

FOLSOM RANCH, CENTRAL DISTRICT

DESIGN GUIDELINES





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VISION + INTRODUCTION





PURPOSE AND OBJECTIVE

The Folsom Ranch, Central District Design Guidelines is a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. It is intended as an implementation tool for the residential development of Folsom Ranch, Central District, and provides the design framework for architecture, streetscene, and landscape to convey a master plan identity. These guidelines establish the pattern and intensity of development for Folsom Ranch, Central District to ensure a high-quality and aesthetically cohesive environment. While these 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, this guideline document will 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. This document also provides the framework for design review approval of Folsom Ranch, Central District residential projects.

This document is intended to be used by builders and developers when designing their Master Plot Plans. Any project that is submitted to the Folsom Ranch, Central District Architectural Review Committee and the City must be reviewed for consistency with these design guidelines. The Folsom Ranch, Central District Architectural Review Committee and the City will review all designs, plans, and construction to ensure compliance with this document. (Refer to Section Four.) The project must then obtain Planning Commission approval under a design review approval process.

Guiding Principles

The following guiding principles will guide the design of the Folsom Ranch, Central District to ensure quality development:

- Create a community that encourages interaction and evokes a “pride of place” where people want to live.
- Encourage linkages and connectivity through land use adjacencies, trails, and open space.
- Create a variety of walkable neighborhoods.
- Encourage physical, social, and economic diversity.
- Integrate environmentally responsible practices.

These Design Guidelines are interpretational and are, therefore, conceptual in nature. Any changes or deviations from these Design Guidelines can be discussed and negotiated with City staff. As a living document, the Guidelines can, over time, accommodate changes in lifestyles, consumer preferences, economic conditions, community desires, and the marketplace.

The architectural and landscape guidelines complement each other. Together they combine to form a distinctive master plan offering a high quality, sustainable environment, and a sense of identity.

Context

In 2011, the City of Folsom adopted The Folsom Plan Area Specific Plan (FPASP) to guide development of approximately 3,500 acres of property south of U.S. Highway 50 (Plan Area) that was later annexed to the City of Folsom in early 2012 (refer to Figure 1.1 – Plan Area Location).



Folsom Ranch is strategically located in the center of the Plan Area and consists of approximately 1,700 acres of gently rolling terrain easily accessible from White Rock, Scott and Prairie City Roads as well as Highway 50 (refer to Figure 1.2). The property is home to much of the Plan Area oak woodlands as well as a 2.5 mile segment of Alder Creek and associated intermittent drainages and wetlands, which will be conserved in the extensive Folsom Ranch open space network.

As discussed in the FPASP, the Plan Area naturally divides into three distinct districts: the Southwest District, the Hillside District and the Central District, the majority of which is contained within the boundaries of Folsom Ranch (refer to Figure 1.3).

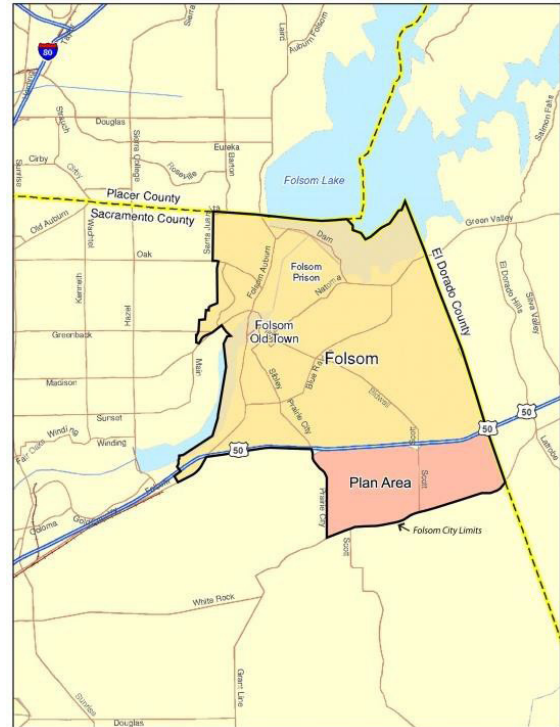


Figure 1.1. - Plan Area Location

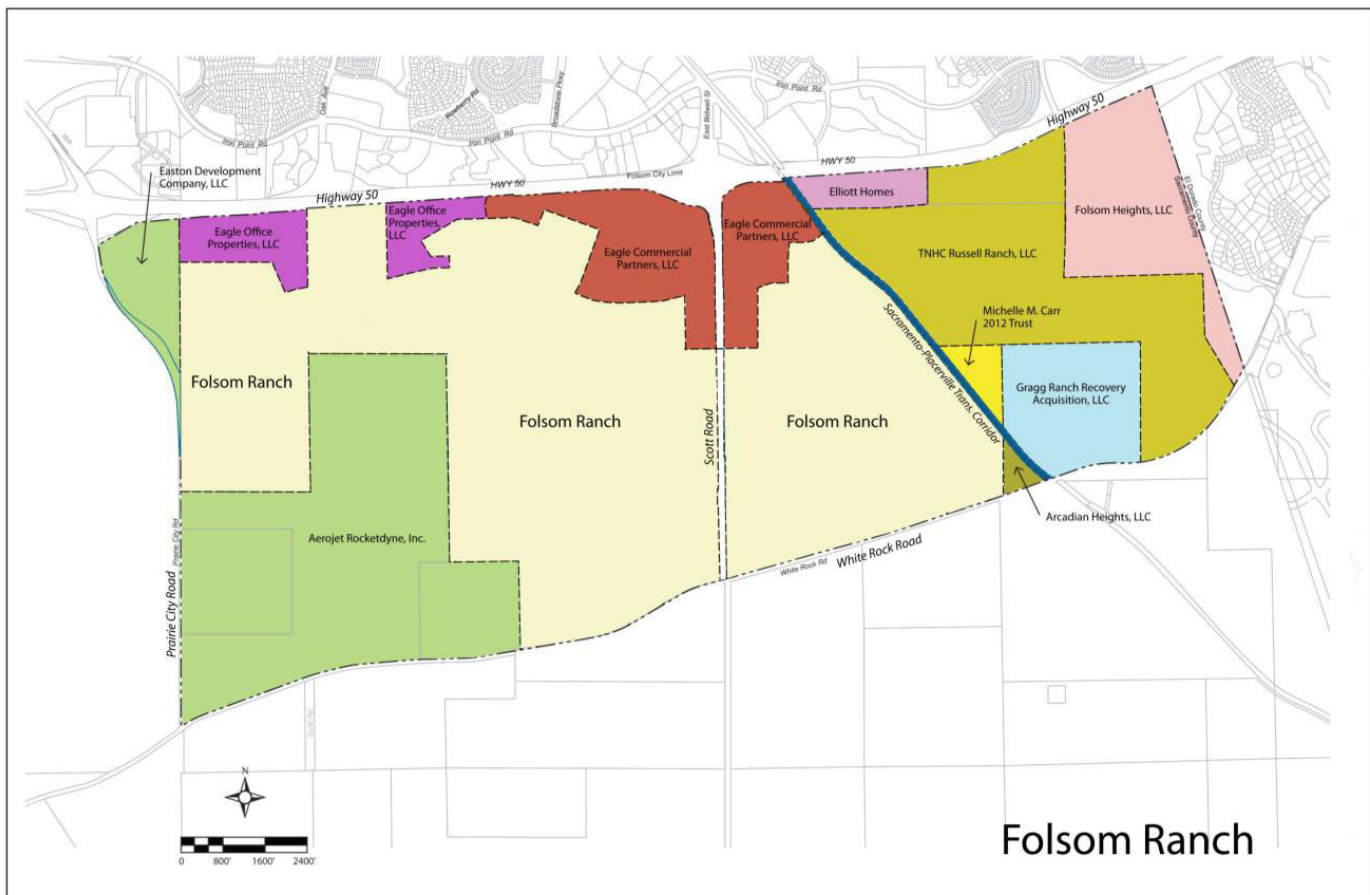


Figure 1.2. - Folsom Ranch Location



The Central District (primarily Folsom Ranch) will be the heart of the new community and its layout embodies the design principle of mixed compatible uses, developed in a compact pattern with access to alternative transportation modes. Consistent with the concept of interconnected streets, much of the road plan of Folsom Ranch, particularly in the Town Center, is based on a neo-traditional orthogonal system of “Complete Streets” featuring short blocks to slow traffic and provide multiple routes for pedestrian travel. Key design features of Folsom Ranch include the mixed-use Town Center, the regional transit corridor that traverses much of the Ranch, mixed-use neighborhood centers, community and neighborhood parks, schools, and an extensive open space system. Folsom Ranch offers a highly diversified mix of commercial, residential, public and quasi-public uses that will provide residents with multiple housing choices, job opportunities, and convenient access to schools and recreation.

When completed, Folsom Ranch will provide over 6,000 housing units, approximately 440,000 square feet of commercial space, three elementary schools and one combined middle/high school, a 26 acre community park, five neighborhood parks, a town center and entertainment district, and an extensive open space system with cycling and walking trails (refer to Table 1.1).

| Land Use | Area (Ac) | DU | Bldg (SF) |
|--------------------|--------------|--------------|----------------|
| SF | 159 | 493 | |
| SFHD | 324 | 1,792 | |
| MLD | 196 | 1,769 | |
| MMD | 38 | 657 | |
| MHD | 41 | 1,005 | |
| MU | 59 | 681 | 205,952 |
| CC | 22 | | 234,135 |
| PQP | 2 | | |
| PQP-SCHOOLS | 111 | | |
| PARKS | 57 | | |
| OS | 611 | | |
| Subtotal | 1,620 | 6,397 | 440,087 |
| Major Roads | 99 | | |
| Total | 1,719 | | |

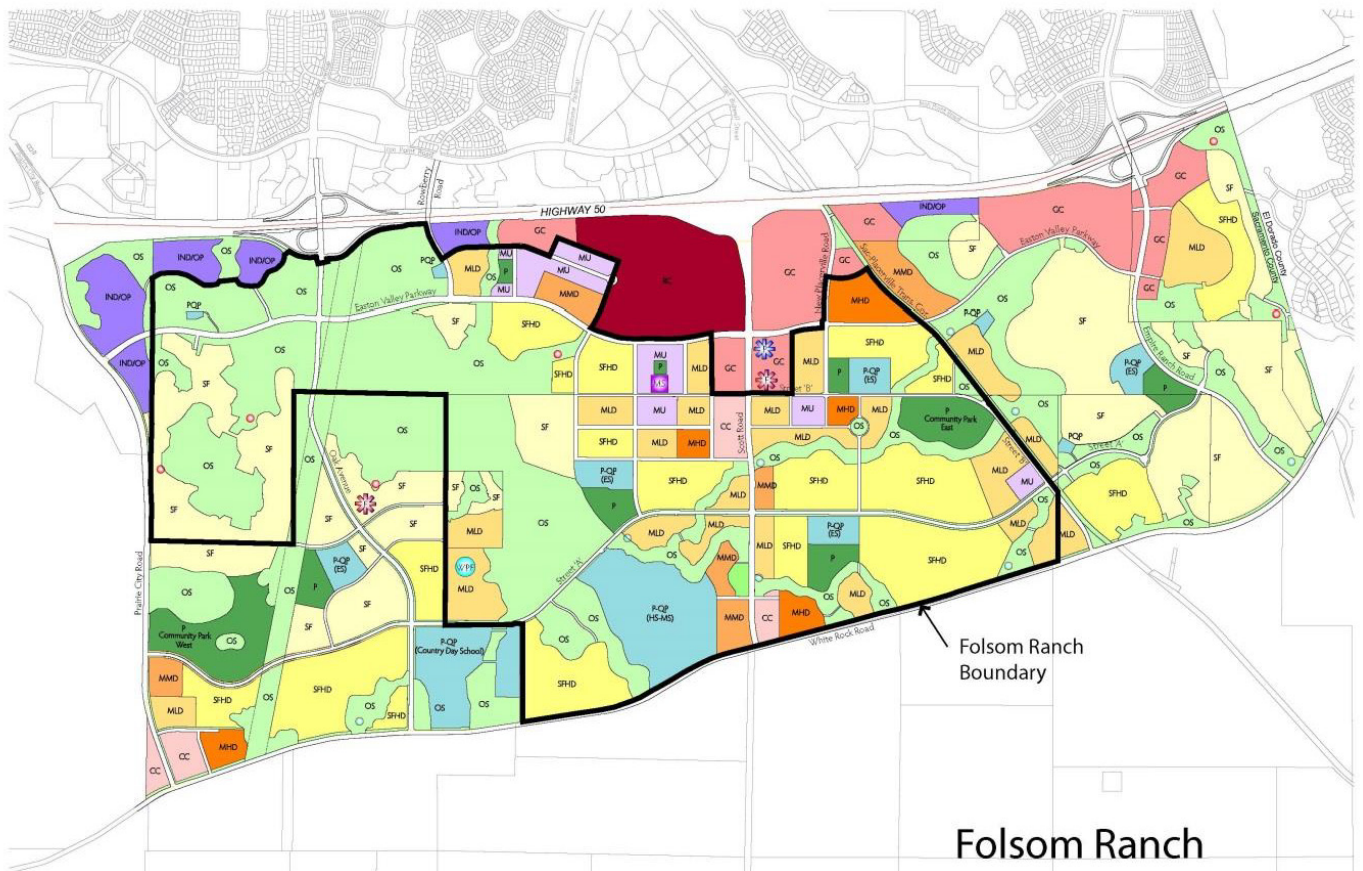


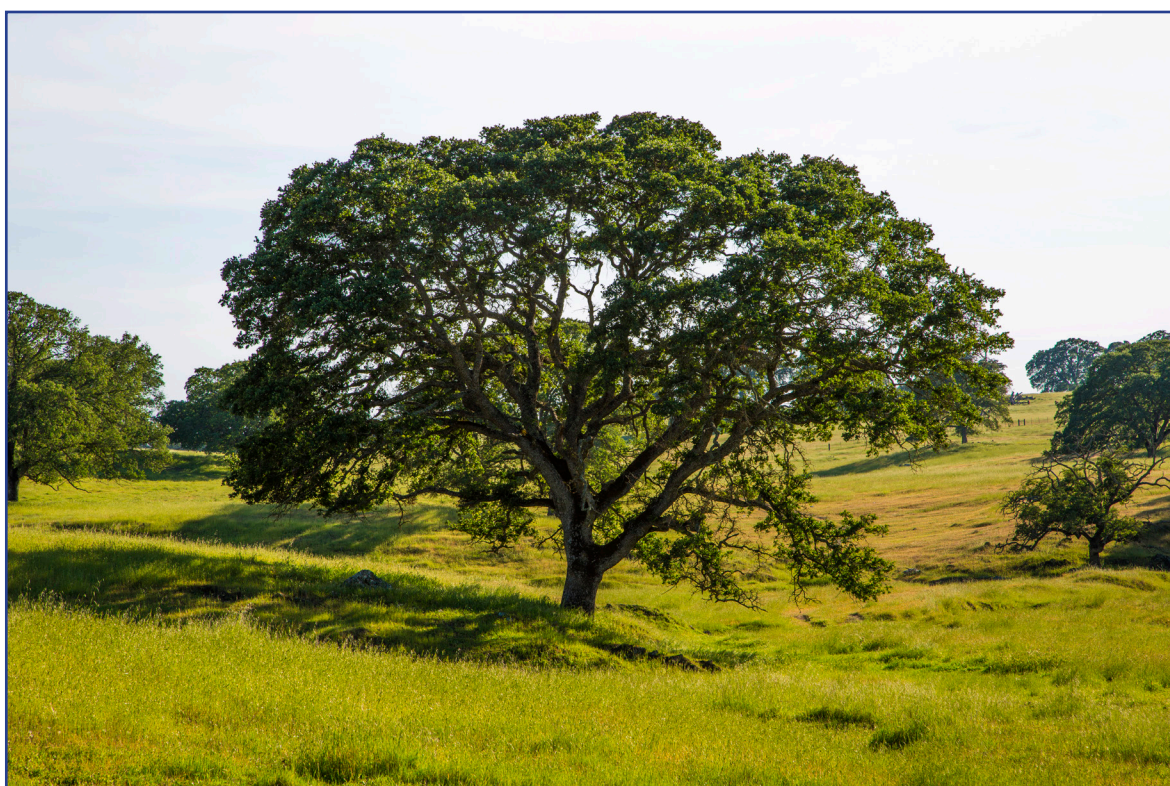
Figure 1.3. - Folsom Ranch Boundary and Land Use Plan





2

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.

- 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.



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.



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.



Example of Feature Window



Example of Juliet Balcony



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.



Porte Cochere with garage at rear of house



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

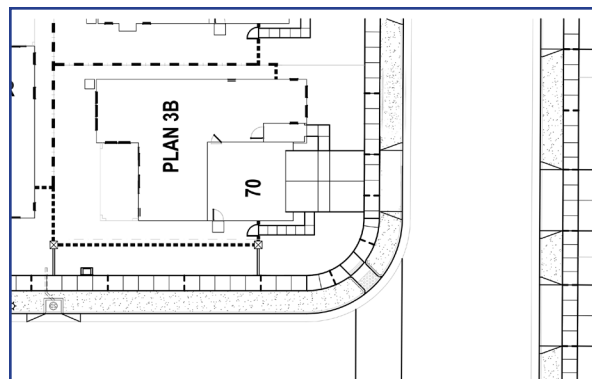
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

- 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.

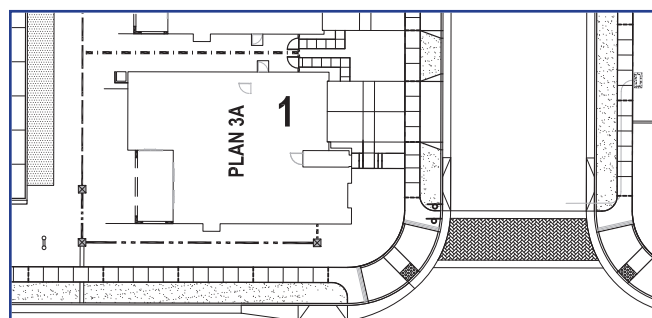
In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.



Example of undesirable Corner Lot Street Facing Garage Placement



Example of undesirable Corner Lot Street Facing Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



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.



Example of Italian Villa Architecture



Example of Italian Villa Architecture



Example of Italian Villa Architecture



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.



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



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 use 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.



Example of Monterey Architecture

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



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.



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



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



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.



Example of Craftsman Architecture

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.



Example of Craftsman Architecture



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.



Example of California Ranch Architecture

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.



Example of California Ranch Architecture



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.



Example of American Traditional Architecture



Example of American Traditional Architecture

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.



Example of American Traditional Architecture







3

LANDSCAPE DESIGN GUIDELINES





GUIDING LANDSCAPE DESIGN PRINCIPLES

Sustainable Landscape Design

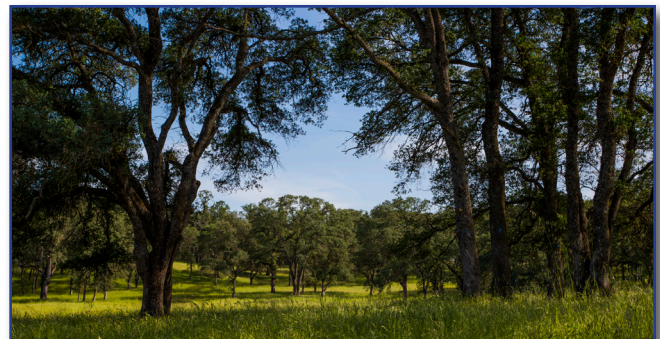
Through thoughtful, sensitive design, Folsom Ranch, Central District can be designated to conserve valuable resources and create a noteworthy community within the City of Folsom. Sustainable landscape design links natural and built systems to achieve balanced environmental, social, and economic outcomes 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



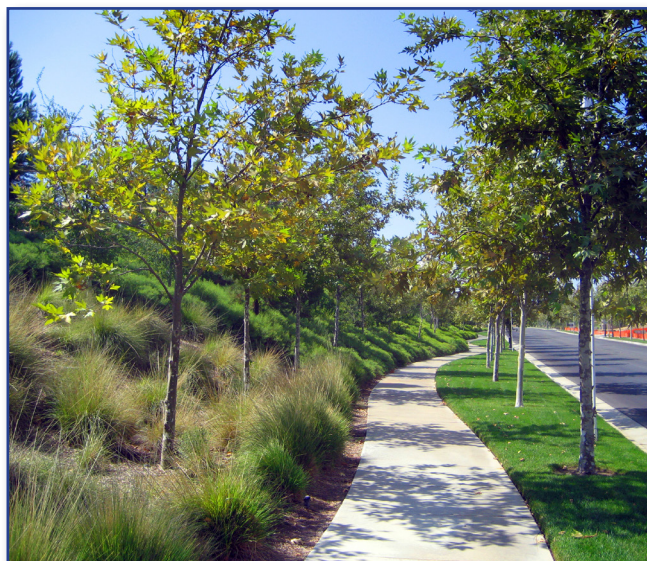
COMMUNITY DESIGN THEME/ LANDSCAPE CHARACTER

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.



Example of Park and Open Space Concept



COMMUNITY IDENTITY PLAN MONUMENTATION

Appropriate community, mixed-use areas and residential neighborhood thematic identification is important in establishing a new community and maintaining the overall Folsom Ranch, Central District theme, as well as providing a system for identifying community development and giving directional information to residents and visitors. A general conceptual Community Identity Signage/Monumentation Key Program has been provided herein.

Entry monument signage, through decorative typefaces and symbolic graphics, will inform the visitor that they are entering a planned community. Project and neighborhood signage will direct visitors who have entered the Folsom Ranch, Central District towards the distinct community components and amenities. Monument signage will be consistent with the character of the project, but flexible enough to respond to individual project contexts. Logos, type styles, color schemes, and architectural features should be consistent throughout the area being identified. Monument signs may vary in size and detail in a manner that reflects their relative importance within the signage hierarchy, but will incorporate all the materials proposed within the major community monumentation.

