less formality, traditional classical elements, such as the symmetrical facade, squared tower entry forms, arched windows, and bracketed eaves, persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for balconies, porches, railings, and fences.

Italian Villa Style Elements:

- Eave and exaggerated overhangs.
- Wall materials typically consist of stucco with stone and precast accents.
- Decorative brackets below eaves may be added accents.
- Barrel tile or “S” tile roof
- The entry may be detailed with a precast surround feature.
- Stucco or precast columns with ornate cap and base trim are typical.
- Wrought iron elements, arched windows or elements, and quoins are frequently used as details.
**Spanish Colonial**

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

**Spanish Colonial Style Elements:**

- Plan form is typically rectangular or “L”-shaped.
- Roofs are typically of shallower pitch with “S” or barrel tiles and typical overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative “wood” beams or trim are typical.
- Segmented or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Round or half-round tile profiles are typical at front-facing gable ends.
- Arcades are sometimes utilized.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.
MONTEREY

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses were of single story construction.

First built in Monterey by Thomas Larkin in 1835, this style introduced two story residential construction and shingle roofs to California. This Monterey style and its single story counterpart eventually had a major influence on the development of modern architecture in the 1930's.

The style was popularized by the used of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas, and porches are integral to the Monterey character. Traditionally, the first and second stories had distinctly different cladding material; respectively siding above with stucco and brick veneer base below.

The introduction of siding and manufactured materials to the home building scene allowed for the evolution of the Monterey home from strictly Spanish Adobe construction to a hybrid of local form and contemporary materials. Siding, steeper pitched flat tile roofing, and the cantilevered balcony elements on the Monterey house define this native California style.

Monterey Style Elements:

- Plan form is typically a simple two-story box.
- Roofs are typically shallow to moderately pitched with flat concrete tile or equal; “S” tile or barrel tile are also appropriate.
- Roof forms are typically a front-to-back gable with typical overhangs.
- Wall materials are typically comprised of stucco, brick, or siding.
- Materials may contrast between first and second floors.
- A prominent second-story cantilevered balcony is typically the main feature of the elevation; two-story balconies with simple posts are also appropriate.
- Simple Colonial corbels and beams typically detail roof overhangs and cantilevers.
- Balcony or porch is typically detailed by simple columns without cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically accented with window head or sill trim of colonial-style and louvered shutters.
- Corbel and post sometimes lean toward more “rustic” details and sometimes toward more “Colonial” details.
WESTERN FARMHOUSE

The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to the availability of materials and technological advancements, such as balloon framing.

Predominant features of the style are large wrapping front porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovecotes.

Western Farmhouse Style Elements:

- Plan form is typically simple.
- Roofs are typically of steeper pitch with flat concrete tiles or equal.
- Roof forms are typically a gable roof with front-facing gables and typical overhangs.
- Roof accents sometimes include standing-seam metal or shed forms at porches.
- Wall materials may include stucco, horizontal siding, and brick.
- A front porch typically shelters the main entry with simple posts.
- Windows are typically trimmed in simple colonial-style; built-up head and sill trim is typical.
- Shaped porch columns typically have knee braces.
EUROPEAN COTTAGE

The European Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French “Cottage” became extremely popular when the addition of stone and brick veneer details was developed in the 1920’s.

Although the cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style.

Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

European Cottage Style Elements:

- Rectangular plan form massing with some recessed second floor area is desirable.
- Main roof hip or gable with intersecting gable roofs is typical of this style.
- Steep roof pitches with swooping roof forms are encouraged.
- Roof appearance of flat concrete tile or equal is typical of the European Cottage style.
- Recessed entry alcoves are encouraged.
- Wall materials are typically comprised of stucco with brick and/or stone veneer.
- Bay windows, curved or round top accent windows, and vertical windows with mullions and simple 2x trim are utilized at front elevations and high visibility areas.
- Stone or brick accent details at the building base, entry, and chimney elements are typical.
- Horizontal siding accents and wrought iron or wood balconies and pot shelves are encouraged.

Example of European Cottage Architecture
CRAFTSMAN

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects like Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and artful attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. The style was quickly spread across the state and across the country by pattern books, mail-order catalogs, and popular magazines.

Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect was the creation of a natural, warm, and livable home of artful and expressive character. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces indicate a direct Craftsman reference to the style of California architect Bernard Maybeck, who was greatly influenced by the English Arts and Crafts Movement of the late 19th Century.

Craftsman Style Elements:

- Plan form is typically a simple box.
- Roofs are typically of shallower pitch with flat concrete tiles (or equal) and exaggerated eaves.
- Roof forms are typically a side-to-side gable with cross gables.
- Roof pitch ranges from 3:12 to 5:12 typically with flat concrete tiles or equal.
- Wall materials may include stucco, horizontal siding, and stone.
- Siding accents at gable ends are typical.
- A front porch typically shelters the main entry.
- Exposed rafter tails are common under eaves.
- Porch column options are typical of the Craftsman style:
  - Battered tapered columns of stone, brick, or stucco
  - Battered columns resting on brick or stone piers (either or both elements are tapered)
  - Simpler porch supports of double square post resting on piers (brick, stone, or stucco); piers may be square or tapered.
- Windows are typically fully trimmed.
- Window accents commonly include dormers or ganged windows with continuous head or sill trim.
Early California Ranch

A building form rather than an architectural style, the Ranch is primarily a one-story rambling home with strong horizontal lines and connections between indoor and outdoor spaces. The “U”- or “L”-shaped open floor plan focused on windows, doors, and living activities on the porch or courtyard. The horizontal plan form is what defines the Ranch.

The applied materials, style, and character applied to the Ranch have been mixed, interpreted, adapted, and modernized based on function, location, era, and popularity.

This single-story family oriented home became the American dream with the development of tract homes in the post-World War II era. Simple and affordable to build, the elevation of the Ranch was done in a variety of styles. Spanish styling with rusticated exposed wood beams, rafter tails under broad front porches, and elegantly simple recessed windows were just as appropriate on the Ranch as the clean lines of siding and floor to ceiling divided-light windows under broad overhanging laminate roofs.

Details and elements of the elevation of a Ranch should be chosen as a set identifying a cohesive style. Brick and stucco combinations with overly simple sill trim under wide windows with no other detailing suggests a Prairie feel, while all stucco, recessed windows, and exposed rusticated wood calls to mind a Hacienda ranch.

California Ranch Style Elements:

- Plan form is typically one-story with strong horizontal design.
- Roofs are typically shallow pitched with “S” tile, barrel tile, or flat concrete tile.
- Roof forms are typically gable or hip with exaggerated overhangs.
- Wall materials are commonly comprised of stucco, siding, or brick.
- A porch, terrace, or courtyard is typically the prominent feature of the elevation.
- Exposed rafter tails are typical.
- Porch is commonly detailed by simple posts or beams with simple cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically broad and accented with window head and sill trim, shutters, or are recessed.
- A strong indoor/outdoor relationship joined by sliding or French doors, or bay windows is common.
AMERICAN TRADITIONAL

The American Traditional style is a combination of the early English and Dutch house found on the Atlantic coast. Their origins were sampled from the Adam style and other classical styles. Details from these original styles are loosely combined in many examples.

Current interpretations have maintained the simple elegance of the early prototypes, but added many refinements and new design details. This style relies on its asymmetrical form and colonial details to differentiate it from the strict colonial styles.

Highly detailed entries having decorative pediments extended and supported by semi-engaged columns typically. Detailed doors with sidelights and symmetrically designed front facades. Cornices with dentils are an important feature and help identify this style.

American Traditional Style Elements:

- Plan form is typically asymmetric “L”-shaped.
- Roofs are typically of moderate to steeper pitch with flat concrete tile (or equal) roof and exaggerated boxed eaves.
- Roof forms are typically hip or gable with dominant forward facing gables.
- Front facade is typically one solid material which may include stucco, brick, or horizontal siding.
- The front entry is typically sheltered within a front porch with traditionally detailed columns and railings.
- A curved or round-top accent window is commonly used on the front elevation.
- Windows are typically fully trimmed with flanking louvered shutters.
- Gable ends are typically detailed by full or partial cornice, sometimes emphasized with dentils or decorative molding.
- Decorative or pedimented head and sill trim on windows is typical.
GUIDING LANDSCAPE DESIGN PRINCIPLES

Sustainable Landscape Design

Through thoughtful, sensitive design, Folsom Ranch, Central District can be designated to conserve valuable resources and create a noteworthy community within the City of Folsom. Sustainable landscape design links natural and built systems to achieve balanced environmental, social, and economic outcomes and improves quality of life, and the long-term health of communities and the environment. Sustainable landscape balances the needs of people and the environment to benefit both. Landscape Architects are encouraged to research alternative possibilities and incorporate them into the Model Home and community common area landscape design. The following is a list of various 'sustainable' features and practices to be used and/or considered for the Folsom Ranch, Central District Development at the improvement plan phase/level.

- To comply with AB 1881, Model Water Efficiency Landscape Ordinance and conserve water, incorporate a water management system utilizing up-to-date best management practices that allows groundwater to recharge.

- Encourage the use of low toxic wood preservatives (no CCA), or naturally rot-resistant wood for landscaping (no pressure-treated wood in or on the ground.)

- Choose low water, drought tolerant, and/or native plants that match the micro climate, and soil conditions. (Refer to Plant Matrix herein)

- Select plants that are “non-invasive” according to the current California Invasive Plant Inventory, published by the California Invasive Plant Council.
- Design landscape and plant spacing to allow for plants to reach mature size. Using appropriate sizes and the thoughtful placing of plants prevents overgrowth and future thinning, reducing the amount of material sent to the landfill.

- Locate plants to ensure proper drainage and to reduce potential damage to buildings.

- Reuse soils from the site, if appropriate, as horticultural soils.

