May 11, 2023

SUBJECT: Approval Letter: Design Review Approval for a 760-square-foot residential addition to an existing single-family residence located at 100 Rebecca Way (DRDL22-00187)

The City of Folsom Community Development Department (CDD) has reviewed an application for Design Review of a 760-square-foot residential addition located at 100 Rebecca Way. The CDD has made the decision to conditionally approve the application based on the following findings:

- The project is compliant with the General Plan, the Zoning Ordinance, and all applicable Specific Plans;
- The project is in conformance with all applicable city-wide design guidelines;
- The project is in conformance with all applicable project-specific design guidelines and standards approved through the Planned Development Permit process or similar review process;
- The project provides compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood.
- The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines.

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

1. The proposal shall be in conformance with the submitted drawings and colors/materials board dated December 29, 2022, on file with the Community Development Department.

2. A Building Permit is required. Please note on the elevations of the plans submitted for a building permit that the exterior colors, materials and level of window trim of the addition shall match that of the existing residence.

3. Impacts to protected trees shall not be greater than depicted in the city-approved plans.
4. A tree work permit and tree protection plan shall be required to protect existing onsite oak trees and account for tree impacts from the proposed development activities. The tree protection plan shall be subject to review and approval by the CDD, shall contain the contact information of the project arborist, and shall be included in all associated plan sets for the project.

5. The applicant shall retain the services of a project arborist for the duration of the development project to monitor the health of protected trees to be preserved and carry out the City-approved tree protection plan (dated 4/24/2023). All regulated activity conducted within the Critical Root Zone of protected trees, as that term is defined in Folsom Municipal Code (FMC) 12.16.020, shall be performed under the direct supervision of the project arborist. A copy of the executed contract for these arboricultural services shall be submitted to the CDD prior to the issuance of any tree or grading permits.

6. A certification letter by the project arborist attesting compliance with the tree permits and City-approved tree protection plan shall be submitted to the CDD at the time of the final inspection, prior to the Certificate of Occupancy.

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

The application is subject to a ten-day appeal period which commences on May 11, 2023 and ends on May 21, 2023. Should you have any questions regarding this letter, please do not hesitate to call me at (916) 461-6238 or email me at bgustafson@folsom.ca.us.

Best regards,
Brianna Gustafson
Associate Planner
City of Folsom