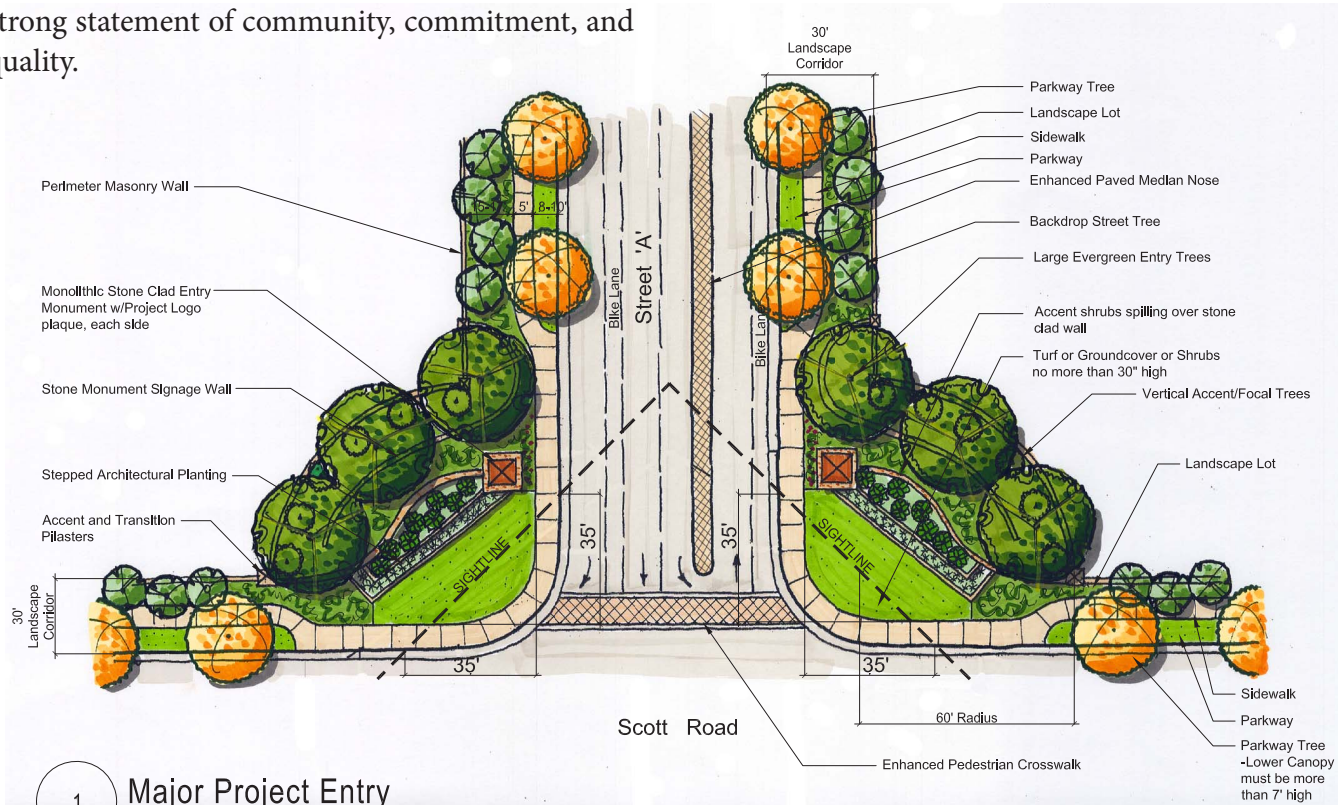
Materials:

- Dry Stacked Stone Pilasters and Walls or manufacturers stacked stone product application.
- Precast Concrete Pilaster Caps
- Precast Concrete Wall Caps
- Specimen Trees with complementary plant material selections



Major Project Entry

The Major Project Entry Monumentation will be the landmark of the new community and establish a unifying community identity while providing a strong statement of community, commitment, and quality.



1

Major Project Entry

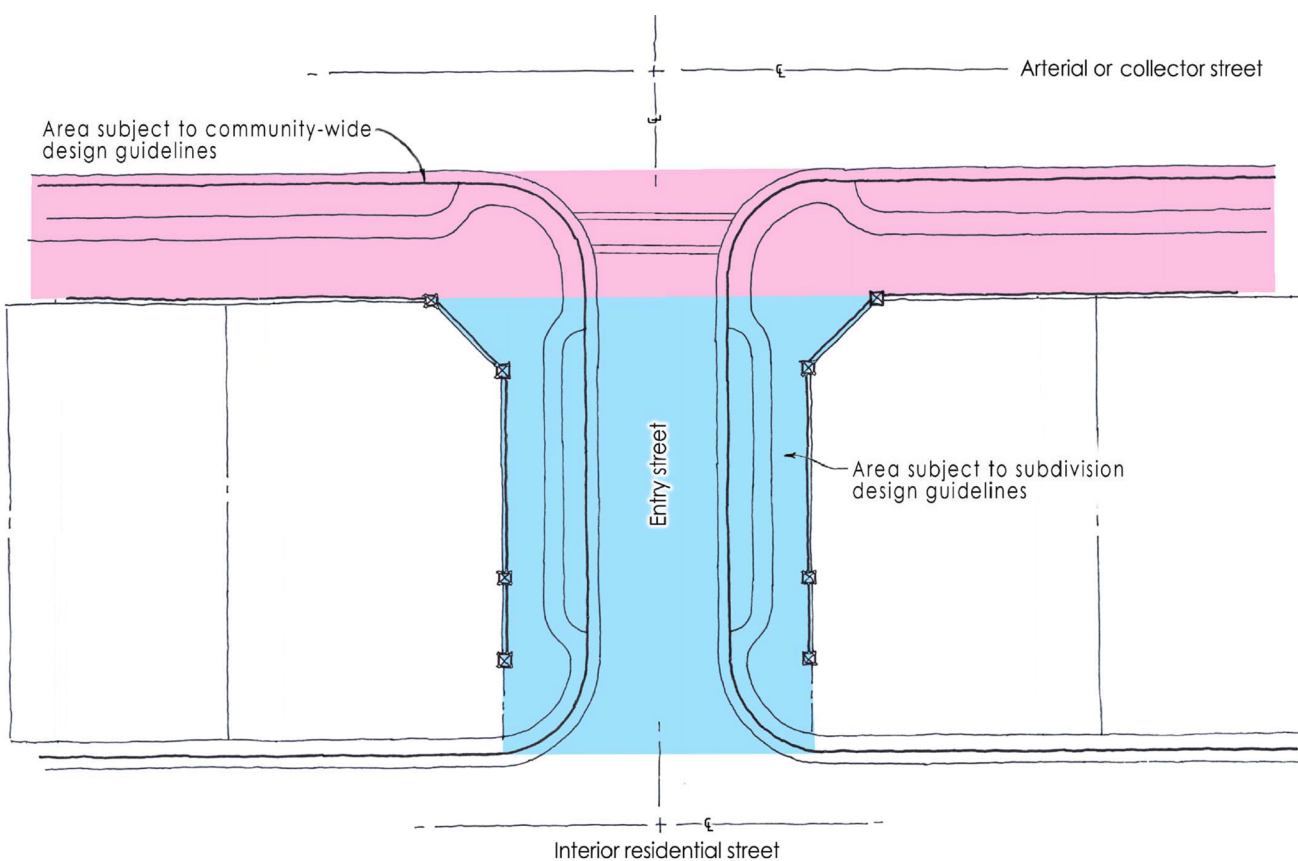
Identity Entrances for the Overall Project



Subdivision Entry Design, Geometry & Entry Options

Primary Neighborhood Entry Signage will be used to identify the various residential neighborhood entry points within the Folsom Ranch, Central District community. The entry signage monument incorporates design elements of stone, precast concrete capping, large focal trees with vertical accent trees supporting entry statement, groundcover/shrub planting, annual color and enhanced paving.

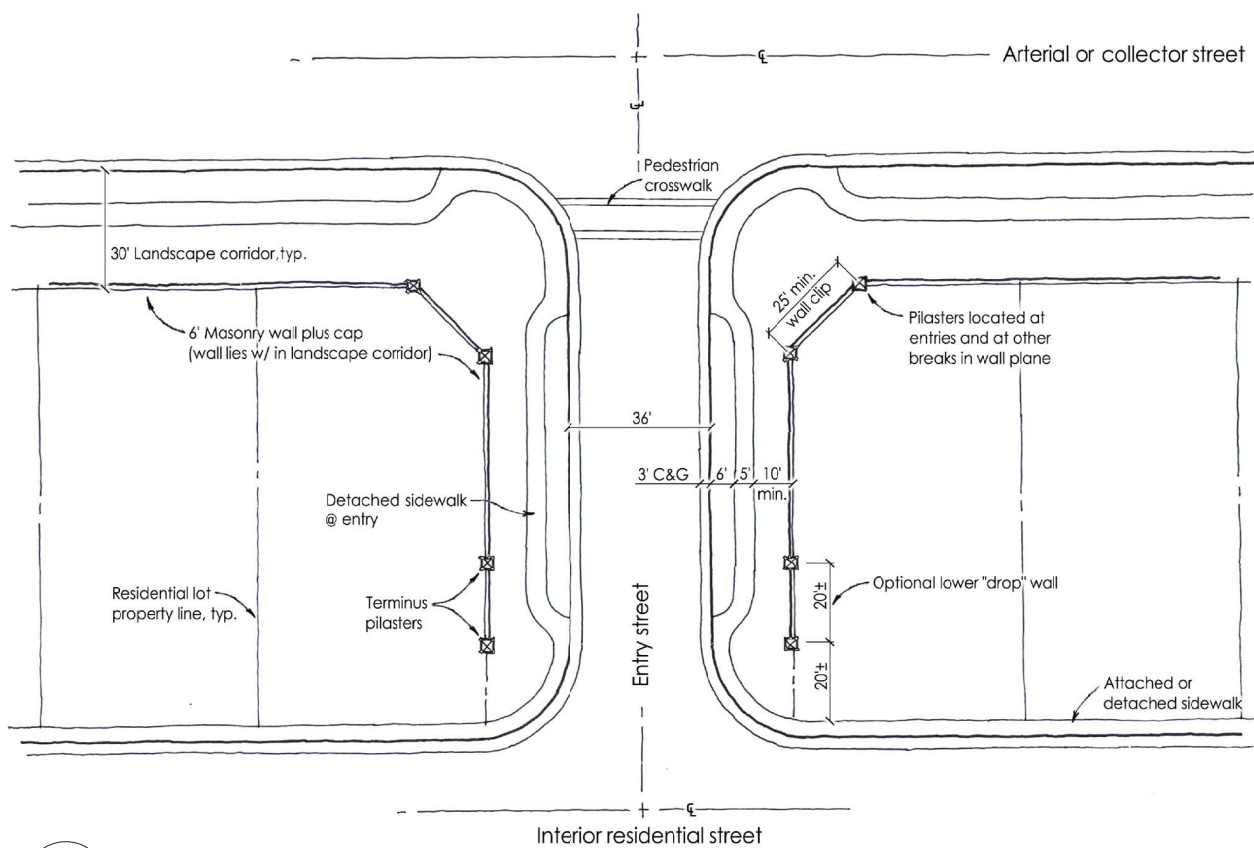
Masonry wall and pilasters are to be of a uniform or complimentary design of material and color throughout. Where possible, place one story homes or homes with one story roof element on lots adjacent to entry streets. Typically, these lots will need to be wider to accommodate one story.



2

Subdivision Entry Design & Geometry Application of Design Guidelines





3 Subdivision Entry Design & Geometry
Standard Condition





Monolithic Stone Clad Entry Monument with Subdivision logo or name on plaque, each side

Vertical Backdrop Trees

Vertical Screen Trees

20'

Landscape Corridor

Shrub Area

Turf or Alternative Low Groundcover

Parkway Tree must be more than 7' high

Interior Residential Street

Parkway

Landscape Lot

Entry Street

36'

35'

35'

35'

35'

35'

35'

35'

Optional Lower 'Drop' Wall - 42" High Max.

Vertical Backdrop Trees

Parkway Trees

Lower Canopy Evergreen Entry tree with vertical accents

Lower Canopy Evergreen Entry tree with vertical accents

Lower Canopy Evergreen Entry tree with vertical accents

Lower Canopy Evergreen Entry tree with vertical accents

Lower Canopy Evergreen Entry tree with vertical accents

Lower Canopy Evergreen Entry tree with vertical accents

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Lower Canopy Evergreen Entry tree with vertical accents

Lower Canopy Evergreen Entry tree with vertical accents

Lower Canopy Evergreen Entry tree with vertical accents

Lower Canopy Evergreen Entry tree with vertical accents

Sidewalk

Parkway Tree - Lower Canopy must be more than 7' high

Parkway Tree - Lower Canopy must be more than 7' high

Parkway Tree - Lower Canopy must be more than 7' high

Parkway Tree - Lower Canopy must be more than 7' high

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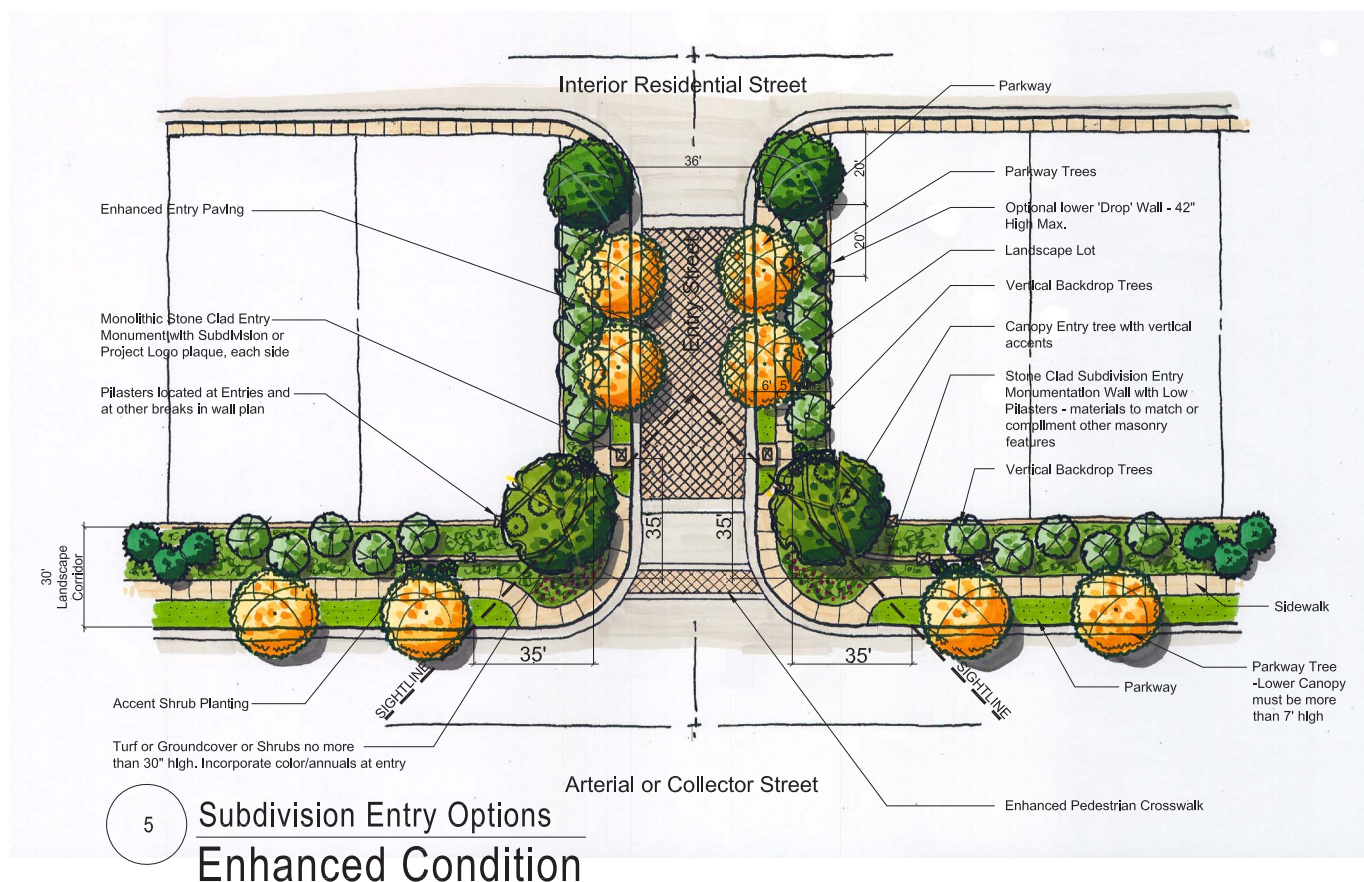
Arterial or Collector Street

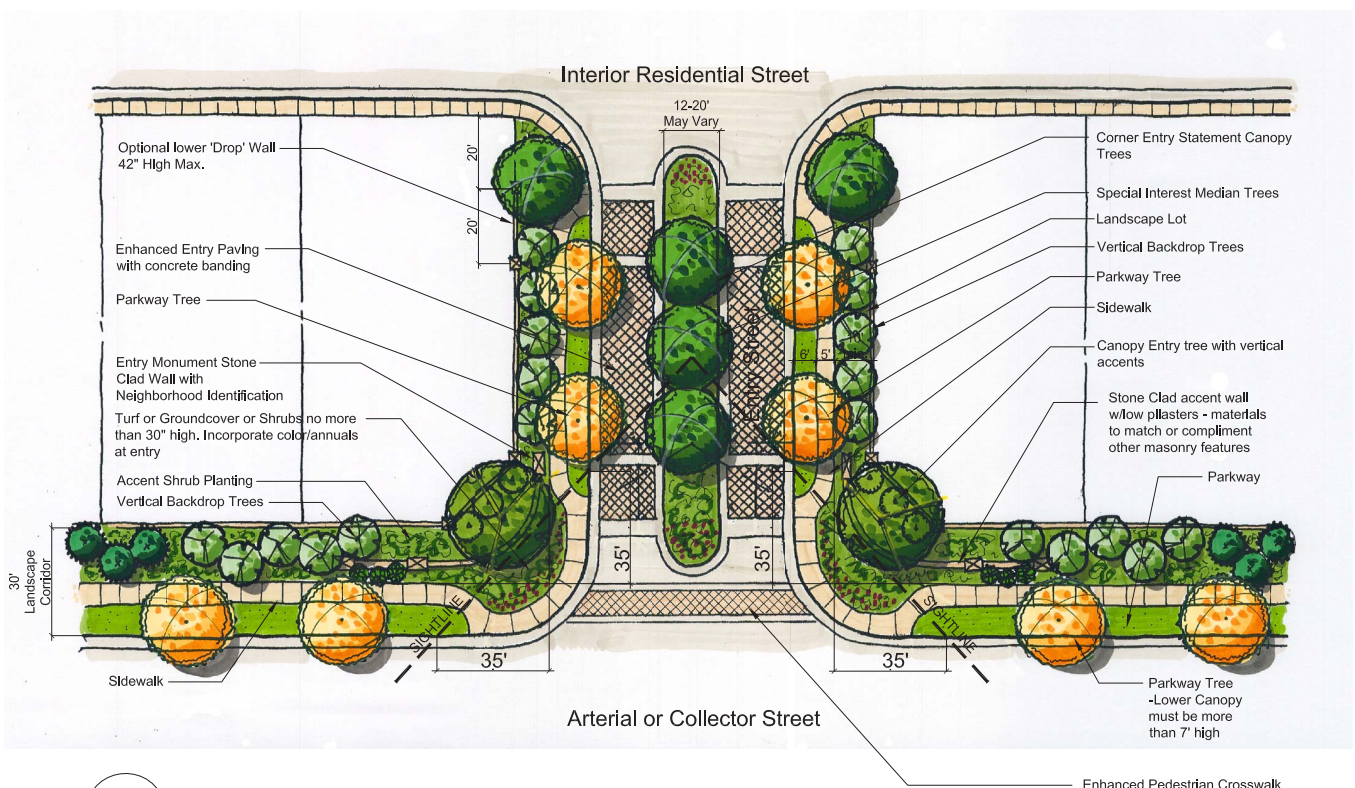
Enhanced Pedestrian Crosswalk

4

Subdivision Entry Landscape Concept Standard Condition







6 Subdivision Entry Options w/ Median
Enhanced Condition





7

Subdivision Entry Options w/ Gates Enhanced Condition

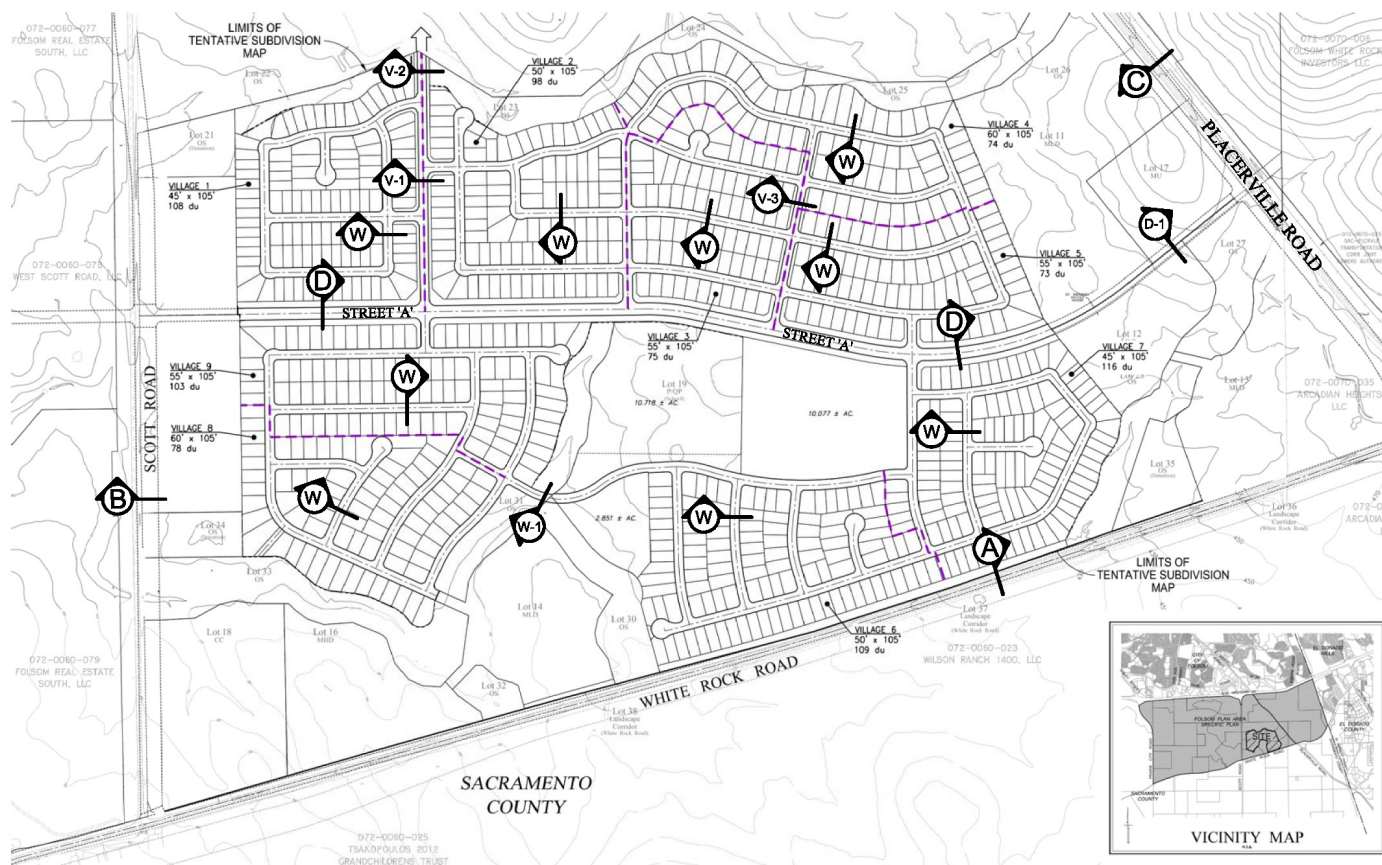


STREETSCAPE PLANS/ SECTIONS

Several streetscape applications are proposed within the Folsom Ranch, Central District development, as shown within this section, Streetscape Key Map for Phase One Development. As illustrated in the following exhibits, a hierarchy of streetscapes within Phase One is provided and distinctive landscape treatments are planned for each roadway. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, enhanced paving at pedestrian crossings and primary/secondary entries, bike trails, and parkway trees to enhance roadways. The main road will feature such landscape elements as signage, street furniture, and a predominant plant palette consisting of canopy trees on corner treatments and parkways,