- Maintain and/or improve soil health through responsible management including nurturing soil with organic matter, reducing synthetic fertilizer use, and restoration to sustain protected and future ecosystems.

- Use integrated pest management to control or eliminate pesticide and toxic chemical use.

- Create and/or maintain wildlife habitat.

- Increase tree cover to provide shade in developed areas to reduce energy demand, mitigate solar heat gain into buildings, and to reduce the amount of heat absorbed by paved areas.

- Plant deciduous trees on the south side of buildings to allow for increased solar heat gain in winter months (thereby reducing energy needed for heating interiors) and shading in summer months (thereby reducing energy needed for cooling interiors).

- Minimize the use of large turf areas (except within parks, parkways (as permitted by AB1881 Water Use Analysis), or single family residential front yards) or inefficient small turf areas (those under 8’-0” in width) in landscaping by incorporating water-conserving groundcovers or perennial grasses, shrubs, and trees.

- Utilize weather and climate-smart irrigation controllers.

- Design irrigation zones to suit plant requirements and incorporate high-efficiency nozzles.

- Use sustainable materials in landscape construction and site furnishing selections including, but not limited to, recycled materials, environmentally preferable/responsible products, materials that can be recycled, certified “green” products, and locally available or locally manufactured products.

- Use nitrogen-fixing plants to reduce fertilizer use.

- Create natural looking design to reduce maintenance required.

- Water conservation (xeriscape, rain gardens, grouping plants with similar requirements).

- Control water runoff (bioswales, rain gardens, green roofs).

- Preserving Oak Woodlands and isolated Oak Trees. Refer to the Landscape Master Community Plant Matrix section.

Example of Drip Irrigation Before Mulch
COMMUNITY DESIGN 
THEME/ LANDSCAPE CHARACTER

Landscaping plays an important role in establishing the visual identity and character of the Folsom Ranch, Central District Community. Consistency in theme and the application of major community-level design elements, such as enhanced entry with dynamic monumentation, upgraded hardscape and master landscape, arterial street parkways, thoughtful specifications of walls, fences and pilasters, adjacent community interface with improved edge conditions, and site-specific plant materials, is designed to be maintained throughout the Folsom Ranch, Central District development to communicate and enhance the community’s identity.

Folsom Ranch, Central District embraces the California Heritage theme. Careful thought has been given to integrate the structural and aesthetic elements of a balanced, cohesive community. To ensure that these design guidelines are implemented in a manner that will provide a sense of the City of Folsom’s character and ambiance, a central theme of California Heritage has been developed. This theme is appropriate to the community’s locale, and will tie the community together while enabling neighborhoods and mixed-use areas to further develop their individual character through their own unique elements.

Several identifying design and landscape elements will be incorporated throughout the community and will generally include:

- Timeless stone, steel, boulders, stucco, and heavy wood beams incorporated into monumentation, way-finding, and accessory structures.
- Natural landscaped areas blended with manicured landscaping.
• Low water, drought-tolerant and native tree and shrub materials, such as California Sycamores, Oaks, and Pine trees. In addition, plants rated low and very low water use per the WUCOLS rating system shall be used.

• Natural materials such as stone, wood, and boulders, complemented by an earth-tone color palette.

• Varied paving materials, including stone, concrete, wood, decomposed granite, and concrete pavers.

Folsom Ranch, Central District is a planned community that is inspired by the unique character of the City of Folsom and enhances its distinct identity. Like California itself, the design intent and architecture is an eclectic and colorful mix of various influences from across the United States. This community offers its residents an environment in which pedestrian connectivity, recreational activity, and social interaction are fostered. The residential neighborhoods within Folsom Ranch, Central District focus on these aspects by providing generous landscape setbacks, residences oriented to the street, widened pathways/trails, public gathering areas, and several community parks with recreational amenities.

Thematic elements are major project improvements that occur at the community or neighborhood level, and assist in establishing the overall design theme for the Folsom Ranch, Central District community. These major thematic elements will be reinforced within the following:

• Monumentation/ Signage
• Streetscape Landscape
• Enhanced Masonry Vertical Elements
• Enhanced Hardscape
• Enhanced Community Edge Conditions
• Open Space, Parks and Recreation Facilities
• Lighting/ Street Furniture Family

• Walls and Fences
• Landscaping/ Plant Palette

These thematic elements will commonly occur throughout the community and will unite Folsom Ranch, Central District under a common design vocabulary. General design guidelines and design criteria for the community theme elements are contained in the sections that follow.
WALL AND FENCE GUIDELINES

Maintaining quality and character of all aspects of the public realm is a key placemaking principle. The wall and fence design criteria is intended to provide variety and privacy for each lot while providing continuity and unity within the community.

Walls and fencing will be used throughout the community to complement the overall design theme, establish community identity, provide protection from roadway and other noise, and allow privacy and security in residential areas. The use of walls and fences can also serve to accentuate neighborhood features in addition to screening streets and adjacent uses.

The following types of walls (solid and opaque) and fences (open and largely transparent) have been selected for possible use within different areas of the project site. All wall and fence heights are measured from the highest grade elevation on either side of the wall or fence. An overall community wall program is provided to help unify and reinforce community character.

For wall heights exceeding those outlined herein based on Sound Attenuation requirements refer to the Mangini Ranch Residential Development Environmental Noise Assessment document prepared by Bollard Acoustical Consultants, Inc. on January 29, 2015.

- Decorative walls and/or screen walls shall be integrated with the architecture of community building, as well as the overall landscape design.
- All community theme walls and fences shall be consistent in design.
- For most products, the community wall will be colored split face block with an enhanced brick cap.
- Pilasters will be stacked stone veneered with an enhanced brick cap. Pilasters will occur at changes in wall direction or change in materials visible to the public realm and as outlined on page 3-26.
- Higher-end estate product wall adjoining a public street or any wall publicly visible or adjacent to the public realm shall be slump face block, slurry coat and painted, with a decorative brick cap.
- Interior/side yard or any wall not visible to the public realm shall be precision block with precision cap, or wood fencing based on builder's preference and product price point. Block color to match slump slurry wall paint color.
- View fencing of full height tubular steel and/or a low wall or concrete mow curb with tubular steel combination may be used. Pilasters may be incorporated into steel fencing.
- Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged.
- The maximum wall or fence height shall be six (6) feet within any required rear, or side setback area, and along the project perimeter unless a need for an 8'-0" high wall or higher is determined necessary to act as a sound wall and approved by the City. Wall/fence heights are measured from the base of the wall/fence to the top of the interior or exterior side, always providing a minimum six (6) feet barrier from either side. The maximum height of any wall should not exceed ten (10) feet (when in combination with a retaining wall) without a variance.
- Combination retaining wall and privacy walls at block ends may be used.
- Rear yard fencing adjacent to park areas or open space edges where residential pad is
elevated above park/open space shall be view fencing, where applicable, considering grade differentials, etc.

- Where appropriate, view fencing may be less than 6’ high to provide an enhanced view shed. In cases where pools or spas are located in rear yards, a minimum 5’-6” high perimeter fence is required. Continuous view fencing or block walls shall have pilasters located at corners, at change in wall/fencing materials, and significant redirections in the fence line.

- Wall sections greater than 50 feet in length should incorporate at least two of the following design features which are proportionate to the wall length:
  - A minimum 2 feet change in plane for at least 2 feet.
  - A minimum 18-inch change in height for at least 10 feet.
  - Use of pilasters at 50 feet maximum intervals and at changes in wall planes.
  - A minimum 4 feet high view fencing section for at least 10 feet.

- Solid walls or wood fencing shall be used for property line fencing and gate returns between housing lots and those areas in public view. Fence return located on the garage side of each home shall include a three foot (3’) wide minimum gate.

- All retaining walls, courtyard walls, gates and fences shall be compatible with the architecture of each neighborhood/village.

- Visible precision block walls or wood fencing is prohibited from the public realm.

- Walls shall be setback a minimum of 5 feet from all public sidewalks. Where feasible a 10 feet setback is preferred.

- For residential side yard gates, vinyl gates are encouraged, color to match or complement adjacent wall/architecture.

- Gates should be provided in walls or fences to allow emergency access and to facilitate convenient pedestrian access to activity areas and adjacent uses.

- Walls should be eliminated or sited to provide additional setbacks areas at project entries to accommodate distinctive landscaping, ornamental gateways, signage and street furniture.

- Walls should be curved or angled at corner locations along street frontages to preserve sight lines.

- Be mindful of sight lines when laying out lots and perimeter walls.
The following photos should not be construed as the exact wall and fence height, color and material, but should be used as preferred examples. The sketches and graphic representations contained within these Design Guidelines are for conceptual purposes and are provided as visual aids in understanding the basic intent of the Guidelines and to present examples of their potential implementation. The block/color specification can be substituted with a different manufacturer as long as colors and textures match.