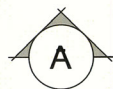
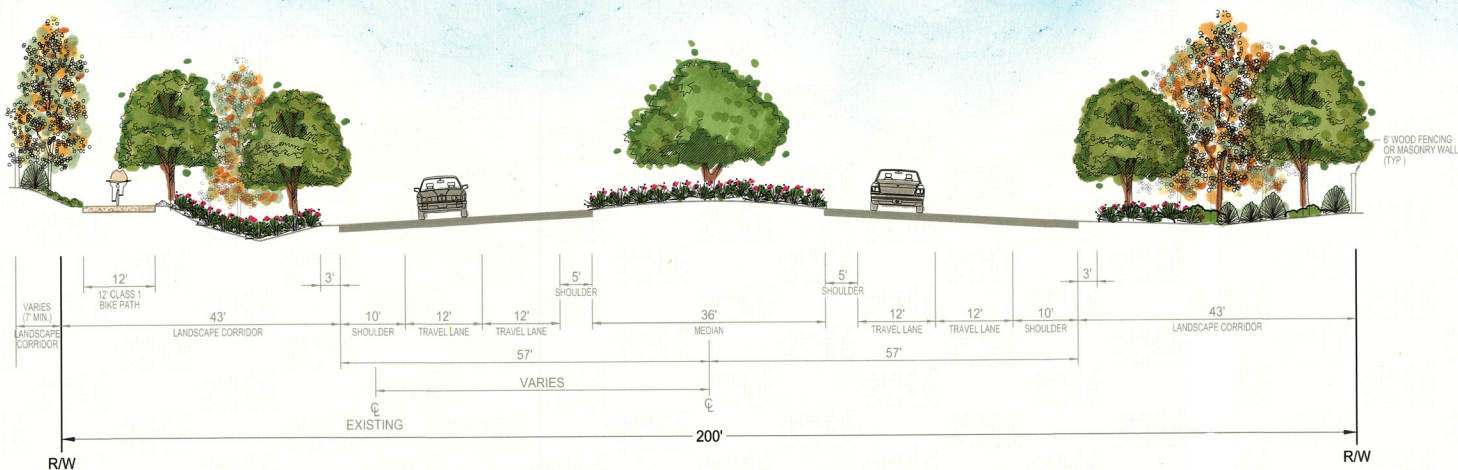


center medians where space allows, and vertical trees as backdrops within landscape lots. The use of enhanced paving is strongly encouraged. Some roadway improvements shall occur in phases. Street Sections 'A' through 'C' are for ultimate build-out. Streetscapes and Landscape Treatments for Phase One are provided as follows:



Street Section Keymap for Phase One

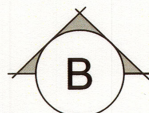
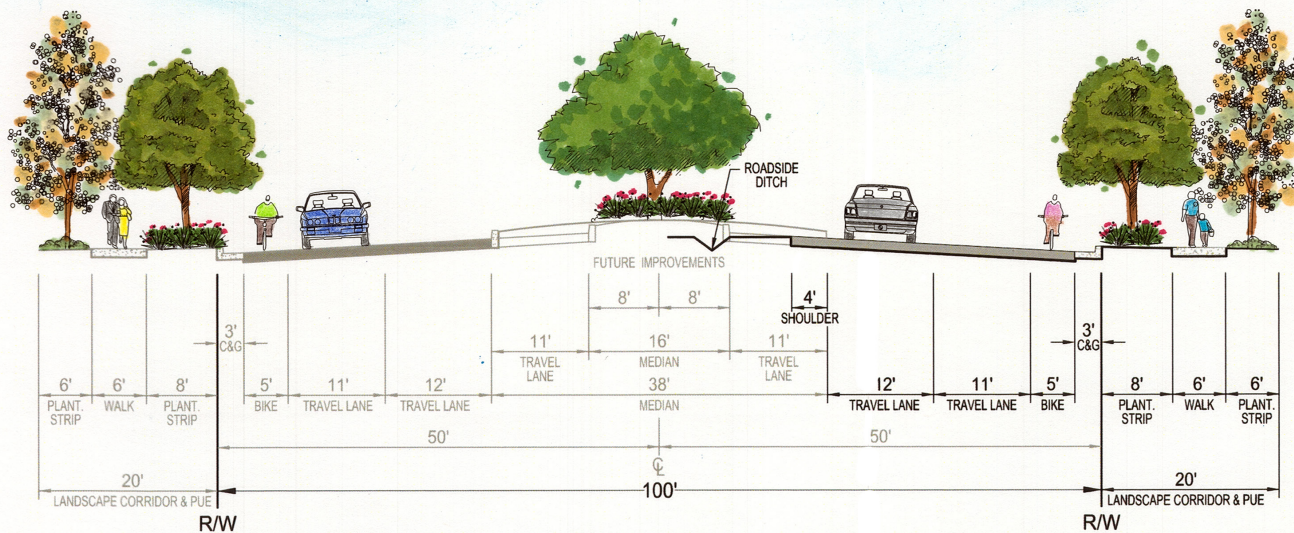




200' RIGHT-OF-WAY

White Rock Road
(Future JPA Regional Connector - By others)

N.T.S.

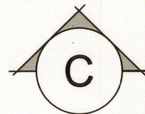
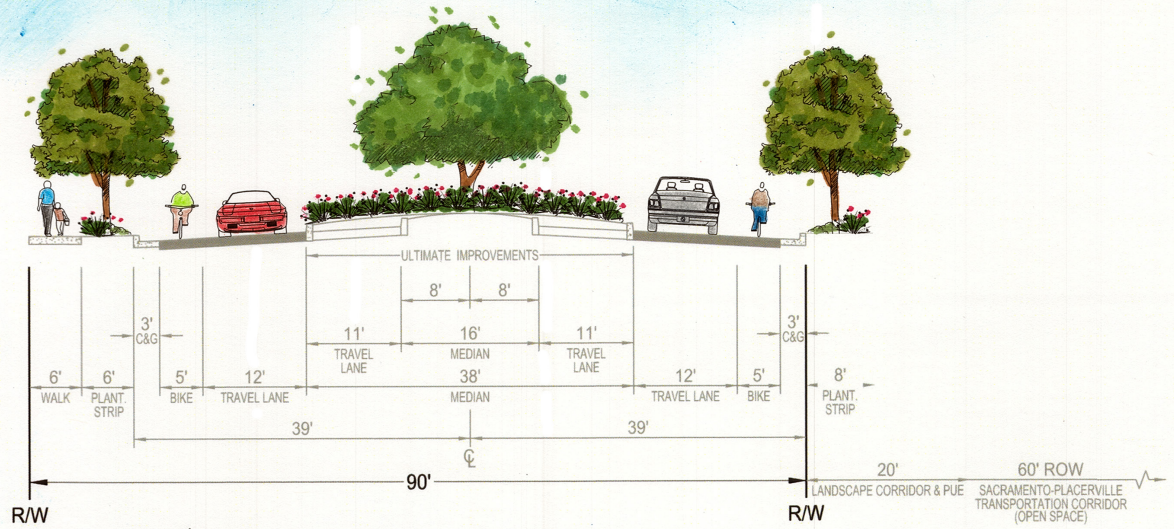


100' RIGHT-OF-WAY

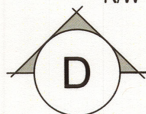
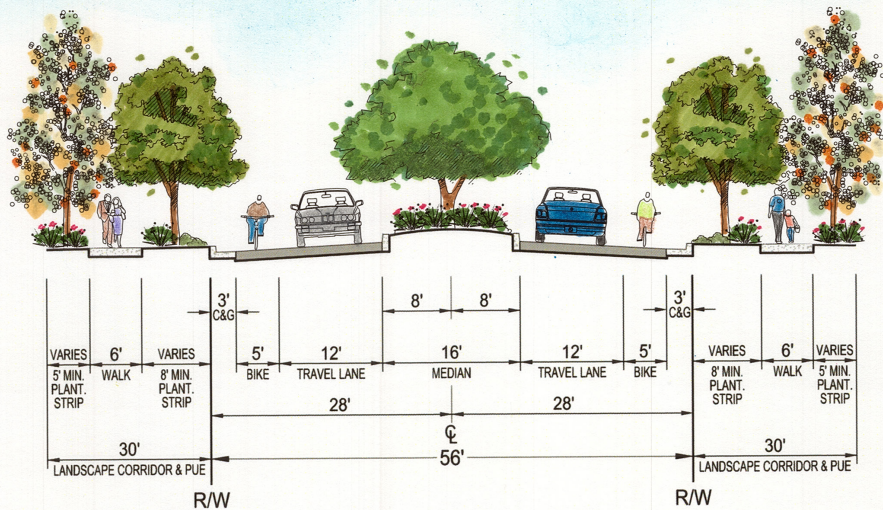
Scott Road

N.T.S.



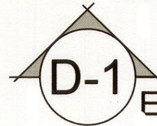
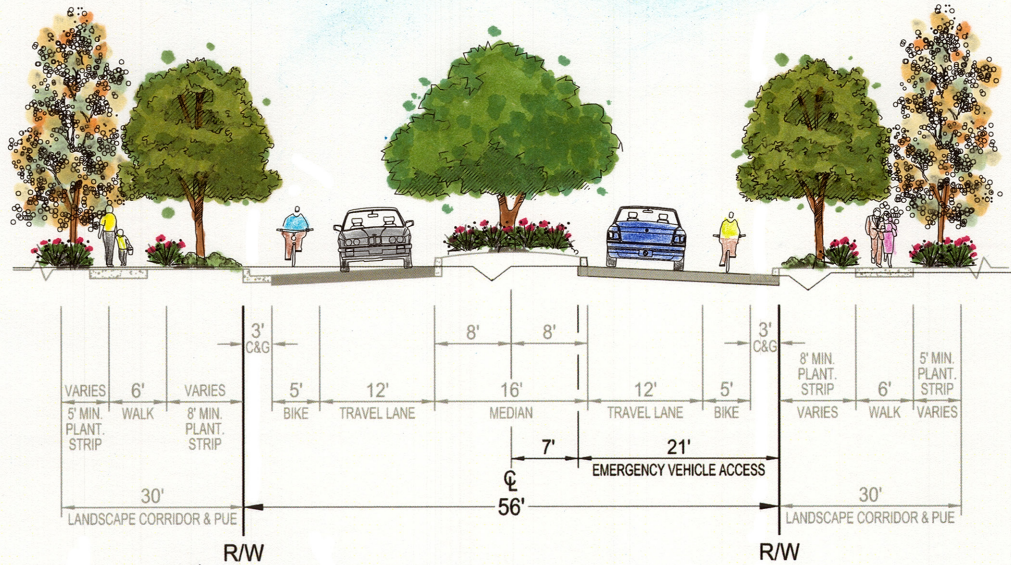


90' RIGHT-OF-WAY
Street 'B'
 (Future Improvements - By Others)
 N.T.S.



56' RIGHT-OF-WAY
Street 'A'
 N.T.S.

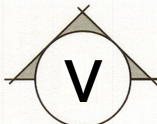
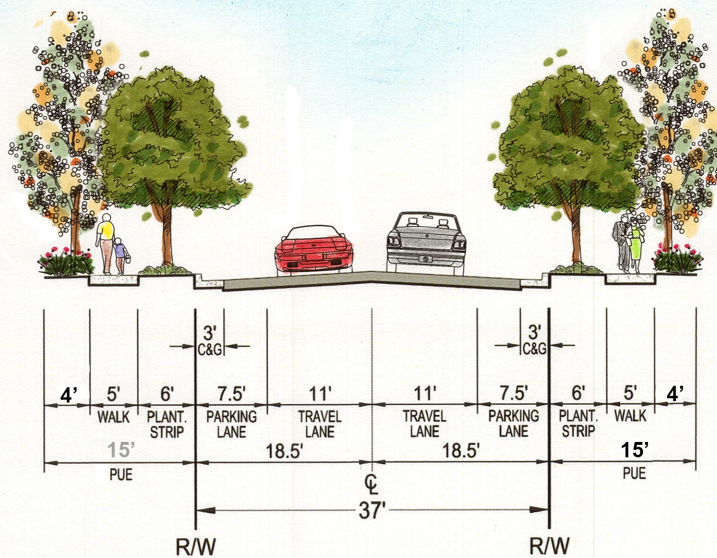




56' RIGHT-OF-WAY

Emergency Vehicle Access / Street 'A'

N.T.S.

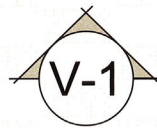
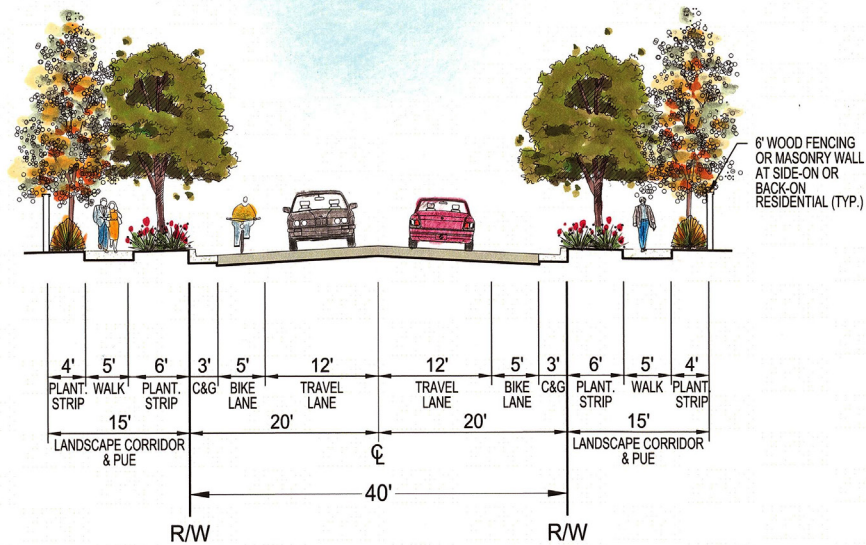


37' RIGHT-OF-WAY

Local Street

N.T.S.

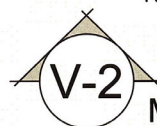
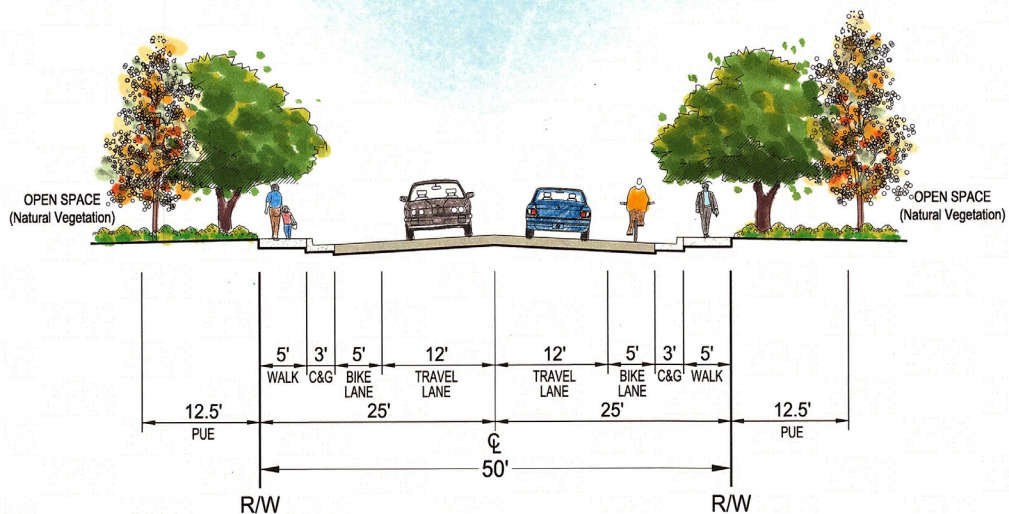




40' RIGHT-OF-WAY

Minor Collector
With Class II Bike Lanes
(No Parking)

N.T.S.

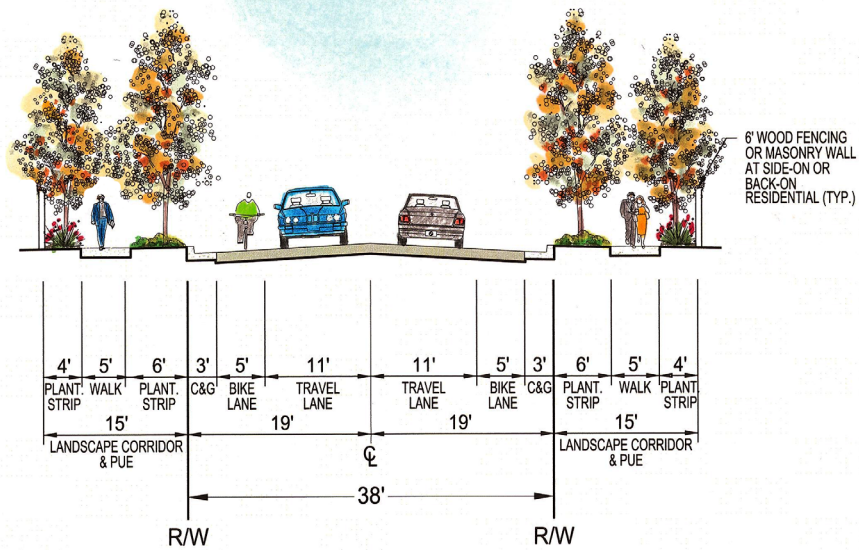


50' RIGHT-OF-WAY

Minor Collector - Attached Sidewalk
With Class II Bike Lanes
(No Parking)

N.T.S.

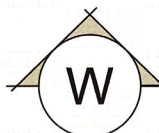
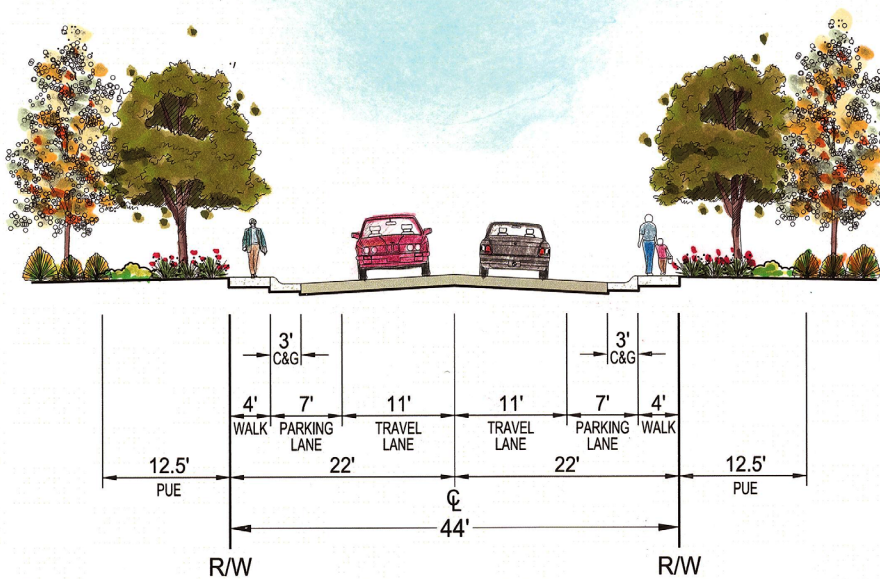




38' RIGHT-OF-WAY

Local Street
With Class II Bike Lanes
(No Parking)

N.T.S.