**Community Wall and Pilaster**

**Pilaster:** Precision column block with stone veneer and enhanced brick cap  
**Wall:** Split face block with brick cap  
**Block Color:** Sandstone available through Angelus Block - 6x6x16  
**Brick:** Jumbo Alamo Blend ‘A’ - available through Belden Brick  
**Grout:** Light Khaki - available through Orco Blended Products  
**Stone:** TNS Coso Junction Thin Veneer - available through Thompson Bldg.  
**Grout-CBP Light Smoke #145**

**High End Product - Community Wall and Pilaster**

**Pilaster:** Precision column block with stone veneer and brick cap  
**Wall:** Slump column block with slurry coat, paint, and brick cap  
**Block Color:** Auburn available through Angelus Block - Slump 6x6x16 - Super Slump  
**Slurry Coat/Sack:** Sherwin Williams SW7513w (La Habra Color Coat Match x-81072)  
**Brick:** Jumbo Alamo Blend ‘A’ - available through Belden Brick  
**Grout:** Light Khaki - available through Orco Blended Products  
**Stone:** TNS Coso Junction Thin Veneer - available through Thompson Bldg.  
**Grout-CBP Light Smoke #145**
Community Prefabricated Tubular Steel Fence

Color: Sherwin Williams SW7020 Black Fox, Powdercoated
Precision Block Wall Option at Side Yard Conditions
(No Precision Block Wall shall be visible/exposed to the public realm.)
Color: Harvest, available through Angelus Block

Wood Fence Option at Side Yard Conditions
(No Wood Fence shall be visible/exposed to the public realm)
Color: Mission Brown Cabot Semi-solid Stain or equivalent
Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Mangini Ranch Phase 2 Village 2 Modification
File #: DRCL23-00020
Request: Residential Design Review
Location: Mangini Ranch Phase 2 Subdivision within Folsom Plan Area
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jinkade@folsom.ca.us

Property Owner
Name: CMB Improvement Company, LLC
Address: 4370 Town Center Blvd., Suite 100, El Dorado Hills CA 95762

Applicant
Name: Tri-Pointe Homes
Address: 2990 Lava Ridge Court, Suite 190, Roseville, CA 95661

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review Application for two additional single-family residential models for the Mangini Ranch Phase 2 Village 2 as illustrated in Attachments 6-7 for the Mangini Ranch Phase 2 Village 2 Modification project (DRCL23-00020) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-12) attached to this report.

Project Summary: The proposed project involves a request for Residential Design Review approval for two additional master plans for the 74 traditional single-family residential homes located within the previously approved Mangini Ranch Phase 2 Village 2 Subdivision project. Three distinct California heritage-themed architectural styles and nine previously approved color and material alternatives are incorporated among the two additional master plans.

Table of Contents:
1. Description/Analysis
2. Background
3. Conditions of Approval
4. Vicinity Map
5. Applicant's Project Narrative
7. Approved Colors and Materials, dated September 21, 2021
8. Folsom Ranch Central District Design Guidelines (Excerpts)
Submitted,

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The applicant, Tri-Pointe Homes, is requesting Residential Design Review approval for two additional master plans (on top of the three previously approved master plans) for the 74 traditional single-family residential homes located within the previously approved Mangini Ranch Phase 2 Village 2 Subdivision project (commercial name: Eastwood). The master plans include three distinct California heritage-themed architectural styles (Craftsman, Western Farmhouse, Spanish) and nine previously approved color and material alternatives.

The approved master plans featured one single-story plan and two 2-story plans ranging in size from 1,500 to 2,403 square feet (3BR/2BA to 4BR/3BA) and included attached two-car garages. The two new master plans feature 2-story residences ranging in size from 2,038 square feet (3BR/2.5 BA) to 2,271 square feet (4BR/3BA) and both include attached two-car garages. The three proposed classic design themes are characterized by a variety of unique architectural elements including distinctive roof shapes and forms, covered front entries, varied door and window design, and enhanced decorative elements. Proposed building materials include stucco siding, horizontal and board and batten accent siding, brick veneer, wood posts and columns, wood shutters, wood windowsills, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are nine previously approved distinct color and material alternatives available for each of the master plans resulting in an additional 27 different visual expressions on top of the previously approved 48 visual expressions. The figures on the following pages illustrate the approved site plan and proposed building elevations of both the approved master plans and proposed master plans.
FIGURE 1: APPROVED SITE PLAN
FIGURE 2: APPROVED STREET SCENE

FIGURE 3: PROPOSED STREET SCENE WITH NEW 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 proposed project is consistent with the required development standards, as shown in the following 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>4,000 SF</td>
<td>4,000 SF</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>15 Feet</td>
<td>15 Feet</td>
</tr>
<tr>
<td>Front Garage Setback</td>
<td>20 Feet</td>
<td>20 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</td>
<td>20 Feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage</td>
<td>&lt;50%</td>
<td>&lt;50%</td>
</tr>
</tbody>
</table>

Conformance with Applicable Design Guidelines

The proposed project is located within the central portion of the Folsom Plan Area; thus, it is subject to the Folsom Ranch Central District Design Guidelines, which were approved by the City Council in 2015. 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 Central District of the Folsom Plan Area, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, 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 Folsom Ranch, Central District residential projects. 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 Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting street scene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms, front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the street scene
- Provide off-set massing, forms, or wall planes
- Provide recessed second-story elements
- Provide enhanced style-appropriate details on the front building elevation
- Provide decorative window shelves or sill treatments
- Provide architectural projections (recessed windows, eaves, shutters, etc.)
- Provide garage doors that are consistent with the architecture of the building
- Provide variety in the garage door patterns
- Provide outdoor living spaces (porches, balconies, courtyards, etc.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As described in the applicant’s proposal, the proposed project features three distinct architectural themes that have been chosen from or are similar to the traditional heritage of California home styles including Craftsman, Western Farmhouse and Spanish Colonial. The following is a description of each of the aforementioned architectural styles proposed for the Mangini Ranch Phase 2 Village 2 Modification:

**Craftsman**
Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects, the Craftsman style focused on exterior elements with tasteful and artful attention to detail. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect is the creation of a natural, warm, and livable home of artful and expressive character.

**Western Farmhouse**
The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to the availability of materials and technological advancements, such as balloon framing. Predominant features of the style are large wrapping front porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weathervanes, and
dovecotes.

**Spanish Colonial**

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915. Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

In reviewing the architecture and design of the project, staff determined that the design of the two proposed master plans (which also include three elevation plans, nine previously approved color and material alternatives, and an additional 27 architectural and visual expressions) reflect the level and type of high quality design features recommended by the Folsom Ranch Central District Design Guidelines. Specifically, the 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: off-set building massing, distinctive roof shapes and forms, covered front entries, architectural projections, varied door and window design, single-story elements in the rear of the two-story residences and enhanced decorative elements. Staff also notes that the three architectural styles being utilized in these new master plans were also utilized in the approved set of master plans for Mangini Ranch Phase 2 Village 2. As such, these styles are compatible with the approved development within this village.

The Design Guidelines for villages with up to 80 homes call for a minimum of three floor plans with four elevations for each floor plan using a minimum of two architectural styles (and that if only two styles are selected, elevations shall be significantly different in appearance). While the three previously approved master plans included four architectural styles each, the applicant is only proposing three architectural styles for each of the new master plans. While they are not providing the minimum number of elevations recommended in the Design Guidelines for these new master plans, the village as a whole is providing five total master plans where only three are required. Each of these master plans also has four approved architectural styles. The additional master plans will therefore result in a village with a variety of architectural expressions beyond what is required by the Design Guidelines despite the new master plans only having three architectural styles. Furthermore, Condition No. 12-3 of the original Mangini Ranch Phase 2 Village 2 Design Review requires that architectural repetition does not occur in lots adjacent to or across the street from each other, and that condition will continue to apply to the placement of the proposed master plans. As such, staff concludes that the applicant has met the intent of the Design Guidelines regarding master plan plotting as proposed.
Compatiblity With Surrounding Development and Consistency with General Design Theme of the Neighborhood

The proposed building materials (stucco, horizontal and board and batten accent siding, brick veneer, wood posts and columns, wood shutters, wood windowsills, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles) are consistent with the materials recommended by the Folsom Ranch Central District Design Guidelines and compatible with the previously approved master plans in the village. In addition, the proposed project utilizes the approved distinct (earth-tone) color schemes that will enhance the visual interest of each of the master plans.

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. The architectural recommendations listed in the original approval, as modified by the proposed project, will continue to apply as well.

ENVIRONMENTAL REVIEW

The City, as lead agency, previously determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this Residential Design Review Modification Application.

RECOMMENDATION

Staff recommends approval of the proposed project, subject to the conditions of approval included in this report.

PLANNING COMMISSION ACTION

Move to Approve a Residential Design Review Modification Application for two additional single-family residential models for the Mangini Ranch Phase 2 Village 2 project, as illustrated on Attachments 6-7 for the Mangini Ranch Phase 2 Village 2 Residential Design Review Modification project (DRCL23-00020) based on the findings (Findings A-J) and subject to the conditions of approval (Conditions 1-12) 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 FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

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 MANGINI RANCH PHASE 2 SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.

E. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH PHASE 2 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 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 FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

J. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROPOSED PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
BACKGROUND
On November 3, 2021, the Planning Commission approved two Residential Design Review Applications submitted by Tri-Pointe Homes for 74 single-family residential units situated within Village 2 of the previously approved Mangini Ranch Phase 2 Subdivision. The Design Review approvals included three individual master plans with four distinct California heritage-themed architectural styles (Craftsman, Western Farmhouse, Spanish and Italian Villa) and twelve color and material alternatives.

GENERAL PLAN DESIGNATION
SFHD (Single Family High Density)

SPECIFIC PLAN DESIGNATION
SP-SFHD PD (Specific Plan-Single Family High Density, Planned Development District)

ADJACENT LAND USES/ZONING
North: Savannah Parkway with Undeveloped Residential (MLD) Properties Beyond

South: Open Space (OS) with Mangini Ranch Phase 1 Development (SFHD) Beyond

East: Westwood Drive with Mangini Ranch Phase 2 Village 2 Beyond

West: Mangini Ranch Phase 2 Village 7 (MLD) and Open Space (OS) with East Bidwell Street with Beyond

SITE CHARACTERISTICS
The project sites have been fully graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are in place.

APPLICABLE CODES
FPASP (Folsom Plan Area Specific Plan)
Folsom Ranch Central District Design Guidelines
FMC Chapter 17.06, Design Review
Attachment 3
Conditions of Approval
Conditions of Approval for the Mangini Ranch Phase 2, Village 2 Residential Design Review Modification Project (DRCL23-00020)
Mangini Ranch Phase 2 Subdivision Within Folsom Plan Area
Residential Design Review

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>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 6-7:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Streetscape, Plotting Plan, Enhancement Plan, Elevations, Floor Plans, and Preliminary Landscaping Plan, dated March 8, 2023</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Approved Exterior Colors/Materials, dated September 21, 2021</td>
<td>B</td>
<td>CD (P)(E)</td>
</tr>
<tr>
<td>2.</td>
<td>All conditions of the originally approved Mangini Ranch Phase 2 Village 2 Subdivision Residential Design Review project (PN-21-205), as modified by the conditions within this staff report, are hereby incorporated by reference.</td>
<td>O</td>
<td>CD(P)(E)(B)</td>
</tr>
<tr>
<td>3.</td>
<td>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>4.</td>
<td>The project approvals granted under this staff report (Residential Design Review modification) shall remain in effect for two years from final date of approval (April 19, 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>Mitigation Measure</td>
<td>Condition/Mitigation Measure</td>
<td>When Required</td>
<td>Responsible Department</td>
</tr>
<tr>
<td>--------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------</td>
<td>----------------------------------------</td>
</tr>
</tbody>
</table>
| 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:  
  - 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**

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.</td>
<td>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>
<tr>
<td>7.</td>
<td>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>
</tbody>
</table>
## CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2, VILLAGE 2 RESIDENTIAL DESIGN REVIEW MODIFICATION PROJECT (DRCL23-00020) MANGINI RANCH PHASE 2 SUBDIVISION WITHIN FOLSOM PLAN AREA RESIDENTIAL DESIGN REVIEW

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Condition/Mitigation Measure</th>
<th>When Required</th>
<th>Responsible Department</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.</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>
</tr>
<tr>
<td>9.</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>
</tr>
<tr>
<td>10.</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 (November 3, 2021). 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>Mitigation Measure</td>
<td>Condition/Mitigation Measure</td>
<td>When Required</td>
<td>Responsible Department</td>
</tr>
<tr>
<td>--------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>11.</td>
<td>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

<table>
<thead>
<tr>
<th>12.</th>
<th>The project shall comply with the following architecture and design requirements:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1. This approval is for two additional 2-story master plans (three building elevations with nine color and material options and 27 additional visual expressions) for the previously approved Mangini Ranch Phase 2 Village 2 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated March 8, 2023.</td>
</tr>
<tr>
<td></td>
<td>2. The design, materials, and colors of the proposed additional Mangini Ranch Phase 2 Village 2 Subdivision master plans shall be consistent with the attached building elevations and approved colors and materials to the satisfaction of the Community Development Department.</td>
</tr>
<tr>
<td></td>
<td>3. 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>
</tr>
<tr>
<td></td>
<td>4. The final location, design, height, materials, and colors of the walls and fences shall consistent with the submitted exhibits subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. The location of the fencing shall remain in perpetuity as shown and installed originally by the Applicant (i.e., fence may not be moved into the PUE on side/corner lots).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>B</th>
<th>CD (P) (B)</th>
</tr>
</thead>
</table>

| 426 |
**CONDITIONS**

See attached tables of conditions for which the following legend applies.

<table>
<thead>
<tr>
<th>RESPONSIBLE DEPARTMENT</th>
<th>WHEN REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD (P) Community Development Department Planning Division</td>
<td>I  Prior to approval of Improvement Plans</td>
</tr>
<tr>
<td>CD (E) Engineering Division</td>
<td>M  Prior to approval of Final Map</td>
</tr>
<tr>
<td>CD (B) Building Division</td>
<td>B  Prior to issuance of first Building Permit</td>
</tr>
<tr>
<td>CD (F) Fire Division</td>
<td>O  Prior to approval of Occupancy Permit</td>
</tr>
<tr>
<td>PW Public Works Department</td>
<td>G  Prior to issuance of Grading Permit</td>
</tr>
<tr>
<td>PR Park and Recreation Department</td>
<td>DC During construction</td>
</tr>
<tr>
<td>PD Police Department</td>
<td>OG On-going requirement</td>
</tr>
</tbody>
</table>
Attachment 4
Vicinity Map
Attachment 5
Applicant’s Project Narrative
On November 3, 2021 the City of Folsom Planning Commission unanimously voted to approve Mangini Ranch Phase 2 Village 2 Subdivision Residential Design (PN-21-205). Tri Pointe Homes (TPH) began construction on the Eastwood Community in late 2021 with three floor plans, and four different elevation styles, providing a varied set of housing options for new home buyers in the City of Folsom. Over the last year the Market in Folsom has evolved. To meet new demands, TPH would like to now introduce two additional plans (Plans 4 & 5) to the community with three complimentary elevations to further enhance our Eastwood product offering.

NEIGHBORHOOD OVERVIEW

Eastwood is a single-family detached project consisting of 74, traditionally oriented, 45’x 90’ lots located in the well-established Mangini Ranch master plan community within the Folsom Plan Area Specific Plan. The neighborhood is located down the street from both a future park and school site making the homes attractive to a wide range of homeowners.

The Eastwood neighborhood benefits from meandering streets, a variety of homesite orientations and open space adjacencies. These attributes will contribute to an active street scene with ample massing variety between the homes.

The site is zoned Single Family High Density (SFHD) and the proposed home designs are consistent with the vision of the Folsom Ranch, Central District Design Guidelines, meeting all the development standards assigned to SFHD zones.

SUSTAINABILITY

The proposed two new plans have been designed using the 2022 California Building Standards Code. This includes code updates that were designed to lower energy consumption, limit emissions, and enhance energy efficiency. The benefits of the energy updates include the following.

- Increases on site renewable energy generation from solar
- Increases electric load flexibility to support grid reliability
- Reduces emissions from newly constructed buildings
- Reduces air pollution for improved public health
- Encourage adoption of environmentally beneficial efficient electric technologies
Another important feature of the 2022 California Building Standards Code update is the introduction of Aging-in-Place Design and Fall Protection. Features in this new section of the code include the following.

- Reinforcement for grab bars
- Height requirements of electrical receptacle outlets and switches
- One bedroom and one bathroom with clear opening of not less than 32 inches
- Height requirements for doorbells

Tri Pointe Homes dedication to green building and our commitment to help improve the quality of our homeowner's lives has been an important one. As new building codes are introduced, technologies advance, and new materials are introduced, TPH is constantly looking for ways to introduce programs that surpass typical building practices and standard building codes. Through the TPH LivingSmart program standard features are selected that further improve Energy, Health, Technology, and Water efficiencies.

**ENERGYSMART®**
- ENERGY STAR rated appliances
- Insulated garage doors
- Programmable dual zone, “smart” thermostats Right-sized energy efficient HVAC equipment with sealed ducts
- Low-E glass windows to keep heat and cold outside and reduce UV rays
- 100% LED lighting
- Whole home surge protection
- Dedicated 200-volt 50-amp circuit, pre-wired for installation of Type 2 electric vehicle charger
- Right-sized solar systems offsetting average homeowner usage with the option to add panels as desired

**HEALTHSMART®**
- Prewire receptacle for a touch kitchen faucet
- MERV 13 air filters
- CRI Green Label +Plus carpet
- Low or no VOC products in paint, adhesives, sealants and cabinets

**HOME SMART®**
- Video doorbell
- Mesh WiFi
- WiFi door lock option
- Remove connectivity to thermostats and lighting
NEW PLANS FOR EASTWOOD

WATERSMART®

- ENERGY STAR dishwashers
- WaterSense certified faucets and fixtures in bathrooms
- Smart, WiFi-connected irrigation systems
- Option for dual flush toilets

NEIGHBORHOOD HOME DESIGNS

FLOOR PLANS

The Eastwood neighborhood currently includes a single story, a primary bedroom downstairs, and a traditional two-story plan design ranging in square footage from 1,500 to 2,403 square feet.

EXISTING EASTWOOD PLANS 1, 2 AND 3

CURRENT PROGRAM PLAN SUMMARY

<table>
<thead>
<tr>
<th>PLAN</th>
<th>SQUARE FOOTAGE</th>
<th>STORIES</th>
<th>BED / BATH</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,500</td>
<td>Single Story</td>
<td>3 Bed / 2 Bath</td>
</tr>
<tr>
<td>2</td>
<td>2,228</td>
<td>Two Story – Primary Bed Down</td>
<td>3 Bed / 3 Bath</td>
</tr>
<tr>
<td>3</td>
<td>2,403</td>
<td>Two Story</td>
<td>4 Bed / 3 Bath</td>
</tr>
</tbody>
</table>

The current plans provide only one traditional two-story home where the primary bedroom is upstairs. While having lifestyle variety remains important market demand has driven the need to be able to offer additional floor plans that provide both a primary bedroom upstairs and a secondary bedroom downstairs. The addition of two new plans to the existing plan series will ensure more residents can purchase a home that includes the features they desire.

Plan 4 features a primary bedroom upstairs and an office on the first floor. Office space continues to be a highly desired feature and is not currently offered in the original three plans. With the option to convert the office and powder bath to an additional first floor secondary bedroom and full bath, this home provides the flexibility to fit the needs of many family's lifestyles.

Plan 5 features a primary bedroom upstairs, a first-floor secondary bedroom, and an oversized dining area.

Life-changing by Design
NEW PLANS FOR EASTWOOD

Eastwood at Mangini Ranch
Phase 2 Village 2
Folsom CA

Overall, the new program provides progression in square footage and bed count while offering varied functionality through location of the primary bedroom and additional room functions included.

PLAN SUMMARY – Shown in square footage order.