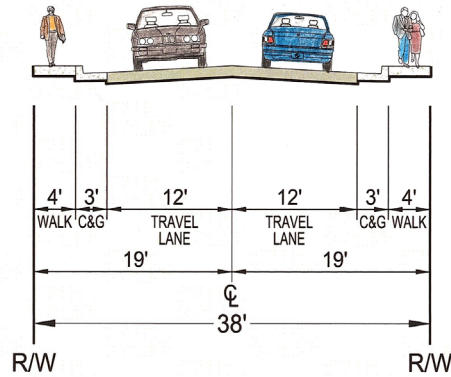


44' RIGHT-OF-WAY

Local Street - Attached Sidewalk

N.T.S.

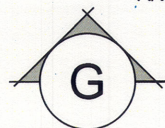
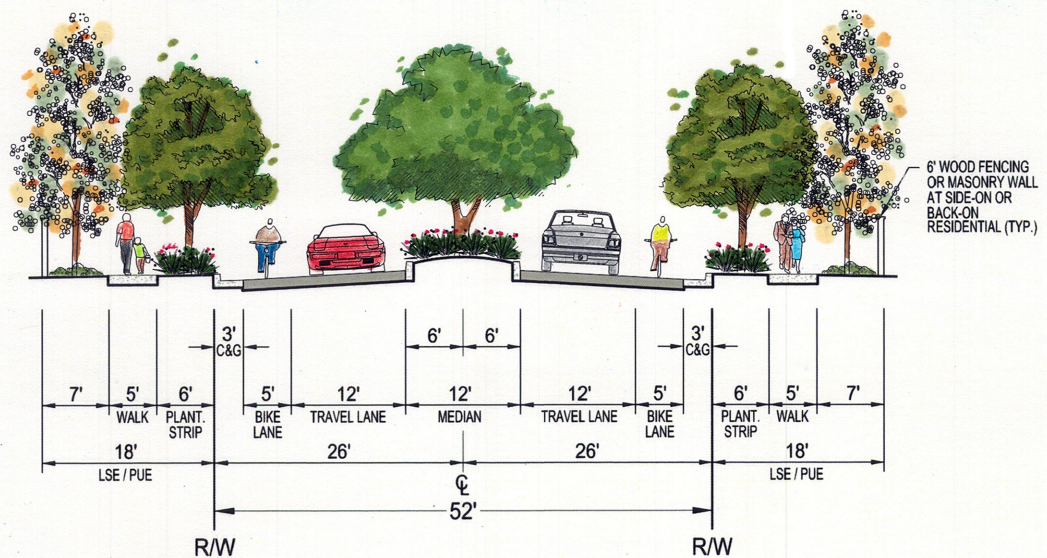




38' RIGHT-OF-WAY

Local Street - Attached Sidewalk
(at Creek Crossing)
(No Parking)

N.T.S.



52' RIGHT-OF-WAY

Divided Entry
(no parking)

N.T.S.



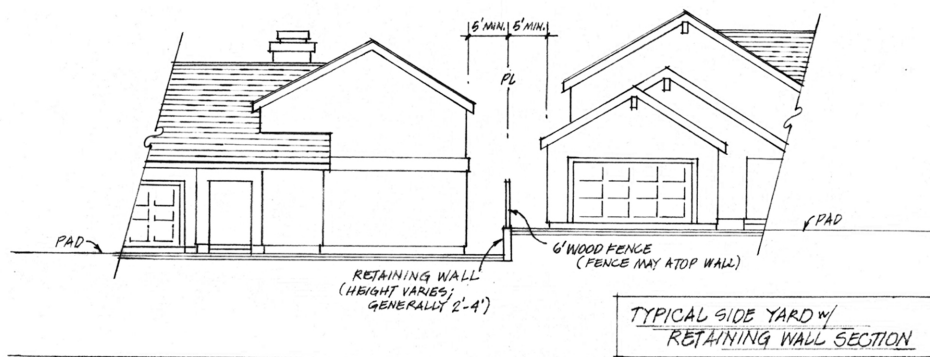
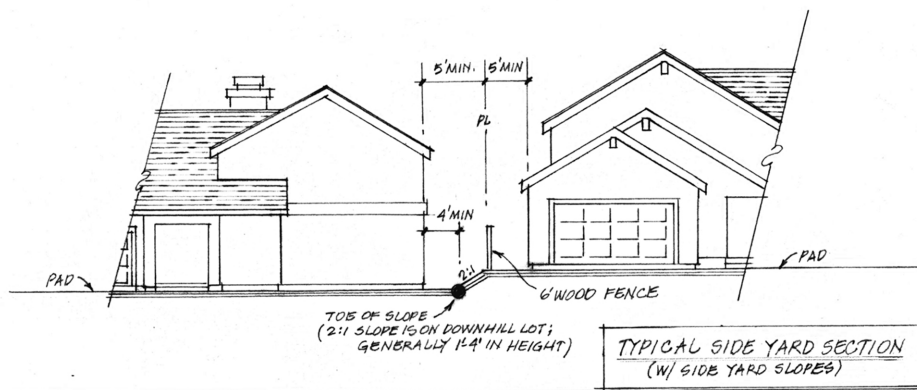
GRADING CRITERIA

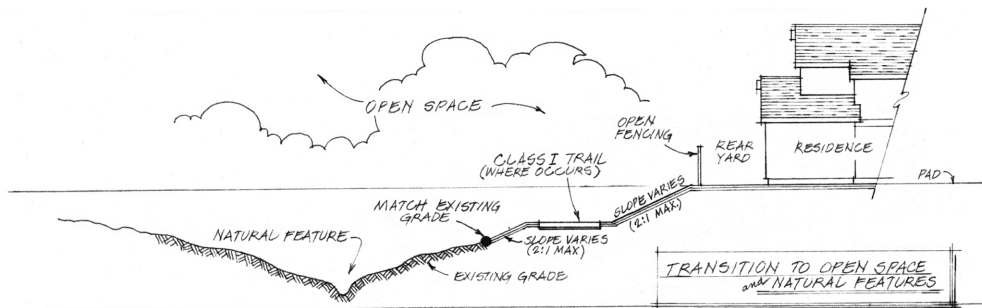
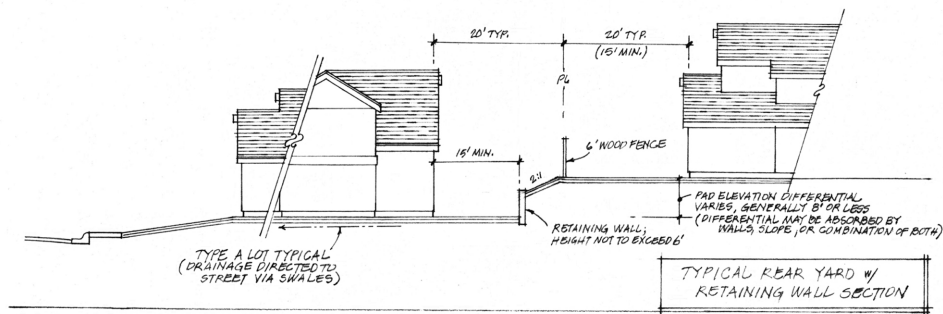
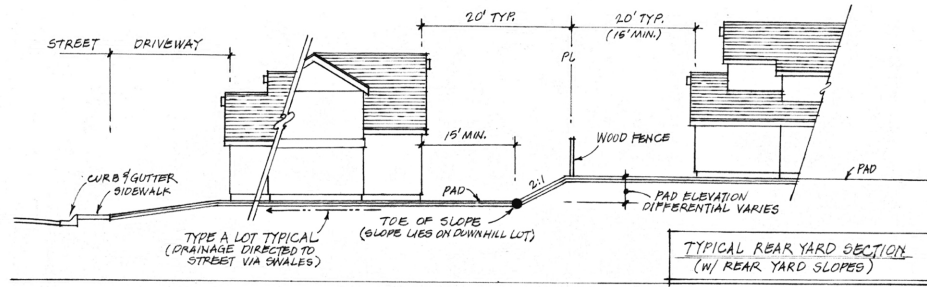
The topography of the Folsom Ranch, Central District is generally gently sloping ground. Slope varies from less than 1% to 6% with a few exceptions of isolated steeper slopes along Alder Creek and its tributaries. Mass grading will be done in a comprehensive manner to create flat building pads to accommodate development while preserving certain natural features

Grading will be conventional grading which consists of uniform slope gradients with angular slope intersections and pad configurations which are rectangular. Transitions zones from the development area to the natural drainage features will vary in slope steepness when there is sufficient land areas to accomplish the grade change. All single family building sites will drain to their public street frontage (Type A drainage).

Slopes between lots vary from less than 1 foot to several feet side to side and generally 1-4 feet between the rears of lots. In several instances the grade difference along the rear of the lots will be as much as approximately 8 feet. Grade differences between building sites will be accomplished with 2:1 slopes and in some instances retaining walls up to 6 feet in height. The slope will be achieved on the lower of the building sites. In all cases, level side yard area of a minimum of 4 feet will be maintained and in the rear yard a minimum of 15 feet level will be maintained. Setbacks will be established to accommodate such requirements.

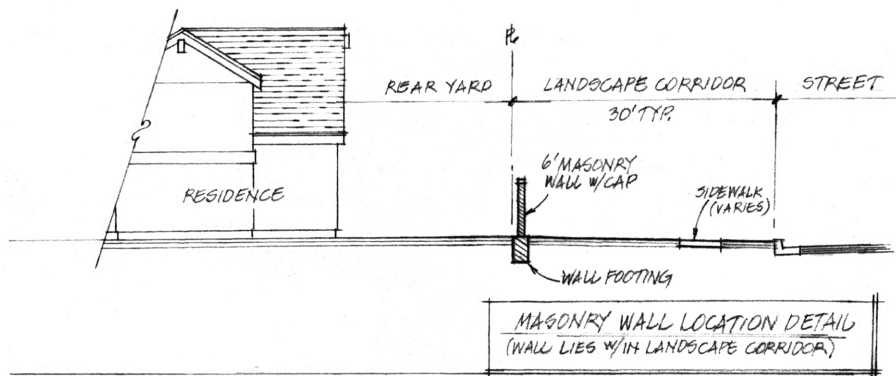
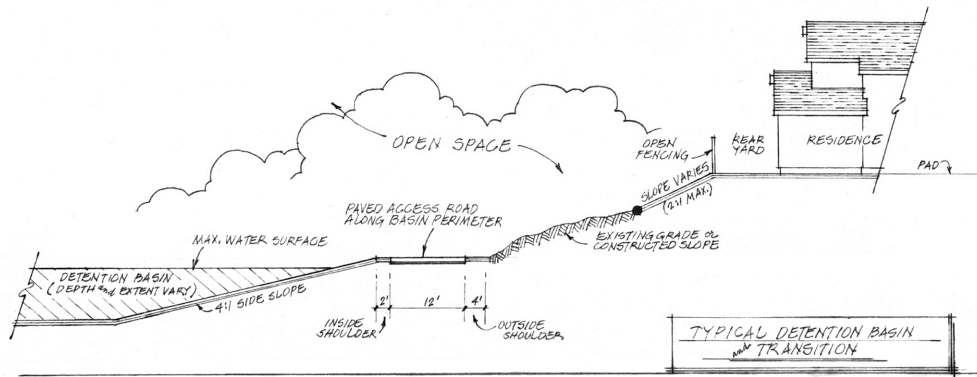
The site will contain several storm detention and water quality basins. These features will be graded with generally modest side slopes to provide a safe transition from the edge or adjacent trail to the bottom. These basins will be separated from the development edge or Class 1 trails with bollards, post and cable, or open style fencing.





Slopes, Walls, and Transitions





Slopes, Walls, and Transitions



LID Measures

Various Low Impact Design (LID) strategies can be incorporated into the design of each of the individual developments within the Plan Area, if desired. However, the hydromodification and water quality facilities proposed in the SDMP are adequate in accommodate site development without the need to utilize site-based LID strategies.

Using small, economical landscape features, LID techniques work as a system to slow, filter, evaporate, and infiltrate surface runoff at the source. LID design calculations for a reduction in the required water quality and hydromodification volumes have not been incorporated for the Folsom Plan Area Storm Drainage Master Plan, but may be included in future drainage studies prepared for small lot tentative map approvals within the Plan Area.

LID strategies to address water quality fall under the two broad categories of **Practices** and **Site Design**. The most common concepts are summarized below:

Practices:

Basic LID strategy for handling runoff is to (1) reduce the volume of runoff and (2) decentralize flows. Common methods include:

- **Bio-retention cells** typically consist of grass buffers, sand beds, a ponding area for excess runoff storage, organic layers, planting soil, and vegetation.
- **Vegetated swales** function as alternatives to curb and gutter systems, usually along residential streets or highways. They use grasses or other vegetation to reduce runoff velocity and allow filtration, while high volume flows are channeled away safely to a larger water quality management facility.
- **Filter strips** can be designed as landscape features within parking lots or other areas, to collect flow from large impervious surfaces. They may direct water into vegetated areas or special sand filters that capture pollutants and gradually discharge water over a period of time.
- **Disconnected impervious areas** direct water flows collected from structures, driveways, or street sections, into separate localized detention cells instead of combining it in drain pipes with other runoff.
- **Cistern collection systems** can be designed to store rainwater for dry-period irrigation, rather than channeling it to streams. Smaller tanks that collect residential roof drainage are often called “rain barrels” and may be installed by individual homeowners. Some collection systems are designed to be installed directly under permeable paving areas, allowing maximum water storage capacity while eliminating the need for gravel beds.



Site Design:

- **Decreasing Impervious Surfaces** can be a simple strategy to address water quality and avoid problems from storm water runoff and water table depletion, by reducing surfaces that prevent natural filtration. Methods may include reducing roadway surfaces, permeable pavement surfacing, and vegetative roof systems.
- **Planning site layout and grading to natural land contours** can minimize grading costs and retain a greater percentage of the land's natural hydrology. Contours which function as filtration basins can be retained or enhanced for water quality and quantity, and incorporated into the landscaping design.
- **Natural Resource Preservation and Xeriscapes** can be used to minimize the need for irrigation systems and enhance property values.
- **Clustering Homes** on slightly smaller lot areas can allow more preserved open space to be used for recreation, visual aesthetics, and wildlife habitat.

Specific LID strategies that could be used to fulfill the current and future requirements for storm water quality treatment and hydromodification may include the following potential LID measures:

Site Design Measures:

- Protect slopes, channels and other areas particularly susceptible to erosion and sediment loss.
- Maximize the protection of natural drainage features and vegetation.
- Minimize impervious areas and break up or disconnect the flow of runoff over impervious surfaces.
- Provide low maintenance landscaping that encourages retention and planting of native vegetation and minimizes the use of lawns, fertilizers, and pesticides.
- Provide vegetated open-channel conveyance systems discharge into and through stable vegetated areas.
- Install LID stormwater planters.
- Separate sidewalks from street curb and gutters.
- Install drought tolerant and storm water appropriate planting.



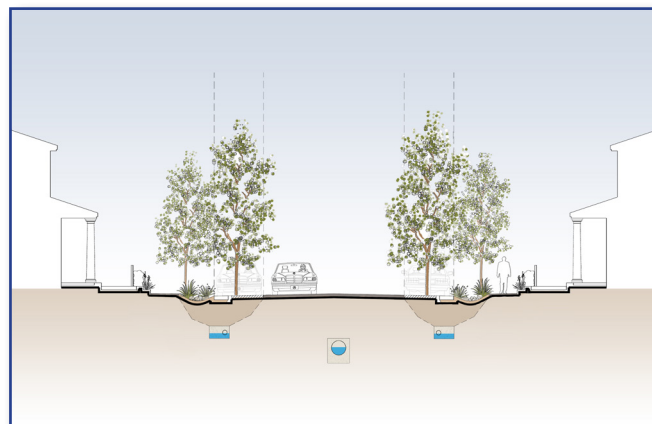
Source Control Measures

- Storm Drain Stenciling and Signage
- Outdoor Material Storage Area Design
- Outdoor Trash Storage Area Design
- Loading/Unloading Area Design
- Vehicle and Equipment Wash Area

Treatment Control Measures

- Bio-Swales
- Grass Swales
- Wet Pond
- Stormwater Planter
- Pervious Pavements
- Grass Filter Strips

The Storm Drainage Master Plan suggests a pragmatic approach be utilized in the selection of technically appropriate and aesthetically pleasing LID measures in accordance with the good engineering and planning practices. Specific LID measures should be selected on the basis of being both practical and cost effective.



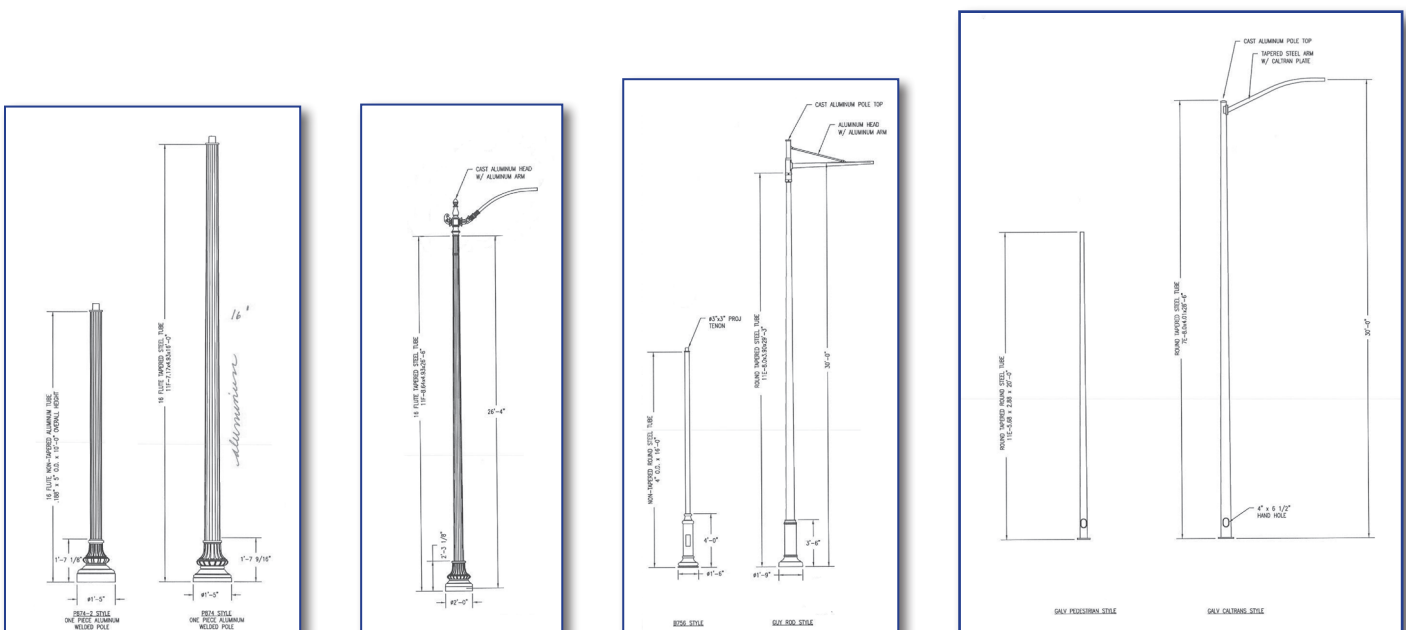
LIGHTING GUIDELINES

The site furnishings and lighting will be used to enhance, unify and reinforce the character of the overall site design. The site furnishings and lighting shall be made of natural materials/elements that can be tied to the color and texture of the proposed monuments, walls/fences and architecture.

Lighting shall incorporate the following written guidelines and design imagery.

- All exterior light fixtures and fixture placement shall comply to the standards specified in the City's design documents. Use of LED technology is required.
- Streets and intersections should be well lighted in accordance with the City standard illumination levels. Low-level lighting for pedestrian safety should be installed where appropriate. Intersections should have increased light levels for definition and to mitigate automobile/ pedestrian conflicts.

- Accent lights should be installed at all primary entry monuments, secondary monuments, and park/ trail monuments.
- Street lights shall conform to the overall project theme and City standards. Use of LED technology is required.
- All water features and landscaping should be subdued and indirect to prevent spill over onto adjacent lots and streets.
- The type and location of building lighting should preclude direct glare onto adjacent property, streets and skyward by the use and application of shields
- Pedestrian scale fixtures are encouraged over "high mast" poles.
- Consistent lighting fixtures shall be used throughout Folsom Ranch, Central District to enhance community character.
- Light rays shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.
- No tree to be planted within 20 feet of a light standard.



Proposed Light Standard Options from the City of Folsom (Heads to be selected per City of Folsom)



Lighting within development areas adjacent to Open Space Districts shall comply with the following “dark sky” lighting regulations:

1. Flood lamp shielding and/or City-approved “dark sky” light fixtures/bulbs shall be used in developed areas to reduce the amount of stray lighting into natural resource areas.
2. Direct lighting rays shall be confined to the respective residential, resort, commercial, or common area lots upon which the exterior lights are to be installed so that adjacent Open Space Districts are protected from any significant light spillage, intrusion, and glare.
3. No skyward casting lighting shall be allowed in development areas adjacent to Open Space Districts.

STREET FURNITURE GUIDELINES

Site furnishings including, but not limited to, tables, benches, and trash receptacles will be metal and/or concrete. The wood shall be stained to maintain a natural appearance.

Materials: (Custom)

- Seat walls with stone.
- Concrete or brick wall capping.
- Varied paving materials, including stone, concrete, decomposed granite, and concrete pavers.
- Wood or metal overhead structures.

Materials: (Design Standards)

- Trash receptacles with metal slats.
- Metal picnic tables and benches.
- Mailboxes- powder coated steel, cluster box unit (CBU) with decorative lid.