<table>
<thead>
<tr>
<th>PLAN</th>
<th>SQUARE FOOTAGE</th>
<th>STORIES</th>
<th>BED / BATH</th>
<th>PROGRAM / PROGRESSION / VARIED ROOM FUNCTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1,500</td>
<td>Single</td>
<td>3 Bed / 2 Bath</td>
<td>A single-story home providing all living spaces on the first floor.</td>
</tr>
<tr>
<td>4</td>
<td>2,038</td>
<td>Two Story</td>
<td>3 Bed / 2 Bath w/Office</td>
<td>Traditional two-story home with the primary bedroom upstairs and an office on the first floor.</td>
</tr>
<tr>
<td>2</td>
<td>2,228</td>
<td>Two Story</td>
<td>3 Bed / 3 Bath</td>
<td>A two-story home offering a primary and secondary bedroom downstairs with bonus and additional secondary bedroom upstairs.</td>
</tr>
<tr>
<td>5</td>
<td>2,271</td>
<td>Two Story</td>
<td>4 Bed / 3 Bath</td>
<td>A traditional two-story home with primary bedroom upstairs and a secondary bedroom on the first floor.</td>
</tr>
<tr>
<td>3</td>
<td>2,403</td>
<td>Two Story</td>
<td>4 Bed / 3 Bath</td>
<td>A traditional two-story home with a secondary bedroom on the first floor and a primary bedroom, and loft on the second floor.</td>
</tr>
</tbody>
</table>

In addition to the plan specific functions, all the homes include full-size 2-car garages, gourmet kitchens, spacious great rooms, nine-foot-tall ceiling heights and large private rear yards. All but the single-story home includes the option for a large covered outdoor patio.
NEW PLANS FOR EASTWOOD

Eastwood at Mangini Ranch
Phase 2 Village 2
Folsom CA

BUILDING ARTICULATION

As represented in the articulation exhibits below, the new floor plans provide ample single-story massing and varied front, garage, and rear setbacks.

ELEVATIONS

The elevation design themes selected for the two new plans are consistent with the previously approved architectural themes. Like the originally approved plans the new plans incorporate architectural principles and features that adhere to the Folsom Ranch Central District Design Guidelines.

- Varied and interesting street scene
- Detail on rear elevations where visible from public streets
- A mix of gable and hip roofs
- Single-story elements in two-story plans
- Offset massing, forms and wall planes
- Side and rear-yard gables
- Varied entry locations
- Architecture forward designs, deemphasizing the garage door
- Variety of coach lights, garage door styles and door styles that coordinate with each of the themes
The architectural features are carried out within each elevation theme for each plan. Architectural elements and details selected for the new plans sometimes vary from the original designs to provide even more variety and further enhance the street scene. Since these new plans will be incorporated into an existing community the additional variety is key to creating individuality of the new plans. This will make for a more organic and custom home feel within the community.

**Spanish Colonial – Elevation A**

This elevation style reflects traditional Spanish architecture that can be linked back to the Early California Spanish style with rich detailing and stucco massing. Clay-like gable vent tiles, streamline window trim, window shutters, and arched entry massing all grace the front elevation detailing. Tied together with ‘s’ tile concrete roofing atop hipped roofs, the Spanish Colonial style is recognizable at first sight.

**Craftsman – Elevation B**

The Craftsman elevation style is a stark contrast from the traditions of the Spanish Colonial elevations. Amongst the Craftsman’s detailing is accent siding, and brick accents. Window mullions thoughtfully placed on the top half of accent windows bring light to the traditions of the Craftsman style. Stylized garage doors and flat tile roofing bring the Craftsman style together.
Western Farmhouse – Elevation C
Recognizable for its high pitch roof massing, and board and batten siding, the Western Farmhouse elevation style is a clear representation of classic agrarian architecture. Like the Spanish Colonial elevation style, the Western Farmhouse style relies on careful placement of detailed elements; all of which are distinct to its identity. Flat tile roofing, and gooseneck lighting are some of the elements seen on the Western Farmhouse elevations.

COLOR AND MATERIALS
The color palette and materials selected for the new plans are the same schemes as previously approved. While architecture details may vary the colors will tie the community together creating a cohesive balanced atmosphere.

LANDSCAPING FOR PLAN 4 & 5
Landscaping for the community will include a plentiful variety of street, front yard, and accent trees. All designs are drought tolerant and low maintenance. The homesite orientations and angles, combined with the home designs that vary in entry locations, creates a lush, heavily landscaped streetscape.
Attachment 6
Streetscape, Plotting Plan, Enhancement Plan, Elevations, Floor Plans, and Preliminary Landscaping Plan, dated March 8, 2023
TYPICAL PLOTTING PLAN
EASTWOOD at Mangini Ranch V.2
Folsom, California
CRAFTSMAN THEME

ROOF
- GABLE ROOFS
- CONE/CONE TILE / SHINGLED PROFILE ROOFING
- GABLE OUTFITTERS
- 12" OVERHANGS @ FYI, LOWAY

BEARING
- STUCCO WALL FINISH / OVER FOAM
- WOOD FRIEZE ENDED / OVER FOAM BEADING AT GABLE END WHERE OCCURS

TRIM
- STUCCO OVER FOAM TRIM
- WOOD SMOOTH ENDED / OVER FOAM & OUTLENTS AT GABLE END WHERE OCCURS

EXTERIOR MATERIALS
- MINIMUM G100 STRENGTH FIBERGLASS & REDWOOD F1500 FIBERGLASS
- FIBERGLASS ENDED (WHERE OCCURS)
- ACCESS PANELS (FRONT DOORS)
- THUMB SPECIFIED (FRONT DOORS)

PLAN 4 (235.2038)
EASTWOOD at Mangini Ranch V.2
Folsom, California

by TRI POINTE HOMES
PLAN 5

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA

A - SPANISH COLONIAL
SCHEME 2

B - CRAFTSMAN
SCHEME 4

C - WESTERN FARMHOUSE
SCHEME 9

www.atdesignconsulting.com     © Copyright - AT Design Consulting Inc.
SECOND FLOOR PLAN (1108 S.F.)

FIRST FLOOR PLAN (1163 S.F.; 2271 TOTAL S.F.)

PLAN 5 (235.2271)
EASTWOOD at Mangini Ranch V.2
Folsom, California
# Mangini Ranch Phase 2
## Eastwood - Village 2

### Conceptual Front Yards

#### Plan Palette (South & West)

<table>
<thead>
<tr>
<th>SYM</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>PP</th>
<th>MIN DISTANCE W/ WOOD BARRIER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Plan Palette (North & East)

<table>
<thead>
<tr>
<th>SYM</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>PP</th>
<th>MIN DISTANCE W/ WOOD BARRIER</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**Street Trees**

- **Type Name**: Tilia americana (American Basswood)
- **Size**: 20 inches

**Plant Features**

- **Type Name**: Abies balsamea (Balsam Fir)
- **Size**: 12 inches

---

**Trees**

- **Type Name**: Acer rubrum (Red Maple)
- **Size**: 10 inches

---

**Shrubs**

- **Type Name**: Cornus alba 'Elegantissima' (Elegant Pink Dogwood)
- **Size**: 12 inches
Exterior Color + Material Specifications

These color / material specifications and creative design concepts are the intellectual property of AT Design Consulting, a California Corporation.

This creative work is privileged, confidential, and exempt from disclosure under applicable law. The use of these materials is restricted.

These materials are intended for the use within this specific project only during the course of development and may not be used for any other reason without the expressed written authorization of AT Design Consulting, Inc.

AT Design Consulting, Inc. is responsible for aesthetic choices. All colors and materials listed are for color purposes only. Manufacturer for all products will be designated and appointed by Client.

All unauthorized use, dissemination, distribution, or reproduction of these materials is strictly prohibited. Any unauthorized use, dissemination, distribution or reproductions will be prosecuted to the full extent of the law.

© AT Design Consulting, Inc.
SCHEME 1: Elevation A, Spanish Colonial

MAIN BODY
SW 9180, Aged White

TRIM & GARAGE DOOR
SW 6200, Link Gray

FRONT DOOR
SW 2854, Caribbean Coral

SHUTTERS
SW 6200, Link Gray

DECORATIVE TILE
Marazzi: D Segni Color, Clover M114 (8"x8")

CONCRETE ROOF TILE (6"x6" TILE)
Eagle Roof: Malibu - 2613, Weathered Terracotta Range

Colors & photo images seen on screen and/or print may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA
SCHEME 2: Elevation A, Spanish Colonial

MAIN BODY
SW 7569, Stucco

TRIM & GARAGE DOOR
SW 6152, Superior Bronze

FRONT DOOR
SW 6186, Dried Thyme

SHUTTERS
SW 6186, Dried Thyme

DECORATIVE TILE
Daltile: Quartetto, QUI5 Warm Blend (8”x8”)

CONCRETE ROOF TILE (15”-TILE)
Eagle Roof: Malibu - 2817, La Salle Blend

Colors & photo images seen on screen and/or print may not represent actual color & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA
SCHEME 3: Elevation A, Spanish Colonial

MAIN BODY
SW 7030, Anew Gray

TRIM & GARAGE DOOR
SW 7047, Porpoise

FRONT DOOR
SW 6054, Canyon Clay

SHUTTERS
SW 6054, Canyon Clay

DECORATIVE TILE
Arizona Tile: Ceramicline Posa 1 (8"x8")

CONCRETE ROOF TILE
Eagle Roof: Malibu - SCM8806, Tucson Blend

Colors & photos/images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90
FOLSOM, CA

Preliminary Exterior Color/Material Sheets
www.atidesignconsulting.com © Copyright 2021 • At Design Consulting Inc.
SCHEME 4: Elevation B, Craftsman

MAIN BODY
SW 9166, Drift Of Mist

HORIZONTAL SIDING & GARAGE DOOR
SW 7067, Cityscape

TRIM
SW 7027, Cityscape

BRICK
Eldorado Stone: Tundra Brick, Ashland

CONCRETE ROOF TILE [FLAT TILE]
Eagle Roof: Ponderosa - S679, Light Gray Range

COLOR MATERIAL DESIGN
PRELIMINARY EXTERIOR COLOR/MATERIAL SHEETS
www.atdesignconsulting.com © Copyright 2021 • AT Design Consulting Inc.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA
SCHEME 6: Elevation B, Craftsman