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 mowcurb 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

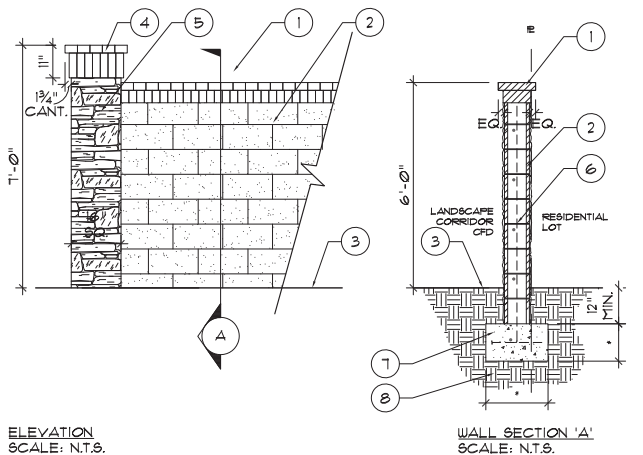


elevated above park/open space shall be view fencing, where applicable, considering grade differentials, etc.

- 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.

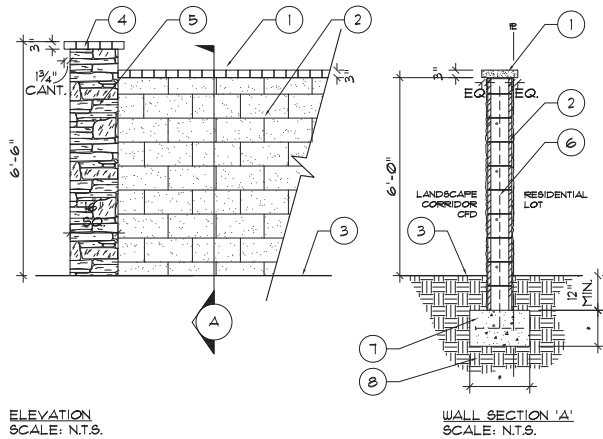


ELEVATION
SCALE: N.T.S.

WALL SECTION 'A'
SCALE: N.T.S.

- ① DOUBLE STACK BRICK WALL CAP
- ② 6X8X16 COLORED SPLIT FACE BLOCK. GROUT ALL CELLS SOLID.
- ③ FINISH GRADE
- ④ DOUBLE STACK BRICK PILASTER CAP.
- ⑤ COLUMN BLOCK PILASTER STACKED STONE VENEER. GROUT ALL CELLS SOLID OR PER STRUCTURAL ENGINEER SPECS
- ⑥ REINFORCEMENT PER STRUCTURAL ENGINEER PLANS
- ⑦ CONCRETE FOOTING - PER STRUCTURAL ENGINEER PLANS
- ⑧ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTE:
1. GROUT TO MATCH BLOCK COLOR
2. MASONRY AND COLORS AVAILABLE THRU ANGELUS BLOCK OR EQUIVALENT



ELEVATION
SCALE: N.T.S.

WALL SECTION 'A'
SCALE: N.T.S.

- ① BRICK WALL CAP
- ② 6X6X16 SLUMP SLURRY PAINTED BLOCK. GROUT ALL CELLS SOLID.
- ③ FINISH GRADE
- ④ BRICK PILASTER CAP.
- ⑤ COLUMN BLOCK PILASTER STACKED STONE VENEER. GROUT ALL CELLS SOLID OR PER STRUCTURAL ENGINEER SPECS
- ⑥ REINFORCEMENT PER STRUCTURAL ENGINEER PLANS
- ⑦ CONCRETE FOOTING - PER STRUCTURAL ENGINEER PLANS
- ⑧ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTE:
1. GROUT TO MATCH BLOCK COLOR
2. MASONRY AND COLORS AVAILABLE THRU ANGELUS BLOCK OR EQUIVALENT



Community Wall and Pilaster

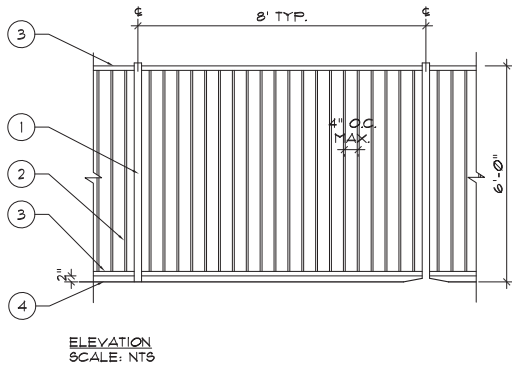
- Pilaster: Precision column block with stone veneer and enhanced brick cap
- Wall: Split face block with brick cap
- Block Color: Sandstone available through Angelus Block - 6x6x16
- Brick: Jumbo Alamo Blend 'A' - available through Belden Brick
- Grout: Light Khaki - available through Orco Blended Products
- 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 Sanderling (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





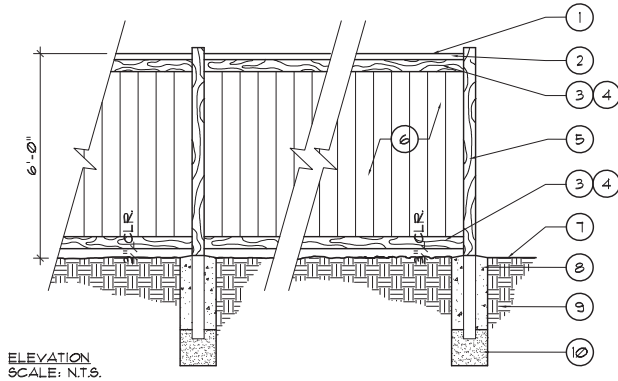
- ① 1 1/2" X 2" RECTANGULAR TUBULAR STEEL FENCE POST @ 6'-0" O.C. MAX. OR EQUALLY SPACED AND ALL CHANGE OF DIRECTION (CORNERS).
- ② 5/8" SQ. TUBULAR STEEL PICKETS @ 4" O.C. MAX. TYP. PICKETS STAGGER AT TOP PER DETAIL.
- ③ 1 1/2" X 2" RECTANGULAR TUBULAR STEEL TOP AND BOTTOM RAIL LAID FLAT WELD TO POST AS SHOWN.
- ④ FINISH GRADE



Community Prefabricated Tubular Steel Fence

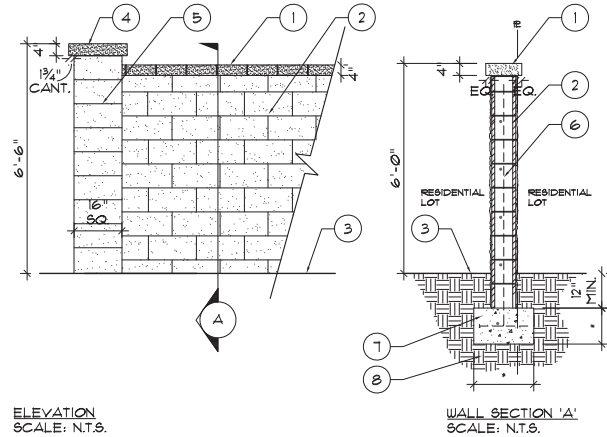
Color: Sherwin Williams SW7020 Black Fox, Powdercoated





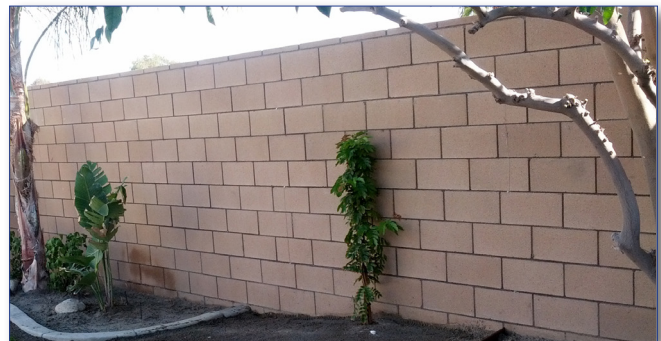
- ① 2x2 TOP TRIM INSIDE, NAIL TO POST AND CAP
- ② 2 x 6 CAP. NAIL TO POSTS W/ HALF LAP SPLICES OVER POSTS AND MITER AT ALL CORNERS.
- ③ 2 x 4 TOP AND BOTTOM RAILS, TOE NAIL TO POSTS.
- ④ 1 x 4 TOP AND BOTTOM TRIM INSIDE NAIL TO POST, RAILINGS AND CAP.
- ⑤ 4 x 4 S4S PRESSURE TREATED POSTS AT 8'-0" O.C. MAX., AT ENDS AND CHANGES OF DIRECTION.
- ⑥ 1 x 6 CEDAR VERTICAL BOARDS BUTT-JOINT ALTERNATE PANELS ON BOTH SIDES, NAIL TO 2x4 TOP & BOTTOM RAIL.
- ⑦ FINISH GRADE - PER CIVIL ENGINEER PRECISE GRADING PLAN.
- ⑧ CONCRETE FOOTING PER STRUCTURAL ENGINEER.
- ⑨ COMPACTED SUBGRADE PER GEO-TECHNICAL REPORT.
- ⑩ 1 CUBIC FOOT OF GRAVEL PER POST FOOTING.

NOTE:
1. ALL WOOD SHALL BE S4S KILN DRIED UNLESS OTHERWISE NOTED.
2. ALL WOOD POST SHALL BE S4S DOUGLAS FIR UNLESS NOTED OTHERWISE. ALL OTHER WOOD TO BE CEDAR (NO.1)
3. PRIMER SHALL BE OIL BASED AND TOP COAT W/ PREMIUM WATERBASED LATEX ENAMEL. REFER TO MATERIALS SCHEDULE ON SHEET LC-0 FOR PAINT COLOR.
4. ALL NAILS AND METAL SHALL BE HOT DIPPED GALVANIZED.
5. ALL WOOD SHALL HAVE STAMP OF 'FSC' (FOREST STEWARDSHIP COUNCIL) CERTIFICATION.



- ① PRECISION BLOCK WALL CAP
- ② 6x8x16 PRECISION BLOCK. GROUT ALL CELLS SOLID.
- ③ FINISH GRADE
- ④ PRECISION BLOCK PILASTER CAP.
- ⑤ 16x8x16 SQ. COLUMN PRECISION BLOCK PILASTER. GROUT ALL CELLS SOLID OR PER STRUCTURAL ENGINEER SPECS
- ⑥ REINFORCEMENT PER STRUCTURAL ENGINEER PLANS
- ⑦ CONCRETE FOOTING - PER STRUCTURAL ENGINEER PLANS
- ⑧ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

NOTE:
1. GROUT TO MATCH BLOCK COLOR
2. MASONRY AND COLORS AVAILABLE THRU ANGELUS BLOCK OR EQUIVALENT



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



LANDSCAPE MASTER COMMUNITY PLANT MATRIX

The plant list for this project was developed to reinforce the community theme and to create some seasonal change with a mixture of low water use, drought-tolerant, deciduous, and evergreen plants while maintaining a well-balanced landscape. Many plants on this list are considered low water using and drought-tolerant species and were chosen based on their specific growth characteristics, including flowering and foliage color, texture and form.

The following items should be considered in the community landscape design process:

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both “formal” and “informal” planting arrangements, depending upon the particular condition.
- “Layering” of the shrub understory to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.
- Preserving Oak Woodlands and isolated Oak trees on Folsom Ranch is imperative, as the State of California passed the Oak Woodlands Conservation Act of 2001. Refer to section 10.2.3 of the Folsom Plan Area Specific Plan for further Oak mitigation requirements.



Planting within the community shall comply with the City of Folsom's Design Standards:

1. All plant material shall be in accordance with the appropriate ordinances, resolutions, and specifications established by the City.
2. All plant material shall be in conformance with City-approved Streetscape/ Street Tree Master plans where applicable. The City retains the right to prohibit any plant material generally known to require excessive maintenance, because of factors such as, but not limited to, disease, pest control, troublesome root development, ultimate size, high water needs, overplanting, difficult growth habits, and invasive regeneration habits.
3. To help protect our Urban Forest from pests, disease, storm damage, and drought, plus to increase tree population diversity the following tables shall be utilized:
 - If 60 trees or less shall be planted for a project:
 - Not to exceed 30% Genus
 - Not to exceed 20% Species
 - Not to exceed 10% Cultivar
 - If over 60 trees shall be planted for a project:
 - Not to exceed 15% Genus
 - Not to exceed 10% Species
 - Not to exceed 5% Cultivar
4. The use of drought tolerant plant materials that are particularly compatible with our local environment is strongly encouraged to promote water conservation and reduce maintenance costs. Landscape irrigation shall be designed in accordance with the State Model Water Efficient Landscape Ordinance as required by AB 1881. Plans shall show Water Conservation Concept statement and all calculations and schedules required by the Ordinance. The Soils Analysis may be shown on the plans or submitted separately.

5. In addition to minimum setback requirements for certain species as shown on the "Folsom Master Tree List," the following minimum distances shall be required:
 - a. Three feet from City maintenance limit line.
 - b. Four feet from utility installations including, but not limited to sewers, gas, water lines, meter vaults, catch basins, etc.
 - c. Ten feet from driveways.
 - d. Ten feet from fire hydrants.
 - e. Twenty feet from light standards.
 - f. Tree limbs must have a clearance of 14.5 feet over streets, 8 feet over bicycle trails, and 7 feet over pedestrian-traveled ways.
 - g. Minimum sizes of trees shall be #15, or as approved by the Director.
 - h. Ten feet from front of stop signs.
 - i. Five feet from infrastructure or 24"D x 20'W root barrier (23 inches below grade and 1 inch above grade) that is approved by the City.



LANDSCAPE IRRIGATION NOTE

All landscaped areas will be permanently irrigated using an automatic, underground irrigation system or drip system. The irrigation system will be separated into several systems based on water requirements of each hydrozone. Hydrozone separations will be based on sun orientation and water requirements of the plant material.

Irrigation of required landscaped areas shall be by either automatic overhead high efficiency spray nozzle or drip irrigation and matched precipitation rate, low gallonage sprinkler heads, bubblers, and timing devices. Landscape areas less than 8' wide shall be irrigated with drip irrigation. Timing devices shall include soil moisture sensors and rain sensing override devices. Sprinkler pop-up heights shall range from 6" in turf areas and 12" high in shrub/groundcover beds, where a drip system may not be applicable. The irrigation system shall be capable of operating automatically by incorporating an electric weather based and climate-smart irrigation controller or advanced solar technology components and low voltage electric remote control valves. Quick coupling valves, as required, shall be strategically located to provide supplemental water to plant material and for wash down purposes. All remote control and quick coupling valves shall be located and installed within the shrub beds wherever possible.

The irrigation system will be compliant with the City Water Efficient Ordinance and should conform to MWELO AB 1881. Irrigation water use will comply with water allotments defined in the Ordinance.

A backbone "purple pipe" non-potable water system shall be designed and installed to supply non-potable water to park sites, landscape corridors, natural parkways, and other public landscaped areas within the community.

UTILITY AND EQUIPMENT SCREENING

All utilities above/below ground and other equipment providing service to the Folsom Ranch, Central District residential neighborhoods shall be screened accordingly to prevent unsightly conditions that distract from the overall aesthetics.

- Above-ground utility equipment should be screened from view by the use of hedges, trees, or larger screening plant material and/or vines where feasible, subject to utility provider requirements or restrictions.
- Above-ground utility equipment, vents, and access doors to underground utilities shall be located with sufficient space to allow clearance between the screening for the utility equipment and any paved surface including streets, driveways, and walkways.





| Botanical Name | Common Name | Project Entries | Signature Corridors | Folsom Street Tree | Single Family Detached | Multi-Family | Parks/Schools | Open Space | Commercial/Mixed Used | Drainage Basin |
|---|---------------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| TREES | | | | | | | | | | |
| <i>Abies concolor</i> | White Fir | | | • | • | • | | • | | • |
| <i>Abies nordmanniana</i> | Nordmann Fir | | | | • | • | | • | | • |
| <i>Acacia spp.*</i> | Acacia | • | | | • | • | • | • | • | • |
| <i>Acacia baileyana</i> | Bailey Acacia | | | • | • | • | | | • | |
| <i>Acacia melanoxylon</i> | Black Acacia | | | • | • | • | | | • | |
| <i>Acer macrophyllum***</i> | Big Leaf Maple | • | | | • | • | | | • | |
| <i>Acer spp.</i> | Maple | | | | • | • | • | • | • | |
| <i>Acer buerferianum</i> | Trident Maple | | | • | • | • | | • | | |
| <i>Acer campestre</i> | Hedge Maple | | | • | • | • | | • | | • |
| <i>Acer macrophyllum</i> | Big-leaf Maple | | | • | • | • | | • | | • |
| <i>Acer negundo</i> | California Box Elder | | | | • | • | | • | | • |
| <i>Acer platanooides x truncatum</i> 'Crimson Sunset' | Crimson Sunset Maple | | | • | • | • | | • | | |
| <i>Acer rubrum</i> | Red Maple | | | • | • | • | | • | | |
| <i>Acer rubrum</i> 'Bowhall' | Bowhall Red Maple | | | • | • | • | | • | | • |
| <i>Acer rubrum</i> 'Columnare' | Columnare Red Maple | | | • | • | • | • | • | | • |
| <i>Acer rubrum</i> 'October Glory' or 'Red Sunset' | October Glory or Red Sunset Red Maple | | | • | • | • | • | • | | • |
| <i>Acer tataricum ginnala</i> | Amur Maple | | | • | • | • | | • | | |
| <i>Acer truncatum</i> | Shantung Maple | | | • | • | • | | • | | |
| <i>Aesculus californica***</i> | California Buckeye | | | • | • | • | | • | | • |
| <i>Aesculus glabra</i> | Ohio Buckeye | | | | • | • | | | | • |
| <i>Aesculus hippocastanum</i> | Common Horsechestnut | | | • | • | • | | | | • |
| <i>Aesculus x carnea</i> 'Briotii' or 'O'Neill Red' | Red Horsechestnut | | | • | • | • | | | | |
| <i>Albizia julibrissin</i> | Silk Tree | | | | • | • | • | • | • | |
| <i>Alnus cordata</i> | Italian Alder | | | • | • | • | | • | | |
| <i>Alnus glutinosa</i> | European Alder | | | • | • | • | | • | | • |
| <i>Alnus rhombifolia</i> | White Alder | | | • | • | • | | • | | • |

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***River-Friendly Landscaping List – Sacramento, CA





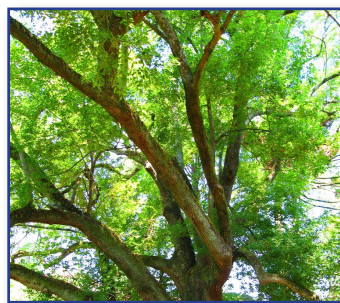
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|--|-----------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Amelanchier canadensis</i> | Eastern Serviceberry | | | | • | • | | | | |
| <i>Amelanchier laevis</i> | Alleghenny Serviceberry | | | • | • | • | | | | |
| <i>Araucaria bidwillii</i> | Bunya-Bunya | | | • | • | • | | • | | • |
| <i>Arbutus unedo</i> | Strawberry Tree | • | • | | • | • | • | • | • | • |
| <i>Arbutus unedo 'Marina'</i> | Marina Strawberry Tree | • | • | | • | • | • | • | • | • |
| <i>Bauhinia lunariodes</i> | Anacacho Orchid Tree | • | | | • | • | • | • | • | |
| <i>Bauhinia macranthera</i> | Chihuahuan Orchid Tree | • | | | • | • | • | • | • | |
| <i>Betula nigra</i> | River Birch | | | • | • | • | | • | • | • |
| <i>Betula platyphylla japonica</i> | Japanese White Birch | | | | • | • | | • | • | • |
| <i>Caesalpinia cocalaco 'Smoothie'</i> | Smoothie Thorless Cascalote | | | • | • | • | | | | |
| <i>Callistemon viminalis</i> | Weeping Bottlebrush | | | | • | • | | • | • | |
| <i>Calocedrus decurrens</i> | Incense Cedar | | | • | • | • | • | • | | • |
| <i>Camellia reticulata</i> | NCN | | | | • | • | • | | • | |
| <i>Carpinus betulus 'Fastigiata'</i> | European Hornbeam | | | • | • | • | • | • | | |
| <i>Carpinus caroliniana</i> | American Hornbeam | | | • | • | • | • | • | | |
| <i>Carya illinoensis</i> | Pecan | | | • | • | • | | • | | |
| <i>Carya ovata</i> | Shagbark Hickory | | | • | • | • | | | | |
| <i>Casanopsis cuspidata</i> | Japanese Chinquapin | | | | • | • | | | | |
| <i>Casuarina stricta</i> | She-Oak, Beefwood | | | | • | • | • | • | | |
| <i>Castanea dentata</i> | American Chestnut | | | • | • | • | | | | |
| <i>Castanea mollissima</i> | Chinese Chestnut | | | • | • | • | | | | |
| <i>Catalpa speciosa</i> | Western Catalpa | | | • | • | • | • | • | | • |
| <i>Cedrus spp.</i> | Cedar | • | • | | • | • | • | • | • | • |
| <i>Cedrus atlantica ('Glauc')</i> | Atlas (Blue) Cedar | • | • | • | • | • | • | • | • | • |
| <i>Cedrus deodara</i> | Deodar Cedar | • | • | • | • | • | • | • | • | • |
| <i>Celtis australis</i> | European Hackberry | | | • | • | • | • | • | • | • |
| <i>Celtis occidentalis</i> | Common Hackberry | | | • | • | • | • | • | • | • |
| <i>Ceratonia siliqua</i> | Carob Tree | • | • | • | • | • | | • | | • |
| <i>Cercidium 'Desert Museum'*</i> | Desert Museum Palo Verde | | | • | • | • | • | • | • | |
| <i>Cercidium floridum*</i> | Blue Palo Verde | | | • | • | • | • | • | • | |