MAIN BODY
SW 7548, Portico

HORIZONTAL SIDING & GARAGE DOOR
SW 9172, Studio Clay

TRIM
SW 7566, Westhighland White

FRONT DOOR
SW 9130, Evergreen fog

BRICK
Eldorado Stone: Tundra Brick, Latigo

CONCRETE ROOF TILE (FLAT TILE)
Eagle Roof: Ponderosa - S690, Pewter Bronze Blend

Colors & photo images seen on screen and/or printed material may not represent actual color & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90
FOLSOM, CA
SCHEME 7: Elevation C, Western Farmhouse

MAIN BODY
SW 7541, Grecian Ivory

SECONDARY BODY
SW 7743, Mountain Road

TRIM & GARAGE DOOR
SW 7743, Mountain Road

SHUTTERS
SW 7743, Muddled Basil

FRONT DOOR
SW 9166, El Caramelo

CONCRETE ROOF TILE
Eagle Roof: Estate - SHE8715, Roanoke Blend

METAL ROOF
SW 7743, Mountain Road

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.
SCHEME 8: Elevation C, Western Farmhouse

MAJOR BODY
SW 2844, Roycroft Mist Gray

SECONDARY BODY
SW 2845, Binglehouse Gray

TRIM & GARAGE DOOR
SW 2845, Binglehouse Gray

SHUTTERS
SW 613F, High Tea

FRONT DOOR
SW 9129, Jade Dragon

CONCRETE ROOF TILE (FLAT TILE)
Eagle Roof: Bel Air - 4690, Bronze Pewter Blend

METAL ROOF
SW 7033, Adaptive Shade

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 (FOLSOM, CA)
SCHEME 9: Elevation C, Western Farmhouse

**MAIN BODY**
SW 7746, Rushing River

**SECONDARY BODY**
SW 7541, Grecian Ivory

**TRIM & GARAGE DOOR**
SW 7541, Grecian Ivory

**SHUTTERS**
SW 2814, Rookwood Antique Gold

**FRONT DOOR**
SW 7645, Thunder Gray

**CONCRETE ROOF TILE** (FLAT TILE)
Eagle Roof: Estate - SHE8715, Roanoke Blend

**METAL ROOF**
SW 7054, Suitable Brown

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90, FOLSOM, CA
Attachment 7
Approved Colors and Materials, dated September 21, 2021
Exterior Color + Material Specifications

These color / material specifications and creative design concepts are the intellectual property of AT Design Consulting, a California Corporation.

This creative work is privileged, confidential, and exempt from disclosure under applicable law. The use of these materials is restricted.

These materials are intended for the use within this specific project only during the course of development and may not be used for any other reason without the expressed written authorization of AT Design Consulting, Inc.

AT Design Consulting, Inc. is responsible for aesthetic choices. All colors and materials listed are for color purposes only. Manufacturer for all products will be designated and appointed by Client.

All unauthorized use, dissemination, distribution, or reproduction of these materials is strictly prohibited. Any unauthorized use, dissemination, distribution or reproductions will be prosecuted to the full extent of the law.

© AT Design Consulting, Inc.
SCHEME 1: Elevation A, Spanish Colonial

MAIN BODY
SW 9180, Aged White

TRIM & GARAGE DOOR
SW 6200, Link Gray

FRONT DOOR
SW 2854, Caribbean Coral

SHUTTERS
SW 6200, Link Gray

CONCRETE ROOF TILE ("S"-TILE)
Eagle Roof: Malibu - 2615, Weathered Terracotta Range

DECORATIVE TILE
Marazzi: D_Segni Color, Clover M1L4 (8"x8")

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA

PRELIMINARY EXTERIOR COLOR/MATERIAL SHEETS
www.atdesignconsulting.com © Copyright 2021 AT Design Consulting Inc.
SCHEME 2: Elevation A, Spanish Colonial

MAIN BODY
SW 7569, Stucco

TRIM & GARAGE DOOR
SW 6152, Superior Bronze

FRONT DOOR
SW 6186, Dried Thyme

SHUTTERS
SW 6186, Dried Thyme

CONCRETE ROOF TILE ("S"-TILE)
Eagle Roof: Malibu - 2817, La Salle Blend

DECORATIVE TILE
DalTile: Quartetto, QU15 Warm Blend (8"x8")

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA

PRELIMINARY EXTERIOR COLOR/MATERIAL SHEETS
www.atdesignconsulting.com  © Copyright 2021- AT Design Consulting Inc.
**SCHEME 3: Elevation A, Spanish Colonial**

**MAIN BODY**
SW 7030, Anew Gray

**TRIM & GARAGE DOOR**
SW 7047, Porpoise

**FRONT DOOR**
SW 6054, Canyon Clay

**SHUTTERS**
SW 6054, Canyon Clay

**DECORATIVE TILE**
Arizona Tile: Cementine Posa 1 (8”x8”)

**CONCRETE ROOF TILE**
(S-TILE)
Eagle Roof: Malibu - SCM8806, Tucson Blend

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately.
Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90  FOLSOM, CA

PRELIMINARY EXTERIOR COLOR/MATERIAL SHEETS
www.atdesignconsulting.com  © Copyright 2021- AT Design Consulting Inc.
**SCHEME 4: Elevation B, Craftsman**

**MAIN BODY**
SW 9166, Drift Of Mist

**BRICK**
Eldorado Stone: Tundra Brick, Ashland

**HORIZONTAL SIDING & GARAGE DOOR**
SW 7067, Cityscape

**CONCRETE ROOF TILE (FLAT TILE)**
Eagle Roof: Ponderosa - 5679, Light Gray Range

**TRIM**
SW 7067, Cityscape

**FRONT DOOR**
SW 2817, Rookwood Amber

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA
### SCHEME 5: Elevation B, Craftsman

<table>
<thead>
<tr>
<th>Component</th>
<th>Color/Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MAIN BODY</strong></td>
<td>SW 7640, Fawn Brindle</td>
</tr>
<tr>
<td><strong>BRICK</strong></td>
<td>Eldorado Stone: Tundra Brick, Chalk Dust</td>
</tr>
<tr>
<td><strong>HORIZONTAL SIDING &amp; GARAGE DOOR</strong></td>
<td>SW 7636, Origami White</td>
</tr>
<tr>
<td><strong>CONCRETE ROOF TILE</strong></td>
<td>Eagle Roof: Ponderosa - 5582, Fawn Gray Flashed</td>
</tr>
<tr>
<td><strong>FRONT DOOR</strong></td>
<td>SW 0043, Peristyle Brass</td>
</tr>
</tbody>
</table>

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.
SCHEME 6: Elevation B, Craftsman

MAIN BODY
SW 7548, Portico

HORIZONTAL SIDING & GARAGE DOOR
SW 9172, Studio Clay

BRICK
Eldorado Stone: Tundra Brick, Latigo

TRIM
SW 7566, Westhighland White

CONCRETE ROOF TILE (FLAT TILE)
Eagle Roof: Ponderosa - 5690, Pewter Bronze Blend

FRONT DOOR
SW 9130, Evergreen Fog

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.
**SCHEME 7: Elevation C, Western Farmhouse**

**MAIN BODY**
SW 7541, Grecian Ivory

**SECONDARY BODY**
SW 7743, Mountain Road

**TRIM & GARAGE DOOR**
SW 7743, Mountain Road

**SHUTTERS**
SW 7745, Muddled Basil

**FRONT DOOR**
SW 9106, El Caramelo

**METAL ROOF**
SW 7743, Mountain Road

**CONCRETE ROOF TILE** (FLAT TILE)
Eagle Roof: Estate - SHE8715, Roanoke Blend

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA
SCHEME 8: Elevation C, Western Farmhouse

**MAIN BODY**
SW 2844, Roycroft Mist Gray

**SECONDARY BODY**
SW 2845, Bunglehouse Gray

**TRIM & GARAGE DOOR**
SW 2845, Bunglehouse Gray

**SHUTTERS**
SW 6159, High Tea

**FRONT DOOR**
SW 9129, Jade Dragon

**METAL ROOF**
SW 7053, Adaptive Shade

**CONCRETE ROOF TILE** (FLAT TILE)
Eagle Roof: Bel Air - 4690, Bronze Pewter Blend

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.
SCHEME 9: Elevation C, Western Farmhouse

**MAIN BODY**
SW 7746, Rushing River

**SECONDARY BODY**
SW 7541, Grecian Ivory

**TRIM & GARAGE DOOR**
SW 7541, Grecian Ivory

**SHUTTERS**
SW 2814, Rookwood Antique Gold

**FRONT DOOR**
SW 7645, Thunder Gray

**CONCRETE ROOF TILE** (FLAT TILE)
Eagle Roof: Estate - SHE8715, Roanoke Blend

**METAL ROOF**
SW 7054, Suitable Brown

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.
SCHEME 10: Elevation D, Italian

MAIN BODY
SW 7511, Bungalow Beige

TRIM
SW 0038, Library Pewter

GARAGE DOOR
SW 0038, Library Pewter

FRONT DOOR
SW 2848, Roycroft Pewter

SHUTTERS
SW 2848, Roycroft Pewter

STONE
Cultured Stone: Cast-Fit Stone, French Gray

CONCRETE ROOF TILE ("S" TILE)
Eagle Roof: Malibu - 2646, Sunset Blend

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.

EASTWOOD at MANGINI RANCH, VILLAGE 2 - 45x90 FOLSOM, CA
## SCHEME 11: Elevation D, Italian

<table>
<thead>
<tr>
<th>MAIN BODY</th>
<th>TRIM</th>
<th>GARAGE DOOR</th>
<th>STONE</th>
<th>CONCRETE ROOF TILE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SW 7540, Artisan Tan</td>
<td>SW 7531, Canvas Tan</td>
<td>SW 7054, Suitable Brown</td>
<td>Eldorado Stone: Longitude24, Snowdrift</td>
<td>Eagle Roof: Malibu - 2522, Terracotta Flashed</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.
SCHEME 12: Elevation D, Italian

MAIN BODY
SW 7519, Mexican Sand

TRIM
SW 7043, Worldly Gray

GARAGE DOOR
SW 7043, Worldly Gray

STONE
Cultured Stone: Cast-Fit Stone, Parchment

CONCRETE ROOF TILE ("S" TILE)
Eagle Roof: Malibu - SCM 8830, Albuquerque Blend

FRONT DOOR
SW 7047, Porpoise

SHUTTERS
SW 7047, Porpoise

Colors & photo images seen on screen and/or printed material may not represent actual colors & textures accurately. Refer to actual paint chips & materials for color & texture accuracy.
Attachment 8
Folsom Ranch Central District Design Guidelines (Excerpts)
ARCHITECTURAL DESIGN GUIDELINES
ARCHITECTURAL GUIDING PRINCIPLES

The following residential guiding principles will guide the architecture to ensure quality development:

- Provide a varied and interesting streetscene.
- Focus of the home is the front elevation, not the garage.
- Provide a variety of garage placements.
- Provide detail on rear elevations where visible from the public streets.
- Choose appropriate massing and roof forms to define the architectural styles.
- Ensure that plans and styles provide a degree of individuality.
- Use architectural elements and details to reinforce individual architectural styles.

GENERAL ARCHITECTURAL GUIDELINES

Edge Conditions

Rear elevations visible from open spaces and major roadways shall incorporate enhanced details used on the front elevation of the home. Rear elevations observable from open spaces and major roadways shall be visually aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following should be considered, and at least one element incorporated, in the design of the side and rear elevations along edge conditions:

- A balance of hip and gable roof forms;
- Single-story plan;
- Single-story elements on two-story homes;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Detail elements on the front elevation shall be applied to the side and rear elevations along edge conditions.
Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements.

The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene.
- Design roofs for maximum solar exposure for the potential installation of solar features.
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling.
- Offset roof planes, eave heights, and ridge lines.

Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Folsom Ranch, Central District community. Buildings located on corners shall include one of the following:

- Front and side facade articulation using materials that wrap around the corner-side of the building;
- Awning on corner side;
- Home entry on corner side;
- Corner facing garage;
- A pop-out side hip, gable, or shed form roof;
- An added single-story element, such as a wrap-around porch or balcony;
- Recessed second- or third-story (up to 35’ max.); or
- Balcony on corner side.
**Front Elevations**

Front elevations shall be detailed to achieve a variety along the street scene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements on page 2-6). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style-appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves and/or bump-out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that integrate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.
- Use a minimum of two building materials or colors on the front elevation.

**Multi-family Entries**

Entries for multi-family homes should create an initial impression, locate and frame the doorway, act as a link between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate roof elements, columns, Feature Windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways.

- If due to building configuration the front entry location is not immediately apparent, direct and draw the observer to it with added elements such as signs, lighting, and landscape.
Feature Windows

All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape;
- Picture window;
- A bay window projecting a minimum of 24 inches, or a 12 inch pop-out surround;
- A window with a substantial surround matching or contrasting the primary color of the home;
- A window recess a minimum of 2 inches;
- Decorative iron window grilles;
- Decorative window shelves or sill treatments;
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim:
  - A Juliet balcony with architectural style appropriate materials;
  - Window shutters; or
  - Trellis protruding a minimum of 12 inches from the wall plane of the window.

Windows

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter, and to minimize light and heat entering in the summer.

West-facing windows should be shaded where feasible to avoid prolonged sun exposure/overheating of the homes.

For additional window requirements addressing Sound Attenuation requirements refer to the Mangini Ranch Residential Development Environmental Noise Assessment document prepared by Bollard Acoustical Consultants, Inc. on January 29, 2015.
Garage Door Treatments

Appropriate treatment of garage doors will further enhance the building elevation and decrease the utilitarian appearance of the garage door. Various garage door patterns, windows, and/or color schemes should be applied as appropriate to individual architectural styles, where feasible.

- Garage doors shall be consistent with the architecture of the building to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 8 inches from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- When appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.

Street Facing Garages

All street facing garages should vary the garage door appearance along the streetscene. Below are options for the door variety:

- Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.
- Use an attached overhead trellis installed beneath the garage roof fascia and/or above garage door header trim.
- Span the driveway with a gated element or overhead trellis.
- Provide a porte cochere.
- Street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from the corner.
Alley Treatments

The use of alleys should be elevated from purely functional, simple garage access to an enjoyable space that residents experience and utilize daily. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least one of the following shall be implemented along the alley:

- Building size and shape shall have stepped massing (recessed or cantilevered, i.e., stepping back upper floors or protruding forward upper floors) of at least one foot.
- Window trim, color, and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design intent of the home and neighborhood.
- Provide sufficient planting areas between garages to soften the vertical architectural planes at alleys.

Building Forms

Building form, detail, and placement greatly influences how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration, as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections can create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (wood, metal, cloth)
- Balconies
- Shutters
- Eave overhangs
- Projecting second- or third-story elements
- Window/door surrounds
- Tower elements
- Trellis elements
- Recessed windows
- Porch elements
- Bay windows or dormers
- Shed roof elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (vertically or horizontally) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
  - Vertically between stories, or
  - Horizontally between spaces, such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated streetscenes and elevations should be avoided.
• Streetscenes should provide a mix of simple massing elevation with offset massing elements to compose an aesthetic and understandable streetscape.

**Floor Plan Plotting**

In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

• Three floor plans.
• Four elevations for each floor plan using a minimum of **two** architectural styles. If only two styles are selected, elevations shall be significantly different in appearance.
• Four different color schemes for each floor plan.

In each single-family detached neighborhood with **more** than 80 homes, provide:

• Three floor plans.
• Four elevations for each floor plan using a minimum of **three** architectural styles. If only three styles per floor plan are selected, elevations shall be significantly different in appearance.
• Four different color schemes for each floor plan.

In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.
**Style Plotting**

To ensure that architectural variety occurs, similar elevations cannot be plotted adjacent to or immediately across the street from one another. No more than two of the same floor plan/elevations shall be plotted next to each other or directly across the street from one another. (Refer to Section Four for Design Review process.) The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same floor plan and elevation is not permitted on the lot most directly across from it and the one lot on either side of it.
- Identical floor plans may be plotted on adjacent lots, provided a different elevation style is selected for each floor plan.
- Identical floor plans may be plotted on lots across the street from each other provided a different elevation style is selected for each floor plan.

**Color Criteria**

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another. Color and material sample boards shall be submitted for review along with the Master Plot Plan. (Refer to Section Four.)

A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.

**Lower Height Elements**

Lower height elements are important to streetscape variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscape. Lower height elements may include, but are not limited to:

- Porches
- Entry features
- Interior living spaces
- Courtyards
- Bay windows
- Trellises
Balconies

Balconies break up large wall planes, offset floors, create visual interest to the facade, provide outdoor living opportunities, and adds human scale to a building. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height elements. Balcony elements:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).

Roof Considerations

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.
Outdoor Living Spaces

Outdoor living spaces, including porches, balconies, and courtyards, activate the streetscene and promote interaction among neighbors. Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Wherever possible, outdoor living space is encouraged.

Materials

The selection and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a natural material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make the use of real wood elements less desirable. Where “wood” is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. Additionally, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Precast elements can also be satisfied by high-density foam or other similar materials in a style-appropriate finish.

- Brick, wood, and stone cladding shall appear as structural materials, not as applied veneers.
- Material changes should occur at logical break points.
- Columns, tower elements, and pilasters should be wrapped in its entirety.
- Materials and colors should be varied to add texture and depth to the overall character of the neighborhood.
- The use of flashy or non-traditional materials or colors that will not integrate with the overall character of the community is prohibited.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the materials on the garage plane elevation.
- Use durable roofing and siding materials to reduce the need for replacement.
- Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials. (Refer to Section Four for Design Review process.)
Exterior Structures

Exterior structures, including but not limited to, porches, patio covers, and trellises shall reflect the character, color, and materials of the building to which they are related.

- Columns and posts should project a substantial and durable image.
- Stairs should be compatible in type and material to the deck and landing.
- Railings shall be appropriately scaled, consistent with the design vernacular of the building, and constructed of durable materials.
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

Accessory Structures

Accessory structures should conform to the design standards, setbacks, and height requirements of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.

Lighting

Appropriate lighting is essential in creating a welcoming evening atmosphere for the Folsom Ranch, Central District community. As a forward-thinking community, The Folsom Ranch, Central District will institute dark sky recommendations to mitigate light pollution, cut energy waste, and protect wildlife. All lighting shall be aesthetically pleasing and non-obtrusive, and meet the dark sky recommendations.

- All exterior lighting shall be limited to the minimum necessary for public safety.
- All exterior lighting shall be shielded to conceal the light source, lamp, or bulb. Fixtures with frosted or heavy seeded glass are permitted.
- Each residence shall have an exterior porch light at its entry that complements the architectural style of the building.
- Where feasible, lighting should be on a photocell or timer.
- Low voltage lighting shall be used whenever possible.

Address Numbers

To ensure public safety and ease of identifying residences by the Fire and Police Departments, address numbers shall be lighted or reflective and easily visible from the street.
RESIDENTIAL ARCHITECTURAL STYLES

Folsom Ranch, Central District is envisioned as a sustainable, contemporary community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect historic, regional, and climate-appropriate styles.

The design criteria established in this section encourages a minimum quality design and a level of style through the use of appropriate elements. Although the details are important elements that convey the style, the massing and roof forms are essential to establishing a recognizable style. The appropriate scale and proportion of architectural elements and the proper choice of details are all factors in achieving the architectural style.