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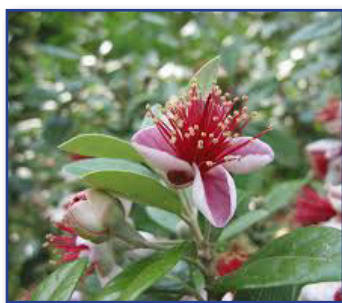
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|---|---------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Cercis canadensis</i> | Eastern Redbud | • | • | • | • | • | • | • | • | |
| <i>Cercis canadensis</i> 'Forest Pansy' | Forest Pansy Redbud | • | • | • | • | • | • | • | • | |
| <i>Cercis occidentalis</i> *, *** | Western Redbud | • | • | • | • | • | • | • | • | • |
| <i>Cercis reniformis</i> 'Oklahoma' | Oklahoma Redbud | | | • | • | • | • | • | | |
| <i>Cercis silquastrum</i> | Judas Tree | | | • | • | • | | • | | |
| <i>Chilopsis linearis</i> * | Desert Willow | | | • | • | • | | • | • | • |
| <i>Chilopsis linearis</i> 'Art's Seedless' | Art's Seedless Desert Willow | | | • | • | • | • | • | • | • |
| <i>Chilopsis linearis</i> 'Bubba' | Bubba Desert Willow | | | • | • | • | • | • | • | • |
| <i>Chilopsis linearis</i> 'Lucretia Hamilton' | Lucretia Hamilton Desert Willow | | | • | • | • | • | • | • | • |
| <i>Chilopsis linearis</i> 'Warren Jones' | Warren Jones Desert Willow | | | • | • | • | • | • | • | • |
| <i>Chionanthus retusus</i> | Chinese Fringe Tree | | | • | • | • | | • | | |
| <i>Chitalpa tashkentensis</i> 'Pink Dawn' | Pink Dawn Chitalpa | | | | • | • | • | • | • | • |
| <i>Cinnamomum camphora</i> | Camphor Tree | • | • | • | • | • | • | • | • | • |
| <i>Citrus spp.</i> | Citrus | • | • | • | • | • | | • | | |
| <i>Cladrastis kentukea</i> | Yellow Wood | | | • | • | • | | | | |
| <i>Cordyline australis</i> | Dracaena | | | | • | • | | | • | |
| <i>Cornus spp.</i> | Dogwood | | | | • | • | • | • | | |
| <i>Cornus controversa</i> | Giant Dogwood | | | • | • | • | • | • | | |
| <i>Cornus</i> x 'Eddie's White Wonder' | Eddie's White Wonder Dogwood | | | • | • | • | • | • | | |
| <i>Cornus florida</i> | Eastern Dogwood | | | • | • | • | • | • | | |
| <i>Cornus kousa</i> | Kousa Dogwood | | | • | • | • | • | • | | |
| <i>Cotinus obovatus</i> | Smoke Tree | | | | • | • | • | • | | |
| <i>Crataegus laevigata</i> 'Paul's Secret' | Paul's Secret English Hawthorn | | | • | • | • | | | | |
| <i>Crataegus phaenopyrum</i> | Washington Hawthorn | | | • | • | • | | | | |
| <i>Cryptomeria japonica</i> | Japanese Cryptomeria | | | | • | • | | | | • |
| <i>Cupressus spp.</i> | Cypress | • | • | | • | • | • | • | • | • |
| <i>Cupressus arizonica</i> | Arizona Cypress | • | • | | • | • | • | • | • | • |
| <i>Cupressus sempervirens</i> | Italian Cypress | • | • | | • | • | • | • | • | • |
| <i>Diospyros kaki</i> | Fuyu Persimmon | | | | • | • | | • | | |
| <i>Diospyros virginiana</i> | American Persimmon | | | | • | • | | • | | |

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|---|-----------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Ebenopsis ebano</i> | Texas Ebony | | | • | • | • | | | | |
| <i>Elaeocarpus decipiens</i> | Japanese Blueberry Tree | | • | • | • | • | • | • | • | |
| <i>Eriobotrya deflexa</i> | Bronze Loquat | • | • | | • | • | • | • | • | |
| <i>Eriobotrya japonica</i> | Loquat | • | • | | • | • | • | • | • | |
| <i>Eucalyptus</i> spp.** (Exclude all invasive species or those species infected with Thrips) | Gum | | | | • | • | | • | | • |
| <i>Eucalyptus nicholii</i> | Nichol's Willow-leaved Peppermint | | | • | • | • | | • | | • |
| <i>Eucalyptus polyanthemos</i> | Silver Dollar Gum | | | • | • | • | | • | | • |
| <i>Eucalyptus sideroxylon</i> | Red Ironbark Gum | | | • | • | • | | • | | • |
| <i>Eucommia ulmoides</i> | Hardy Rubber Tree | | | • | • | • | | • | | • |
| <i>Fagus grandifolia</i> | American Beech | | | | • | • | | • | | |
| <i>Fagus sylvatica</i> | European Beech | | | • | • | • | | • | | |
| <i>Fagus sylvatica</i> 'Atropunicea' | Copper Beech | | | | • | • | | • | | |
| <i>Fagus sylvatica</i> 'Pendula' | Weeping European Beech | | | | • | • | | • | | |
| <i>Fagus sylvatica</i> 'Purpurea Pendula' | Weeping Purple Beech | | | | • | • | | • | | |
| <i>Feijoa sellowiana</i> | Pineapple Guava | | | | • | • | | • | • | |
| <i>Ficus carica</i> | Common Fig | • | • | | • | • | | • | | |
| <i>Ficus microcarpa nitida</i> | Indian Laurel Fig | • | • | | • | • | | • | • | |
| <i>Firmiana simplex</i> | Parasol Tree | | | | • | • | | | | |
| <i>Fraxinus</i> spp. | Ash | • | • | | • | • | • | • | • | • |
| <i>Fraxinus Americana</i> 'Autumn Purple' | Autumn Purple White Ash | • | • | • | • | • | • | • | • | • |
| <i>Fraxinus angustifolia</i> 'Raywood' | Raywood Ash | • | • | • | • | • | • | • | • | • |
| <i>Fraxinus greggi</i> | Little Leaf Ash | • | • | • | • | • | • | • | • | • |
| <i>Fraxinus latifolia</i> | Oregon Ash | • | • | | • | • | • | • | • | • |
| <i>Geijera parviflora</i> | Australian Willow | • | • | • | • | • | • | • | • | |
| <i>Ginkgo biloba</i> | Ginkgo, Maidenhair Tree | • | • | | • | • | • | • | • | |
| <i>Ginkgo biloba</i> 'Autumn Gold' | Autumn Gold Maidenhair Tree | • | • | • | • | • | • | • | • | |
| <i>Ginkgo biloba</i> 'Princeton Sentry' | Princeton Sentry Maidenhair Tree | • | • | • | • | • | • | • | • | |
| <i>Ginkgo biloba</i> 'Saratoga' | Saratoga Maidenhair Tree | • | • | | • | • | | • | • | |

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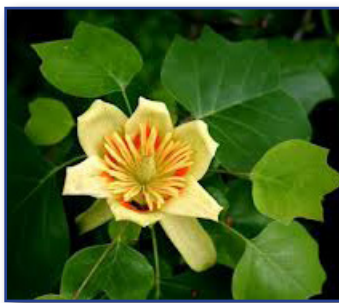
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|--|-------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Gleditsia triacanthos</i> | Honey Locust | | • | | • | • | | • | • | |
| <i>Gleditsia triacanthos</i> 'Shademaster' | Shademaster Locust | | • | | • | • | | • | • | |
| <i>Gleditsia triacanthos</i> 'Sunburst' | Sunburst Locust | | • | | • | • | | • | • | |
| <i>Grevillea robusta</i> | Silk Oak | | | • | • | • | | • | | • |
| <i>Gymnocladus dioica</i> | Kentucky Coffee Tree | | | • | • | • | | | | |
| <i>Halesia carolina</i> | Carolina Silver Bell | | | • | • | • | | | | |
| <i>Heteromeles arbutifolia</i> * | Toyon | • | • | | • | • | • | • | • | • |
| <i>Hymenosporum flavum</i> | Sweetshade | • | • | | • | • | • | • | • | |
| <i>Ilex</i> x 'Nellie R. Stevens' | Nellie Stevens Holly | | | | • | • | | • | • | |
| <i>Ilex altaclarensis</i> 'Wilsonii' | Wilson Altaclara Holly | | | | • | • | | • | • | |
| <i>Ilex aquifolium</i> | English Holly | | | | • | • | | • | • | |
| <i>Ilex cornuta</i> 'Burfordii' | Burford Chinese Holly | | | | • | • | | • | • | |
| <i>Juglans californica</i> 'Hindsii'*** | California Black Walnut | | | • | • | • | | • | | • |
| <i>Juglans cinerea</i> | Butternut | | | • | • | • | | | | |
| <i>Juglans nigra</i> | Black Walnut | | | | • | • | | | | |
| <i>Juglans regia</i> | English Walnut | | | • | • | • | | | | |
| <i>Juniperus conferta</i> | Shore Juniper | | | | • | • | • | • | • | |
| <i>Juniperus californica</i> | California Juniper | | | | • | • | • | • | • | • |
| <i>Juniperus occidentalis</i> | Western Juniper | | | | • | • | • | • | • | |
| <i>Juniperus osteosperma</i> | Utah Juniper | | | | • | • | • | • | • | |
| <i>Juniperus scopulorum</i> 'Blue Haven' | Blue Haven Juniper | | | | • | • | • | • | • | |
| <i>Juniperus scopulorum</i> 'Skyrocket' | Skyrocket Juniper | | | | • | • | • | • | • | |
| <i>Koelreuteria bipinnata</i> | Chinese Flame Tree | • | • | • | • | • | • | • | • | • |
| <i>Koelreuteria paniculata</i> | Goldenrain Tree | • | • | • | • | • | • | • | • | • |
| <i>Lagerstroemia</i> spp. | Crape Myrtle | • | • | | • | • | • | • | • | |
| <i>Lagerstroemia</i> hybrid 'Arapaho' | Arapaho Crape Myrtle | • | • | • | • | • | • | • | • | |
| <i>Lagerstroemia</i> hybrid 'Muskogee' | Muskogee Crape Myrtle | • | • | • | • | • | • | • | • | |
| <i>Lagerstroemia</i> hybrid 'Natchez' | Natchez Crape Myrtle | • | • | • | • | • | • | • | • | |
| <i>Lagerstroemia</i> hybrid 'Tonto' | Tonto Crape Myrtle | • | • | • | • | • | • | • | • | |
| <i>Lagerstroemia</i> hybrid 'Tuscarora' | Tuscarora Crape Myrtle | • | • | • | • | • | • | • | • | |

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|---|------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Laurus nobilis</i> | Sweet Bay | | • | • | • | • | • | • | • | • |
| <i>Leucaena retusa</i> | Golden Ball Lead Tree | | | | • | • | | | | |
| <i>Liquidambar spp.</i> | Sweet Gum | • | • | | • | • | | • | • | • |
| <i>Liriodendron tulipifera</i> | Tulip Tree | • | • | • | • | • | • | • | • | |
| <i>Lithocarpus edulis</i> | Japanese False Oak | | | • | • | • | | | | |
| <i>Maackia amurensis</i> | Amur Maackia | | | • | • | • | | | | |
| <i>Magnolia spp.</i> | Magnolia | • | • | | • | • | | • | • | • |
| <i>Magnolia grandiflora</i> | Southern Magnolia | • | • | • | • | • | | • | • | • |
| <i>Magnolia grandiflora</i> 'St. Mary' | St. Mary Southern Magnolia | • | • | | • | • | | • | • | • |
| <i>Magnolia kobus</i> | Kobus Magnolia | • | • | | • | • | | • | • | • |
| <i>Magnolia x soulangeana</i> | Saucer Magnolia | • | | • | • | • | | • | • | • |
| <i>Malus spp.</i> | Crabapple | | | | • | • | | • | • | |
| <i>Malus</i> 'Centurion' | Centurion Crabapple | | | • | • | • | | • | • | |
| <i>Malus</i> 'Harvest Gold' | Harvest Gold Crabapple | | | • | • | • | | • | • | |
| <i>Malus ioensis</i> 'Prairiefire' | Prairiefire Crabapple | | | • | • | • | | • | • | |
| <i>Malus</i> 'Robinson' | Robinson Crabapple | | | • | • | • | | • | • | |
| <i>Malus</i> 'Strawberry Parfait' | Strawberry Parfait Crabapple | | | • | • | • | | • | • | |
| <i>Maytenus boaria</i> | Mayten Tree | | | • | • | • | • | • | • | |
| <i>Melaleuca lanceolata</i> | Black Tea Tree | | | | • | • | | • | • | • |
| <i>Melaleuca leucadendron</i> | Paperbark | • | • | | • | • | | • | • | • |
| <i>Melaleuca linariifolia</i> | Flaxleaf Paperbark | • | • | | • | • | | • | • | • |
| <i>Melaleuca quinquenervia</i> | Broad-leaved Paperbark | • | • | | | | • | • | • | • |
| <i>Metasequoia glyptostroboides</i> | Dawn Redwood | | | • | • | • | | • | • | • |
| <i>Morus alba</i> | White Mulberry | | | | • | • | | • | • | |
| <i>Nyssa sylvatica</i> | Sour Gum | | | • | • | • | | • | • | |
| <i>Olea europaea</i> | Olive | • | • | • | • | • | | • | • | |
| <i>Olea europaea</i> Majestic Beauty TM | Majestic Beauty TM Olive | • | • | | • | • | | • | • | |
| <i>Olea europaea</i> 'Swan Hill'* | Swan Hill Olive | • | • | | • | • | | • | • | |
| <i>Olneya tesota</i> | Desert Ironwood | | | • | • | • | • | • | • | • |
| <i>Osmanthus fragrans</i> | Sweet Olive | | | | • | • | | | • | |

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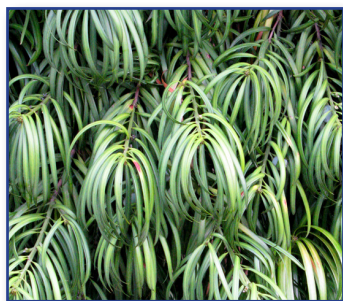
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|--|-------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Ostrya virginiana</i> | American Hop-hornbeam | | | • | • | • | | | | |
| <i>Parkinsonia aculeata</i> * | Mexican Palo Verde | | | | • | • | | • | • | |
| <i>Parkinsonia floridum</i> * | Blue Palo Verde | | | | • | • | | • | • | |
| <i>Parkinsonia x 'Desert Museum'</i> * | Mexican Palo Verde | | | | • | • | | • | • | |
| <i>Persea borbonia</i> | Redbay | | | • | • | • | • | | | • |
| <i>Persea thunbergii</i> | Persea | | | • | • | • | • | | | • |
| <i>Photinia serratifolia</i> | Chinese Photinia | | | • | • | • | • | • | | |
| <i>Picea pungens</i> | Colorado Spruce | | | | • | • | | | • | |
| <i>Picea pungens glauca</i> | Colorado Blue Spruce | | | | • | • | | | • | |
| <i>Pinus brutia</i> | Calabrian Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus canariensis</i> | Canary Island Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus coulteri</i> | Coulter Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus densiflora</i> | Japanese Red Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus edulis</i> | Pinon Pine | • | • | | • | • | • | • | • | • |
| <i>Pinus eldarica</i> | Afghan Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus flexilis</i> | Limber Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus halepensis</i> | Allepo Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus nigra</i> | Austrian Black Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus parviflora</i> | Japanese White Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus pinea</i> | Italian Stone Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus ponderosa</i> | Ponderosa Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus sabiniana</i> *** | Gray Pine | • | • | | • | • | • | • | • | • |
| <i>Pinus strobus</i> | White Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus sylvestris</i> | Scotch Pine | • | • | • | • | • | • | • | • | • |
| <i>Pinus thunbergii</i> | Japanese Black Pine | • | • | • | • | • | • | • | • | • |
| <i>Pistacia chinensis</i> | Chinese Pistache | • | • | • | • | • | • | • | • | • |
| <i>Pistacia chinensis 'Keith Davies'</i> | Keith Davies Chinese Pistache | • | • | • | • | • | • | | • | |
| <i>Pistacia chinensis 'Red Push'</i> | Red Push Chinese Pistache | • | • | • | • | • | • | | • | |
| <i>Pittosporum tenuifolium</i> | Blackstem Pittosporum | • | • | | • | • | • | | • | • |
| <i>Platanus x acerifolia</i> | London Planetree | • | • | | • | • | • | • | • | • |

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| <i>Platanus x acerifolia</i> 'Bloodgood' | Bloodgood Planetree | • | • | | • | • | • | • | • | • |
| <i>Platanus x acerifolia</i> 'Columbia' | Columbia London Planetree | • | • | • | • | • | • | • | • | • |
| <i>Platanus x acerifolia</i> 'Yarwood' | Yarwood London Planetree | • | • | | • | • | • | • | • | • |
| <i>Platanus occidentalis</i> | American Sycamore | • | • | • | • | • | • | • | • | • |
| <i>Platanus racemosa</i> *** | California Sycamore | • | • | • | • | • | • | • | • | • |
| <i>Podocarpus gracilior</i> | Fern Pine | • | • | • | • | • | • | • | • | • |
| <i>Podocarpus henkelii</i> | Long-leafed Yellowwood | • | • | | • | • | • | • | • | • |
| <i>Podocarpus macrophyllus</i> | Yew Pine | • | • | • | • | • | • | • | • | • |
| <i>Podocarpus macrophyllus</i> 'Maki' | Shrubby Yew Pine | • | • | | • | • | • | • | • | • |
| <i>Populus canadensis</i> | Carolina Poplar | • | • | | • | • | • | • | • | • |
| <i>Populus fremontii</i> *** | Fremont or Western Cottonwood | • | • | | • | • | • | • | • | • |
| <i>Populus nigra</i> 'Italica' | Lombardy Poplar | • | • | | • | • | • | • | • | • |
| <i>Prosopis glandulosa</i> 'Maverick' | Maverick Texas Honey Mesquite | | | • | • | • | | • | • | • |
| <i>Prosopis hybrid</i> 'Phoenix' | Phoenix Thornless Mesquite | | | • | • | • | | • | • | • |
| <i>Prunus</i> spp. | Flowering Cherry | • | • | | • | • | | | • | |
| <i>Prunus caroliniana</i> | Carolina Laurel Cherry | • | • | • | • | • | | | • | |
| <i>Prunus cerasifera</i> var. | Cherry Plum | • | • | | • | • | | | • | |
| <i>Prunus cerasifera</i> 'Krauter Vesuvius' | Purple Leaf Plum | • | • | • | • | • | | | • | |
| <i>Prunus dulcis</i> | Almond | • | • | | • | • | | | | |
| <i>Pseudotsuga menziesii</i> | Douglas Fir | | | • | • | • | | • | | • |
| <i>Pterostyrax hispida</i> | Epaulette Tree | | | • | • | • | | | • | |
| <i>Punica granatum</i> | Pomegranate | | | | • | • | | | • | |
| <i>Pyrus calleryana</i> 'Capital' | Capital Pear | | • | • | • | • | • | | • | |
| <i>Pyrus calleryana</i> 'Chanticleer' | Chanticleer Pear | | • | • | • | • | • | | • | |
| <i>Pyrus calleryana</i> 'Redspire' | Redspire Pear | | • | • | • | • | • | | • | |
| <i>Pyrus fauriei</i> 'Korean Sun' | Fauer Pear | | • | | • | • | • | | • | |
| <i>Pyrus kawakamii</i> | Evergreen Pear | | • | • | • | • | • | | • | |
| <i>Quercus acutissima</i> | Sawtooth Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus agrifolia</i> | Coast Live Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus bicolor</i> | Swamp White Oak | • | • | • | • | • | • | • | • | • |

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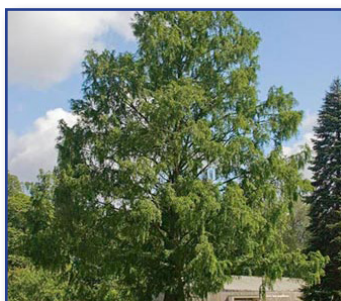
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|--|----------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Quercus castaneifolia</i> | Chestnut-leaved Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus cerris</i> | Turkey Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus chrysolepis</i> | Golden Cup Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus coccinea</i> | Scarlet Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus douglasii</i> *** | Blue Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus garryana</i> | Oregon White Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus ilex</i> | Holly Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus lobata</i> | Valley Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus macrocarpa</i> | Burr Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus x morehus</i> | Oracle Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus muehlenbergii</i> | Chinquapin Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus nuttallii</i> | Nuttall Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus palustris</i> | Pin Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus phellos</i> | Willow Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus rubra</i> | Red Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus shumardii</i> | Shumard Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus suber</i> | Cork Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus virginiana</i> | Southern Live Oak | • | • | • | • | • | • | • | • | • |
| <i>Quercus wislizeii</i> | Interior Live Oak | • | • | • | • | • | • | • | • | • |
| <i>Rhus lancea</i> | African Sumac | • | • | • | • | • | • | • | • | • |
| <i>Robinia X ambigua 'Idahoensis'</i> | Idaho Locust | • | • | | • | • | | | • | |
| <i>Robinia X ambigua 'Purple Robe'</i> | Purple Robe Locust | • | • | | • | • | | | • | |
| <i>Salix babylonica</i> | Weeping Willow | | | | • | • | | • | | • |
| <i>Salix gooddingii</i> *** | Black Willow | | | | • | • | | • | | • |
| <i>Salix laevigata</i> *** | Red Willow | | | | • | • | | • | | • |
| <i>Salix lasiolepis</i> *** | Arroyo Willow | | | | • | • | | • | | • |
| <i>Sapium sebiferum</i> | Chinese Tallow Tree | | | | • | • | | | | |
| <i>Sciadopitys verticillata</i> | Umbrella Pine | | | | • | • | | | | |
| <i>Sophora spp.</i> | Pagoda Tree | | | | • | • | | | | |
| <i>Sophora japonica</i> | Japanese Pagoda Tree | | | • | • | • | | | | |