ARCHITECTURAL THEME: CALIFORNIA HERITAGE

The styles selected for Folsom Ranch, Central District have been chosen from the traditional heritage of the California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed wood work, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurs in both directions, such as adapting Spanish detailing to colonial style form, or introducing colonial materials and details to the Hacienda form and function. The landscape and climate of California has also generated styles that acknowledge and blend with its unique setting. The Italian Villa is a prime example of a transplanted style developed in a climate zone similar to the climate found in California.

The following styles can be used within Folsom Ranch, Central District:

- Italian Villa
- Spanish Colonial
- Monterey
- Western Farmhouse
- European Cottage
- Craftsman
- Early California Ranch
- American Traditional

Additional architectural styles compatible with the intent of these guidelines may be added when it can be demonstrated to the Architectural Review Committee that they are regionally appropriate.

The following pages provide images and individual “style elements” that best illustrate and describe the key elements of each style. They are not all mandatory elements, nor are they a comprehensive list of possibilities. Photographs of historic and current interpretations of each style are provided to inspire and assist the designer in achieving strong, recognizable architectural style elevations. The degree of detailing and/or finish expressed in these guidelines should be relative to the size and type of building upon which they are applied.

These images are for concept and inspiration only and should not be exactly replicated.
ITALIAN VILLA

The Italian Villa was one of the most fashionable architectural styles in the United States in the 1860’s. Appearing on architect-designed landmarks in larger cities, the style was based on formal and rigidly symmetrical palaces of the Italian Renaissance.

Although residential adaptations generated less formality, traditional classical elements, such as the symmetrical facade, squared tower entry forms, arched windows, and bracketed eaves, persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for balconies, porches, railings, and fences.

Italian Villa Style Elements:

• Eave and exaggerated overhangs.
• Wall materials typically consist of stucco with stone and precast accents.
• Decorative brackets below eaves may be added accents.
• Barrel tile or “S” tile roof
• The entry may be detailed with a precast surround feature.
• Stucco or precast columns with ornate cap and base trim are typical.
• Wrought iron elements, arched windows or elements, and quoin are frequently used as details.
SPANISH COLONIAL

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

Spanish Colonial Style Elements:

- Plan form is typically rectangular or “L”-shaped.
- Roofs are typically of shallower pitch with “S” or barrel tiles and typical overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative “wood” beams or trim are typical.
- Segmented or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Round or half-round tile profiles are typical at front-facing gable ends.
- Arcades are sometimes utilized.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.
**Monterey**

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses were of single story construction.

First built in Monterey by Thomas Larkin in 1835, this style introduced two story residential construction and shingle roofs to California. This Monterey style and its single story counterpart eventually had a major influence on the development of modern architecture in the 1930’s.

The style was popularized by the used of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas, and porches are integral to the Monterey character. Traditionally, the first and second stories had distinctly different cladding material; respectively siding above with stucco and brick veneer base below.

The introduction of siding and manufactured materials to the home building scene allowed for the evolution of the Monterey home from strictly Spanish Adobe construction to a hybrid of local form and contemporary materials. Siding, steeper pitched flat tile roofing, and the cantilevered balcony elements on the Monterey house define this native California style.

**Monterey Style Elements:**

- Plan form is typically a simple two-story box.
- Roofs are typically shallow to moderately pitched with flat concrete tile or equal; “S” tile or barrel tile are also appropriate.
- Roof forms are typically a front-to-back gable with typical overhangs.
- Wall materials are typically comprised of stucco, brick, or siding.
- Materials may contrast between first and second floors.
- A prominent second-story cantilevered balcony is typically the main feature of the elevation; two-story balconies with simple posts are also appropriate.
- Simple Colonial corbels and beams typically detail roof overhangs and cantilevers.
- Balcony or porch is typically detailed by simple columns without cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically accented with window head or sill trim of colonial-style and louvered shutters.
- Corbel and post sometimes lean toward more “rustic” details and sometimes toward more “Colonial” details.

![Example of Monterey Architecture](image1)

Example of Monterey Architecture

![Example of Monterey Architecture](image2)

Example of Monterey Architecture
WESTERN FARMHOUSE

The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to the availability of materials and technological advancements, such as balloon framing.

Predominant features of the style are large wrapping front porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovecotes.

Western Farmhouse Style Elements:

- Plan form is typically simple.
- Roofs are typically of steeper pitch with flat concrete tiles or equal.
- Roof forms are typically a gable roof with front-facing gables and typical overhangs.
- Roof accents sometimes include standing-seam metal or shed forms at porches.
- Wall materials may include stucco, horizontal siding, and brick.
- A front porch typically shelters the main entry with simple posts.
- Windows are typically trimmed in simple colonial-style; built-up head and sill trim is typical.
- Shaped porch columns typically have knee braces.
European Cottage

The European Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French “Cottage” became extremely popular when the addition of stone and brick veneer details was developed in the 1920’s.

Although the cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style.

Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

European Cottage Style Elements:

- Rectangular plan form massing with some recessed second floor area is desirable.
- Main roof hip or gable with intersecting gable roofs is typical of this style.
- Steep roof pitches with swooping roof forms are encouraged.
- Roof appearance of flat concrete tile or equal is typical of the European Cottage style.
- Recessed entry alcoves are encouraged.
- Wall materials are typically comprised of stucco with brick and/or stone veneer.
- Bay windows, curved or round top accent windows, and vertical windows with mullions and simple 2x trim are utilized at front elevations and high visibility areas.
- Stone or brick accent details at the building base, entry, and chimney elements are typical.
- Horizontal siding accents and wrought iron or wood balconies and pot shelves are encouraged.
CRAFTSMAN

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects like Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and artful attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. The style was quickly spread across the state and across the country by pattern books, mail-order catalogs, and popular magazines.

Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect was the creation of a natural, warm, and livable home of artful and expressive character. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces indicate a direct Craftsman reference to the style of California architect Bernard Maybeck, who was greatly influenced by the English Arts and Crafts Movement of the late 19th Century.

Craftsman Style Elements:

- Plan form is typically a simple box.
- Roofs are typically of shallower pitch with flat concrete tiles (or equal) and exaggerated eaves.
- Roof forms are typically a side-to-side gable with cross gables.
- Roof pitch ranges from 3:12 to 5:12 typically with flat concrete tiles or equal.
- Wall materials may include stucco, horizontal siding, and stone.
- Siding accents at gable ends are typical.
- A front porch typically shelters the main entry.
- Exposed rafter tails are common under eaves.
- Porch column options are typical of the Craftsman style:
  - Battered tapered columns of stone, brick, or stucco
  - Battered columns resting on brick or stone piers (either or both elements are tapered)
  - Simpler porch supports of double square post resting on piers (brick, stone, or stucco); piers may be square or tapered.
- Windows are typically fully trimmed.
- Window accents commonly include dormers or ganged windows with continuous head or sill trim.
E A R L Y   C A L I F O R N I A   R A N C H

A building form rather than an architectural style, the Ranch is primarily a one-story rambling home with strong horizontal lines and connections between indoor and outdoor spaces. The “U”- or “L”-shaped open floor plan focused on windows, doors, and living activities on the porch or courtyard. The horizontal plan form is what defines the Ranch.

The applied materials, style, and character applied to the Ranch have been mixed, interpreted, adapted, and modernized based on function, location, era, and popularity.

This single-story family oriented home became the American dream with the development of tract homes in the post-World War II era. Simple and affordable to build, the elevation of the Ranch was done in a variety of styles. Spanish styling with rusticated exposed wood beams, rafter tails under broad front porches, and elegantly simple recessed windows were just as appropriate on the Ranch as the clean lines of siding and floor to ceiling divided-light windows under broad overhanging laminate roofs.

Details and elements of the elevation of a Ranch should be chosen as a set identifying a cohesive style. Brick and stucco combinations with overly simple sill trim under wide windows with no other detailing suggests a Prairie feel, while all stucco, recessed windows, and exposed rusticated wood calls to mind a Hacienda ranch.

C a l i f o r n i a   R a n c h   S t y l e   E l e m e n t s:

- Plan form is typically one-story with strong horizontal design.
- Roofs are typically shallow pitched with “S” tile, barrel tile, or flat concrete tile.
- Roof forms are typically gable or hip with exaggerated overhangs.
- Wall materials are commonly comprised of stucco, siding, or brick.
- A porch, terrace, or courtyard is typically the prominent feature of the elevation.
- Exposed rafter tails are typical.
- Porch is commonly detailed by simple posts or beams with simple cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically broad and accented with window head and sill trim, shutters, or are recessed.
- A strong indoor/outdoor relationship joined by sliding or French doors, or bay windows is common.
AMERICAN TRADITIONAL

The American Traditional style is a combination of the early English and Dutch house found on the Atlantic coast. Their origins were sampled from the Adam style and other classical styles. Details from these original styles are loosely combined in many examples.

Current interpretations have maintained the simple elegance of the early prototypes, but added many refinements and new design details. This style relies on its asymmetrical form and colonial details to differentiate it from the strict colonial styles.

Highly detailed entries having decorative pediments extended and supported by semi-engaged columns typically. Detailed doors with sidelights and symmetrically designed front facades. Cornices with dentils are an important feature and help identify this style.

American Traditional Style Elements:

- Plan form is typically asymmetric “L”-shaped.
- Roofs are typically of moderate to steeper pitch with flat concrete tile (or equal) roof and exaggerated boxed eaves.
- Roof forms are typically hip or gable with dominant forward facing gables.
- Front facade is typically one solid material which may include stucco, brick, or horizontal siding.
- The front entry is typically sheltered within a front porch with traditionally detailed columns and railings.
- A curved or round-top accent window is commonly used on the front elevation.
- Windows are typically fully trimmed with flanking louvered shutters.
- Gable ends are typically detailed by full or partial cornice, sometimes emphasized with dentils or decorative molding.
- Decorative or pedimented head and sill trim on windows is typical.