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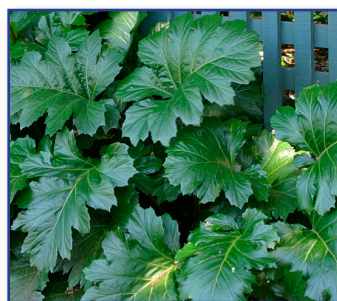
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|---|--------------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Sophora scundiflora</i> | Mescal Bean Tree | | | • | • | • | | | | |
| <i>Sophora scundiflora</i> 'Silver Sierra' | Silver Sierra, Texas Mountain Laurel | | | • | • | • | | | | |
| <i>Styrax japonicus</i> | Japanese Snowbell | | | • | • | • | | | | |
| <i>Styrax obassia</i> | Fragrant Snowbell | | | • | • | • | | | | |
| <i>Syringa reticulata</i> | Japanese Tree Lilac | | | • | • | • | | | | |
| <i>Taxodium distichum</i> | Bald Cypress | | | • | • | • | | | | • |
| <i>Taxodium mucronatum</i> | Montezuma Cypress | | | • | • | • | | | | • |
| <i>Taxus baccata</i> | English Yew | | • | | • | • | | | • | • |
| <i>Thuja occidentalis</i> | American Arborvitae | | • | • | • | • | • | | • | • |
| <i>Thuja plicata</i> | Western Red Cedar | | • | • | • | • | • | | • | • |
| <i>Tilia americana</i> | American Linden, Basswood | | | • | • | • | • | | • | |
| <i>Tilia cordata</i> | Little-leaf Linden | | | • | • | • | • | | • | |
| <i>Tilia tomentosa</i> | Silver Linden | | | • | • | • | • | | • | |
| <i>Toona sinensis</i> | Toona | | | • | • | • | | | | |
| <i>Ulmus americana</i> 'Princeton' | American Elm (DED resistant) | • | • | • | • | • | • | • | • | • |
| <i>Ulmus glabra</i> 'Camperdownii' | Camperdown Elm | • | • | | • | • | • | • | • | • |
| <i>Ulmus parvifolia</i> var. | Chinese or Evergreen Elm | • | • | | • | • | • | • | • | • |
| <i>Ulmus parvifolia</i> 'Allee' | Chinese Lacebark Elm | • | • | • | • | • | • | • | • | • |
| <i>Ulmus wilsonii</i> 'Prospector' | Prospector Elm | • | • | • | • | • | • | • | • | • |
| <i>Ulmus</i> x 'Frontier' | Frontier Elm | • | • | • | • | • | • | • | • | • |
| <i>Umbellularia californica</i> *** | California Bay | • | • | | • | • | • | • | • | • |
| <i>Vitex agnus-castus</i> | Chaste Tree | | | • | • | • | | | | |
| <i>Vitex agnus-castus</i> 'Montrose Purple' | Montrose Purple Chaste Tree | | | • | • | • | | | | |
| <i>Yucca</i> spp. | Yucca | • | • | | • | • | | | • | |
| <i>Zelkova serrata</i> | Sawleaf Zelkova | • | • | • | • | • | | | • | • |
| <i>Zelkova serrata</i> 'Village Green' | Village Green Zelkova | • | • | | • | • | | | • | • |
| <i>Ziziphus jujube</i> | Jujube, Chinese Date | | | | • | • | | | • | |

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|--|-------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| PALMS | | | | | | | | | | |
| <i>Butia capitata</i> | Pindo Palm | • | • | | • | • | • | • | • | |
| <i>Chamaerops humilis</i> | Mediterranean Fan Palm | • | • | | • | • | • | • | • | |
| <i>Cycas revoluta</i> | Sago Palm | • | • | | • | • | • | • | • | |
| <i>Phoenix canariensis</i> | Canary Island Date Palm | • | • | | • | • | • | • | • | |
| <i>Phoenix dactylifera</i> * | Edible Date Palm | • | • | | • | • | • | • | • | |
| <i>Phoenix reclinata</i> | Senegal Date Palm | • | • | | • | • | • | • | • | |
| <i>Syagrus romanzoffianum</i> | Queen Palm | • | • | | • | • | • | • | • | |
| <i>Trachycarpus fortunei</i> | Windmill Palm | • | • | | • | • | • | • | • | |
| <i>Washingtonia filifera</i> | California Fan Palm | • | • | | • | • | • | • | • | |
| <i>Washingtonia robusta</i> | Mexican Fan Palm | • | • | | • | • | • | • | • | |
| SHRUBS | | | | | | | | | | |
| <i>Abelia X grandiflora</i> | Glossy Abelia | • | • | | • | • | • | • | • | |
| <i>Acacia spp.**</i> | Acacia | • | • | | • | • | • | • | • | • |
| <i>Acanthus mollis</i> | Bear's Breech | • | • | | • | • | • | • | • | |
| <i>Achillea millefolium***</i> | Yarrow | | | | • | • | • | • | • | • |
| <i>Acer spp.</i> | Maple | | | | • | • | • | • | • | |
| <i>Agapanthus spp.</i> | Lily of the Nile | • | • | | • | • | • | | • | |
| <i>Arbutus unedo 'Compacta'</i> | Dwarf Strawberry Tree | • | • | | • | • | • | • | • | • |
| <i>Arctostaphylos spp.**</i> | Manzanita | • | • | | • | • | • | • | • | • |
| <i>Armeria maritima</i> | Sea Pink | • | • | | • | • | • | | • | |
| <i>Artemisia spp.</i> | Artemisia | | | | • | • | • | • | • | |
| <i>Asclepias curvassavica</i> | Blood Flower Milkweed | | | | • | • | • | • | | • |
| <i>Aucuba japonica</i> | Japanese Aucuba | • | • | | • | • | | | • | |
| <i>Aucuba japonica 'Crotonifolia'</i> | Croton Leaf Aucuba | • | • | | • | • | • | | • | |
| <i>Aucuba japonica 'Variegata'</i> | Gold Dust Plant | • | • | | • | • | • | | • | |
| <i>Azalea spp.</i> | Azalea | • | • | | • | • | • | • | • | |
| <i>Baccharis 'Centennial'*</i> | Centennial Coyote Brush | • | • | | • | • | • | • | • | • |
| <i>Baccharis pilularis var.</i> | Coyote Bush | • | • | | • | • | | • | • | • |
| <i>Bambusa multiplex 'Alphonse Karr'</i> | Alphonse Karr Bamboo | | | | • | • | | | • | |

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| <i>Bambusa oldhamii</i> | Clumping Giant Timber Bamboo | | | | • | • | | | • | |
| <i>Berberis spp.</i> | Barberry | | | | • | • | | • | • | |
| <i>Berberis thunbergii</i> var. | Japanese Barberry | | | | • | • | | • | • | |
| <i>Buddleja davidii</i> var. | Butterfly Bush | | | | • | • | • | | • | • |
| <i>Buxus spp.</i> | Boxwood | • | • | | • | • | • | • | • | |
| <i>Caesalpinia gilliesii</i> * | Yellow Bird of Paradise | • | • | | • | • | • | | • | • |
| <i>Calycanthus occidentalis</i> *** | Spicebush | | | | • | • | | | • | |
| <i>Camellia spp.</i> | Camellia | • | • | | • | • | • | • | • | |
| <i>Cassia artemisioides</i> | Feathery Cassia | | | | • | • | • | • | • | • |
| <i>Ceanothus spp.</i> ** | Lilac | | | | • | • | • | • | • | • |
| <i>Cephalanthus occidentalis</i> *** | Button Bush | | | | • | • | | | • | |
| <i>Cistus spp.</i> ** | Rockrose | | | | • | • | • | • | • | • |
| <i>Coleonema spp.</i> | Breath Of Heaven | • | • | | • | • | • | | • | |
| <i>Convolvulus cneorum</i> | Bush Morning Glory | • | • | | • | • | • | | • | • |
| <i>Cordyline australis</i> var. | Australian Dracaena | • | • | | • | • | • | | • | |
| <i>Cornus sericea</i> *** | Red Twig Dogwood | | | | • | • | • | • | • | |
| <i>Cotoneaster spp.</i> | Cotoneaster | | | | • | • | • | • | • | • |
| <i>Dicksonia antarctica</i> | Tasmanian Tree Fern | • | • | | • | • | • | • | • | |
| <i>Dietes vegeta</i> | Fortnight Lily | • | • | | • | • | • | • | • | |
| <i>Dodonaea viscosa</i> | Hopseed Bush | • | • | | • | • | | • | • | • |
| <i>Dodonaea viscosa</i> 'Purpurea' | Purple-leafed Hopseed Bush | • | • | | • | • | | • | • | • |
| <i>Eleagnus pungens</i> var. | Silverberry | | | | • | • | • | • | • | • |
| <i>Encelia spp.</i> | Brittlebush | | | | • | • | | • | | • |
| <i>Erigeron karvinskianus</i> | Santa Barbara Daisy | | | | • | • | • | • | • | |
| <i>Eriogonum spp.</i> | Buckwheat | | | | • | • | • | • | | • |
| <i>Euonymus spp.</i> | Euonymus | • | • | | • | • | • | • | • | |
| <i>Fatshedera lizei</i> | Botanical Wonder | • | • | | • | • | • | | • | |
| <i>Fatsia japonica</i> | Japanese Aralia | • | • | | • | • | • | | • | |
| <i>Fremontodendron spp.</i> * | Flannel Bush | | | | • | • | • | • | • | • |
| <i>Gardenia spp.</i> | Gardenia | • | • | | • | • | • | | • | |

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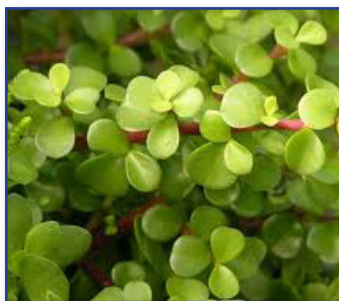
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|--------------------------------------|-------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Grevillea</i> spp. | Grevillea | • | • | | • | • | • | | • | |
| <i>Grewia occidentalis</i> | Lavender Starflower | • | • | | • | • | • | • | • | |
| <i>Hemerocallis</i> spp.** | Daylily | • | • | | • | • | • | • | • | |
| <i>Heteromeles arbutifolia</i> *,*** | Toyon | • | • | | • | • | • | • | • | • |
| <i>Hibiscus</i> spp. | Hibiscus | • | • | | • | • | • | • | • | |
| <i>Hydrangea</i> spp. | Hydrangea | • | • | | • | • | • | • | • | |
| <i>Hypericum</i> spp. | St. Johnswort, Goldflower | • | • | | • | • | • | • | • | |
| <i>Ilex</i> spp. | Holly | | | | • | • | | • | • | |
| <i>Juniperus</i> spp.** | Juniper | • | • | | • | • | • | • | • | • |
| <i>Kniphofia uvaria</i> | Red Hot Poker | • | • | | • | • | • | • | • | • |
| <i>Lantana</i> spp.** | Lantana | • | • | | • | • | • | • | • | • |
| <i>Lavandula</i> spp.** | Lavender | • | • | | • | • | • | • | • | |
| <i>Leucophyllum</i> spp. | Texas Ranger | | | | • | • | • | • | • | • |
| <i>Ligustrum japonicum</i> | Japanese Privet | • | • | | • | • | • | • | • | |
| <i>Ligustrum japonicum</i> 'Texanum' | Wax Leaf Privet | • | • | | • | • | • | • | • | |
| <i>Ligustrum lucidum</i> | Glossy Privet, White Wax Tree | • | • | | • | • | • | • | • | |
| <i>Liriope muscari</i> | Big Blue Lily Turf | • | • | | • | • | • | | • | |
| <i>Lobelia laxiflora</i> | Red Mexican Lobelia | | | | • | • | • | • | • | • |
| <i>Mahonia</i> spp. | Oregon Grape | | | | • | • | | | • | |
| <i>Mimulus aurantiacus</i> *,*** | Sticky Monkey Flower | | | | • | • | • | • | • | • |
| <i>Mimulus bifidus</i> | Santa Lucia Monkey Flower | | | | • | • | • | • | • | • |
| <i>Mimulus puniceus</i> | Red Monkey Flower | | | | • | • | • | • | • | • |
| <i>Myoporum laetum</i> | Myoporum | • | • | | • | • | • | • | • | • |
| <i>Myrtus</i> spp. | Myrtle | • | • | | • | • | • | • | • | |
| <i>Nandina domestica</i> var. | Nandina, Heavenly Bamboo | • | • | | • | • | • | | • | |
| <i>Neprolepis cordifolia</i> | Sword Fern | • | • | | • | • | • | | • | |
| <i>Nolina bigelovii</i> | Nolina | • | • | | • | • | | • | | • |
| <i>Osmanthus fragrans</i> | Sweet Olive | • | • | | • | • | • | • | • | |
| <i>Osteospermum</i> spp. | Freeway Daisy | • | • | | • | • | • | • | • | |
| <i>Pelargonium X hortorum</i> | Garden Geranium | • | • | | • | • | • | • | • | |

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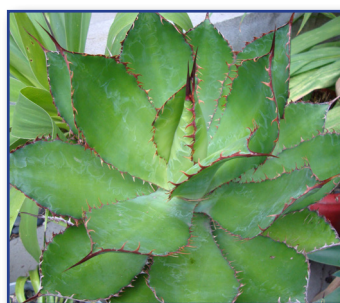
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| <i>Penstemon</i> spp. | Penstemon | | | | • | • | • | • | • | |
| <i>Phormium</i> spp. ** | Flax | • | • | | • | • | • | • | • | • |
| <i>Photinia x fraseri</i> | Fraser's Photinia | • | • | | • | • | • | • | • | • |
| <i>Phyllostachys aurea</i> | Golden Bamboo | | | | • | • | • | | • | |
| <i>Phyllostachys bambusoides</i> | Giant Timber Bamboo | | | | • | • | • | | • | |
| <i>Pittosporum</i> spp. | Pittosporum | • | • | | • | • | • | • | • | |
| <i>Portulacaria afra</i> | Elephant's Food | • | • | | • | • | • | • | • | • |
| <i>Prunus caroliniana</i> 'Compacta' | Dwarf Carolina Laurel Cherry | | | | • | • | • | • | • | • |
| <i>Pyracantha</i> spp. | Pyracantha | | | | • | • | | • | • | |
| <i>Rhamnus californica</i> var. * | California Coffeeberry | | | | • | • | • | • | • | • |
| <i>Raphiolepis</i> spp. | Indian Hawthorn | • | • | | • | • | • | • | • | |
| <i>Rhus ovata</i> | Sugar Bush | • | • | | • | • | • | | | • |
| <i>Ribes malvaceum</i> *** | Chaparral Currant | | | | • | • | • | | | • |
| <i>Ribes</i> spp. | Currant | | | | • | • | • | | | • |
| <i>Romneya coulteri</i> * | Matilija Poppy | | | | • | • | • | • | | • |
| <i>Romneya</i> 'White Cloud' | White Cloud Matilija Poppy | | | | • | • | • | • | | • |
| <i>Rosa</i> spp. | Rose | • | • | | • | • | | | | |
| <i>Rosa californica</i> *** | Wild Rose | | | | • | • | | • | | • |
| <i>Rosmarinus</i> spp. ** | Rosemary | • | • | | • | • | • | • | | • |
| <i>Salvia</i> spp. ** | Sage | • | • | | • | • | • | • | | • |
| <i>Sambucus mexicana</i> *** | Mexican Elderberry | | | | • | • | | • | • | • |
| <i>Santolina chamaecyparissus</i> | Lavender Cotton | | | | • | • | • | | • | |
| <i>Stachys byzantina</i> | Lamb's Ears | • | • | | • | • | • | | • | |
| <i>Styrax officinalis</i> var. <i>redivivus</i> *** | Snowdrop Bush | | | | • | • | • | | • | |
| <i>Symphoricarpos</i> spp. | Snowberry | | | | • | • | • | | • | |
| <i>Thymus</i> spp. ** | Thyme | • | • | | • | • | • | | • | |
| <i>Trachelospermum asiaticum</i> | Yellow Star Jasmine | • | • | | • | • | • | | • | |
| <i>Trachelospermum jasminoides</i> | Star Jasmine | • | • | | • | • | • | | • | |
| <i>Verbena</i> spp. ** | Verbena | • | • | | • | • | • | • | • | |
| <i>Viburnum</i> spp. | Viburnum | • | • | | • | • | • | • | • | • |

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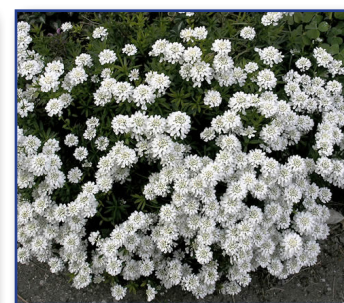
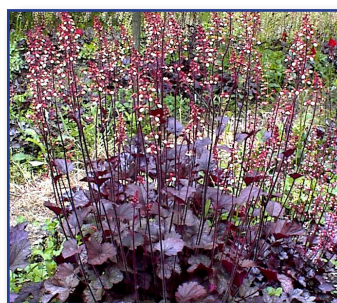
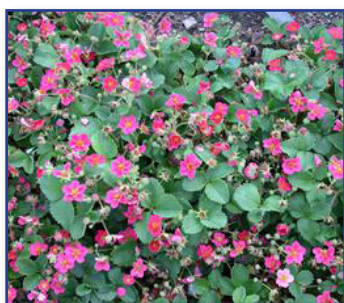
| Botanical Name | Common Name | Project Entries | Signature Corridors | Folsom Street Tree | Single Family Detached | Multi-Family | Parks/Schools | Open Space | Commercial/Mixed Used | Drainage Basin |
|--------------------------------------|--------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Westringia</i> spp. | Coast Rosemary | • | • | | • | • | • | • | • | • |
| <i>Xylosma congestum</i> | Xylosma, Glossy Xylosma | • | • | | • | • | • | • | • | • |
| <i>Yucca</i> spp.** | Yucca | • | • | | • | • | • | • | • | • |
| SUCCULENTS | | | | | | | | | | |
| <i>Agave</i> spp.** | Agave | • | • | | • | • | • | • | • | • |
| <i>Aloe</i> spp.** | Aloe | • | • | | • | • | • | • | • | • |
| <i>Bulbine frutescens</i> | Yellow Stalked Bulbine | • | • | | • | • | • | • | • | • |
| <i>Bulbine frutescens</i> 'Hallmark' | Orange Hallmark Bulbine | • | • | | • | • | • | • | • | • |
| <i>Bulbine frutescens</i> 'Yellow' | Yellow Bulbine | • | • | | • | • | • | • | • | • |
| <i>Echeveria</i> spp. | Hen and Chicks | • | • | | • | • | • | • | • | • |
| <i>Euphorbia rigida</i> | Blue Euphorbia | • | • | | • | • | • | • | • | • |
| <i>Euphorbia</i> spp. | Euphorbia | • | • | | • | • | • | • | • | • |
| <i>Ferocactus wislizenii</i> | Fish Hook Barrel Cactus | • | • | | • | • | | • | • | • |
| <i>Hesperaloe parviflora</i> | Red Yucca | • | • | | • | • | | • | • | • |
| <i>Opuntia</i> spp. | Prickly Pear | • | • | | • | • | | • | • | • |
| <i>Portulacaria afra</i> * | Elephant's Food, Elephant Bush | • | • | | • | • | • | • | • | • |
| <i>Sedum</i> spp. | Sedum | • | • | | • | • | • | • | • | • |
| <i>Yucca</i> spp. | Yucca | • | • | | • | • | • | • | • | • |
| GROUND COVER | | | | | | | | | | |
| <i>Achillea</i> spp.** | Yarrow | | | | • | • | • | • | • | • |
| <i>Ajuga reptans</i> var. | Carpet Bugle | • | • | | • | • | • | | • | |
| <i>Arctostaphylos</i> spp. | Manzanita | • | • | | • | • | • | • | • | • |
| <i>Baccharis pilularis</i> *** | Coyote Brush | • | • | | • | • | • | • | • | • |
| <i>Bergenia cordifolia</i> | Heartleaf Bergenia | • | • | | • | • | • | | • | |
| <i>Campanula poscharskyana</i> | Serbian Bellflower | • | • | | • | • | • | | • | |
| <i>Ceanothus griseus</i> var. | Carmel Creeper | • | • | | • | • | • | • | • | |
| <i>Centranthus ruber</i> | Jupiter's Beard | • | • | | • | • | • | • | • | • |
| <i>Cerastium tomentosum</i> | Snow-in-Summer | • | • | | • | • | • | • | • | |
| <i>Cyclamen persicum</i> | Cyclamen | • | • | | • | • | | | • | |
| <i>Dianthus</i> spp. | Carnation | • | • | | • | • | • | | • | |

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|--|----------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Dichondra micrantha</i> | Dichondra | • | • | | • | • | • | | • | |
| <i>Festuca californica</i> 'Serpentine Blue' | California Fescue selection | • | • | | • | • | • | • | • | • |
| <i>Festuca glauca</i> | Blue Fescue | • | • | | • | • | • | • | • | • |
| <i>Fragaria chiloensis</i> | Ornamental Strawberry | • | • | | • | • | • | | • | |
| <i>Fragaria</i> 'Pink Panda' | Pink Panda Ornamental Strawberry | • | • | | • | • | • | | • | |
| <i>Gazania hybrids</i> | Hybrid Gazania | • | • | | • | • | • | • | • | • |
| <i>Gazania</i> spp. | Gazania | • | • | | • | • | • | • | • | • |
| <i>Geranium</i> spp. | Cranesbill | • | • | | • | • | • | | • | |
| <i>Hedera canarensis</i> | Algerian Ivy | • | • | | • | • | | | • | |
| <i>Hedera helix</i> | English Ivy | • | • | | • | • | | | • | |
| <i>Heuchera</i> spp.** | Coral Bells | • | • | | • | • | | • | • | • |
| <i>Hypericum</i> spp. | St. John's Wort | • | • | | • | • | | | • | |
| <i>Iberis sempervirens</i> | Evergreen Candytuft | • | • | | • | • | | | • | |
| <i>Impatiens wallerana</i> | Impatiens | • | • | | • | • | • | | • | |
| <i>Juniperus</i> spp. | Juniper | • | • | | • | • | • | • | • | |
| <i>Lantana</i> spp. | Lantana | • | • | | • | • | • | • | • | • |
| <i>Lobelia erinus</i> | Lobelia | • | • | | • | • | • | • | • | • |
| <i>Lonicera japonica</i> 'Halliana' | Hall's Honeysuckle | • | • | | • | • | • | | • | |
| <i>Myoporum parvifolium</i> | Ground Cover Myoporum | • | • | | • | • | • | • | • | • |
| <i>Myoporum parvifolium</i> 'Putah Creek' | Putah Creek Myoporum | • | • | | • | • | • | • | • | • |
| <i>Nandina domestica</i> 'Harbour Dwarf' | Dwarf Heavenly Bamboo | • | • | | • | • | • | | • | |
| <i>Ophiopogon</i> spp. | Mondo Grass | • | • | | • | • | • | | • | |
| <i>Osteospermum fruticosum</i> var. | Trailing African Daisy | • | • | | • | • | • | | • | |
| <i>Rosa</i> Ground Cover varieties | Ground Cover Rose | • | • | | • | • | • | | • | |
| <i>Santolina chamaecyparissus</i> | Lavender Cotton | • | • | | • | • | • | | • | • |
| <i>Scaevola</i> 'Mauve Clusters' | Fan Flower | • | • | | • | • | • | | • | |
| <i>Sedum morganianum</i> | Donkey Tail | • | • | | • | • | • | | • | |
| <i>Sedum rubrotinctum</i> | Pork and Beans | • | • | | • | • | • | | • | |
| <i>Soleirolia soleirolli</i> | Baby's Tears | • | • | | • | • | • | | • | |
| <i>Thymus praecox arcticus</i> | Creeping Thyme | • | • | | • | • | • | | • | |

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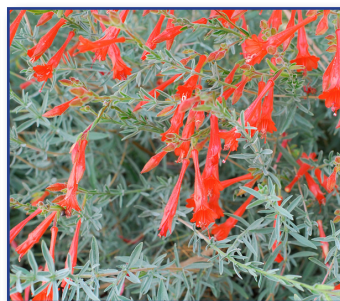
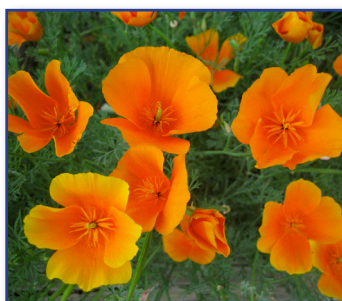
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|--|---------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Thymus praecox</i> 'Purple Carpet' | Purple Carpet Creeping Thyme | • | • | | • | • | • | | • | |
| <i>Trachelospermum asiaticum</i> | Yellow Star Jasmine | • | • | | • | • | • | | • | |
| <i>Vinca minor</i> * | Dwarf Periwinkle | • | • | | • | • | • | | • | • |
| <i>Vinca minor</i> 'Sterling Silver' | Sterling Silver Periwinkle | • | • | | • | • | • | | • | • |
| <i>Zauschneria californica</i> | California Fuchsia | • | • | | • | • | • | • | • | • |
| <i>Zinnia angustifolia</i> | Zinnia | • | • | | • | • | • | | • | |
| <i>Zoysia tenuifolia</i> * | Korean Grass | • | • | | • | • | • | | • | |
| VINES | | | | | | | | | | |
| <i>Clematis armandii</i> | Evergreen Clematis | • | • | | • | • | • | • | • | • |
| <i>Distictus buccinatoria</i> | Scarlet Trumpet Vine | • | • | | • | • | • | • | • | • |
| <i>Ficus pumila</i> | Creeping Fig | • | • | | • | • | • | • | • | • |
| <i>Gelsemium sempervirens</i> | Carolina Jessamine | • | • | | • | • | • | • | • | • |
| <i>Hardenbergia violacea</i> | Lilac Vine | • | • | | • | • | • | • | • | • |
| <i>Hardenbergia violacea</i> 'Rosea' | Pink Lilac Vine | • | • | | • | • | • | • | • | • |
| <i>Hedera spp.</i> | Ivy | • | • | | • | • | • | • | • | • |
| <i>Jasminum polyanthum</i> | Pink Jasmine | • | • | | • | • | • | • | • | • |
| <i>Lonicera hildebrandeana</i> | Giant Burmese Honeysuckle | • | • | | • | • | • | • | • | |
| <i>Lonicera japonica</i> | Japanese Honeysuckle | • | • | | • | • | • | • | • | |
| <i>Macfadyena unguis-cati</i> | Cat's Claw Vine | • | • | | • | • | • | • | • | |
| <i>Parthenocissus</i> 'Hacienda Creeper' | Hacienda Creeper | • | • | | • | • | • | • | • | |
| <i>Parthenocissus quinquefolia</i> | Virginia Creeper | • | • | | • | • | • | • | • | |
| <i>Parthenocissus tricuspidata</i> | Boston Ivy | • | • | | • | • | • | | • | |
| <i>Parthenocissus tricuspidata</i> 'Veitchi' | Boston Ivy | • | • | | • | • | • | | • | |
| <i>Rosa</i> 'Cecile Brunner' | Cecile Brunner Rose (polyantha) | • | • | | • | • | | | • | |
| <i>Rosa banksiae</i> 'Alba Plena' | DbI. White Lady Banks' Rose | • | • | | • | • | | | • | |
| <i>Rosa banksiae</i> 'Lutea' | Yellow Lady Banks' Rose | • | • | | • | • | | | • | |
| <i>Rosa spp.</i> | Climbing Rose | • | • | | • | • | | | • | |
| <i>Solanum jasminoides</i> | Potato Vine | • | • | | • | • | • | | • | |
| <i>Thunbergia alata</i> | Black-eyed Susan Vine | • | • | | • | • | • | | • | |
| <i>Trachelospermum jasminoides</i> | Star Jasmine | • | • | | • | • | • | | • | |

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|--|------------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Vitis californica</i> | California Wild Grape | • | • | | • | • | • | • | • | • |
| <i>Vitis californica</i> 'Roger's Red' | Roger's Red California Grape | • | • | | • | • | • | • | • | • |
| <i>Wisteria</i> spp. | Wisteria | • | • | | • | • | • | | • | |
| GRASSES/WILDFLOWER | | | | | | | | | | |
| <i>Bouteloua curtipendula</i> * | Sideoats Grama Grass | • | • | | • | • | • | • | • | • |
| <i>Bouteloua gracilis</i> * | Blue Grama Grass | • | • | | • | • | • | • | • | • |
| <i>Carex barbarae</i> *** | Santa Barbara Sedge | • | • | | • | • | • | • | • | • |
| <i>Carex elata</i> * | Golden Variegated Sedge | • | • | | • | • | • | • | • | • |
| <i>Carex</i> spp. | Sedge | • | • | | • | • | • | • | • | • |
| <i>Chlorogalum pomeridianum</i> *** | Soap Root | • | • | | • | • | • | • | • | • |
| <i>Collinsia heterophylla</i> *** | Chinese Houses | • | • | | • | • | | | • | • |
| <i>Dichelostemma capitatum</i> *** | Bluedicks | • | • | | • | • | | • | • | • |
| <i>Elymus glaucus</i> *** | Blue Wildrye | • | • | | • | • | • | • | • | • |
| <i>Epilobium canum</i> *** | California Fuchsia | • | • | | • | • | • | • | • | • |
| <i>Eschscholzia californica</i> *** | California Poppy | • | • | | • | • | • | • | • | • |
| <i>Festuca californica</i> *** | California Fescue | • | • | | • | • | • | • | • | • |
| <i>Festuca glauca</i> | Blue Fescue | • | • | | • | • | • | • | • | • |
| <i>Festuca mairei</i> | Atlas Fescue | • | • | | • | • | • | • | • | • |
| <i>Festuca rubra</i> | Red Fescue | • | • | | • | • | • | • | • | • |
| <i>Gilia tricolor</i> *** | Bird's Eyes | • | • | | • | • | | • | • | • |
| <i>Helictotrichon sempervirens</i> | Blue Oat Grass | • | • | | • | • | • | | • | |
| <i>Juncus acutus</i> | Spiny Rush | • | • | | • | • | • | • | • | • |
| <i>Juncus balticus</i> | Rush | • | • | | • | • | • | • | • | • |
| <i>Juncus effusus</i> *** | Common Rush | • | • | | • | • | • | • | • | • |
| <i>Juncus effusus pacificus</i> 'Quartz Creek' | Quartz Creek Soft Rush | • | • | | • | • | • | • | • | • |
| <i>Lasthenia californica</i> *** | Goldfields | • | • | | • | • | | • | • | • |
| <i>Layia fremontii</i> *** | Tidy Tips | • | • | | • | • | | • | • | • |
| <i>Leymus condensatus</i> * | Wild Rye | • | • | | • | • | | • | • | • |
| <i>Leymus condensatus</i> 'Canyon Prince'* | Canyon Prince Wild Rye | • | • | | • | • | | • | • | • |
| <i>Leymus triticoides</i> *** | Creeping Wild Rye | • | • | | • | • | | • | • | • |

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|--|-------------------------|-----------------|---------------------|--------------------|------------------------|--------------|---------------|------------|-----------------------|----------------|
| <i>Lupinus microcarpus</i> *** | White-Whorled Lupine | • | • | | • | • | | • | • | • |
| <i>Lupinus microcarpus</i> var. <i>densiflorus</i> *** | Golden Lupine | • | • | | • | • | | • | • | • |
| <i>Lupinus nanus</i> *** | Sky Lupine | • | • | | • | • | | • | • | • |
| <i>Miscanthus</i> spp. | Miscanthus | • | • | | • | • | • | • | • | • |
| <i>Muhlenbergia</i> spp. | Muhlenbergia | • | • | | • | • | • | • | • | • |
| <i>Muhlenbergia rigens</i> *** | Deergrass | • | • | | • | • | • | • | • | • |
| <i>Nassella lepida</i> *** | Foothill Needlegrass | • | • | | • | • | • | • | • | • |
| <i>Nassella pulchra</i> *** | Purple Needlegrass | • | • | | • | • | • | • | • | • |
| <i>Nassella tenuissima</i> | Mexican Feather Grass | • | • | | • | • | | | • | |
| <i>Nolina bigelovii</i> | Desert Bigelov Nolina | • | • | | • | • | | • | • | • |
| <i>Ophiopogon jabburan vittata</i> | Snakebeard | • | • | | • | • | | | • | |
| <i>Ophiopogon japonicus</i> | Mondo Grass | • | • | | • | • | • | | • | |
| <i>Pennisetum</i> spp. | Fountain Grass | • | • | | • | • | | | • | |
| <i>Penstemon heterophyllus</i> *** | Foothill Penstemon | • | • | | • | • | • | • | • | • |
| <i>Phalaris arundinacea</i> 'Picta' | Variegated Ribbon Grass | • | • | | • | • | • | | • | |
| <i>Phalaris arundinacea</i> 'Rosea' | Ribbon Grass | • | • | | • | • | • | | • | |
| <i>Scirpus tabernaemontani</i> | Soft-stem Bulrush | • | • | | • | • | • | • | • | • |
| <i>Sisyrinchium bellum</i> *** | Blue-Eyed Grass | • | • | | • | • | • | • | • | • |
| <i>Solidago californica</i> *** | California Goldenrod | • | • | | • | • | | • | • | • |
| <i>Sporobolus airoides</i> *** | Alkali Sacaton | • | • | | • | • | | • | • | • |
| <i>Sporobolus wrightii</i> | Giant Dropseed | • | • | | • | • | | • | • | • |
| <i>Stipa pulchra</i> | Needle Grass | • | • | | • | • | • | | • | |
| <i>Triteleia laxa</i> *** | Ithuriel's Spear | • | • | | • | • | | | | |
| <i>Zoysia</i> 'De Anza'* | Turf Zoysia De Anza | • | • | | • | • | • | | • | |

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4

DESIGN PROCESS





INTRODUCTION

The Folsom Ranch, Central District Design Guidelines have been created to provide property owners, architects, home builders, and contractors with a set of parameters for the preparation of their drawings and specifications. Adherence to these Guidelines will assure builders that a consistent level of quality will be maintained. The Folsom Ranch, Central District Architectural Review Committee (or the “Committee”) and the City will review all designs, plans, and construction to ensure:

- Primary site design issues have been adequately considered,
- Excellence in architectural design,
- The unique landscape potential of the homesite is addressed,
- Compatibility and integration with surrounding land uses.

Architectural Review Committee

The Folsom Ranch, Central District is designed to be a unique community of homes for all income levels. The future community’s Covenants, Conditions, and Restrictions (CC&R’s) may not list specific design items necessary for plan approval. Rather, the authority to approve or disapprove individual building and landscaping plans is given to the Folsom Ranch, Central District Architectural Review Committee. The Committee does not seek to restrict individual creativity or preferences, but rather maintain within the overall community the aesthetic relationship between homes, natural amenities, and surrounding neighbors. As the community matures, these key relationships will become increasingly important, requiring coordination through the design process.

The Committee is composed of three members or more, as decided upon by the Project Master Developer, who are intricately involved in the development of the community. Additionally, an architect or other design professional, who is a non-owner, may serve on or act as a consultant to the Committee.

The Committee will use the Design Guidelines for the purpose of review, but may individually consider the merits of any design due to special conditions that, in the opinion of the Committee, provide benefits to the adjacent areas, the specific site, or to the community as a whole. Alternate materials/architectural styles that are deemed equivalent may be permitted, subject to Planning Commission approval.

Deviations to these standards may be considered for projects with special and unique design characteristics during the Folsom Ranch Design Review Committee process and the City’s development review process. This document is intended to encourage and direct a high level of design quality to the project site while permitting flexibility for creative expression and innovative design solutions.

Deviations can be classified as Minor Deviations and Major Deviations. Examples of Minor Deviations include, but are not limited to, setback or lot coverage changes, architectural styles, and architectural material substitutions. Examples of Major Deviations include, but are not limited to, land use changes or other changes not in substantial conformance with the approved final map. This document grants the Community Development Director the authority to determine whether a deviation should be considered Minor or Major. Review and approval of Minor Deviations shall be conducted by the Community Development Director, whereas Major Deviations shall be reviewed and approved by the Planning Commission.

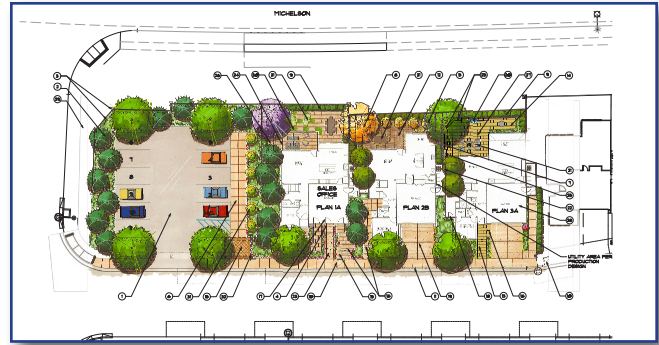


Amendments to the Design Guidelines shall be reviewed and approved by planning staff or the Community Development Director.

The plans must identify the changes and/or modifications at the time of submittal plans to the ARC. With the ARC's approval, the plans can then be submitted to the City for approval. Since all approvals by the City are subject to Design Approval by the Planning Commission (Planning Commission actions are appealable to the City Council), such approval shall ratify the Design Guidelines changes or modifications for the particular project seeking the changes or modifications. If changes to the Design Guidelines are proposed, then the changes shall be approved by the ARC first then the City of Folsom, in a manner subject to the City's approval.

Architectural Review Committee approval is required for all development projects located in Folsom Ranch. For those projects that require discretionary approvals from the City of Folsom, such as tentative subdivision map, Planned Development Permit, Use Permit or other approvals granted by the Planning Commission and/or City Council, ARC approval is required **prior** to the submittal of the application to the City.

Prior to the commencement of any site work or construction activity, the builders or their respective agent must submit to the Committee an APPLICATION FOR APPROVAL of such work. Approval by the Committee must be received prior to the start of any clearing, grading, construction, or landscaping. The authority to approve or disapprove building and landscape plans is provided by the future CC&Rs for Folsom Ranch, Central District. Deviations from the Design Guidelines may be permitted on a case-by-case basis, subject to the Planning Commission approval under the design review approval process.



Procedural Flow Chart

The outline that follows represents the steps necessary to complete a residence in Folsom Ranch, Central District. It is important to note that any deviation from these procedures could cause unnecessary delays or additional costs.

1. Pre-Design Submittal Meeting

Pre-Submittal Meeting: Design Concept.
Highly recommended, but not required.

2. Conceptual Design Review

- Two sets of Preliminary Plans showing:
- Floor Plans
- Elevations
- Site Plans
- Fencing Plans
- Application Form
- Review and Processing Fee / Deposit- Per Builder/Master Developer requirements



3. Final Design Review Approval

- Two sets of:
- Site Plan
- Landscape Plan
- Irrigation Plan
- Fencing Plan
- Floor Plans
- Roof Plan
- Building Elevations
- Specifications and Schedule
- Color and Material Selections

4. Construction Guidelines and Standards

- Construction Schedule
- Building Permit
- Final Inspection

5. Submit to City Building Department

City of Folsom
Community Development Department
Building Division
50 Natoma Street
Folsom, CA 95630

NOTE: Applicant to make himself familiar with the City of Folsom Design Review Process and Applications.

Design Review and Approval Process

The Design Guidelines outline the design intent, basic requirements, and processes to be followed by the Committee in reviewing and approving architectural, site, and landscaping plans. It is recommended that all interested parties familiarize themselves with the Design Guidelines prior to the commencement of any design work.

We encourage the utilization of professional designers and builders who have acquainted themselves with the Architectural Design Guidelines, the Folsom Plan Area Specific Plan, and County Codes and Regulations, and who have demonstrated an understanding of the quality and standards that will be required at Folsom Ranch, Central District. Licensed architects, engineers, and landscape architects shall prepare all plans and designs.

Pre-Design Submittal Meeting

Adherence to the Design Guidelines and all applicable government regulations is the sole responsibility of the builder. Before beginning the design process, the City of Folsom Planning Department should be contacted to clarify all regulatory questions, in addition to becoming familiar with the Specific Plan.

To establish the design concept, owners, builders, and/or architects should meet informally with a representative or representatives of the Committee to discuss and consider all approaches, ideas, designs, and to review any preliminary design sketches. An owner and/or builder may appoint a personal representative to attend meetings and process plans, but in general we encourage the owner and/or builder to be present at the conferences. The Committee will review, with the owner, builder or agent, their design approach to confirm the intent of the Design Guidelines and the appropriateness of the design concept. Although not mandatory, this step is strongly



recommended.

Conceptual Design Submittal

The Pre-Design Conference should give the owner or builder and the owner's or builder's design team sufficient direction to prepare the Conceptual Design Submittal. This submittal should consist of exterior elevation drawings including material list and color palette, floor plan and site plan, showing existing and proposed grades, property lines, proposed fencing, and building setbacks.

The materials required for the ARC approval may be different than what is required to obtain approval from the City of a Planned Development Permit. The materials requested herein are considered to be the minimum required for ARC approval and if the City requires ARC approval of additional items not listed here, then the applicant shall provide those materials to the ARC for review. It is the intent that the City not accept applications unless the ARC has approved the planned project. Lastly, ARC approval does not convey any representations of approval by the City of Folsom.

The Conceptual Design Submittal package should contain two (2) sets of the following:

1. Floor plans drawn to scale.
2. Conceptual exterior elevations with enough detail to allow the committee to make an effective review of the plan.

NOTE: These items may be in sketch form and to scale, that is, drawings of a preliminary nature, and need not have all the dimensions and details. However, critical dimensions should be included.

3. A site plan, drawn to scale, showing:
 - a. Property lines.
 - b. Existing grades, trees, rock outcroppings, and any other significant resources.

- c. Home location, setbacks, and easements.
 - d. Driveway and turn-around locations and dimensions, guest parking location (minimum of two guest spaces).
 - e. Any decks, patios, and/or outdoor living space proposed show location and size.
 - f. Fence and wall location.
4. The completed Application for Approval form.

Builder should submit the completed Application Form, along with the plans described above, to the Committee. The Committee will review the plans and contact the builder within thirty (30) calendar days. If needed, an informal meeting will be scheduled to review the Conceptual Design Submittal.

5. Reviews and Processing Fee.

To ensure a thorough review is provided to each builder and that the highest architectural and design standards are met, the Committee may, at their discretion, retain the services of architects, engineers, landscape architects, and/or inspectors. To cover the cost of the Committee and insure against damage to Folsom Ranch, Central District due to construction, builders are required to submit a fee/deposit for ARC services. A portion of the review fee will not be returned. The remaining balance will be held as a deposit until a construction inspection is completed. Upon inspection, if no damage occurred to neighboring property or any other property in Folsom Ranch, Central District as a result of your construction, the balance of the deposit minus the review fee will be returned. If the FRARC finds that damage has occurred, the cost for repairs will be taken out of the deposit. The cost for repair services will be based on a time and materials basis with a full accounting provided to the builder. Any unspent deposit will be returned to the builder. In the event that cost for damage repair exceeds



the initial fee/deposit amount, an invoice will be provided to the builder. If the builder elects not to submit a preliminary plan for comments, the fee/deposit will be due upon the submittal of the Final Design Review application.

Final Design Review and Approval

After preliminary review and approval of the materials, colors, and design concept, the builder or builder's agent must submit a final set of working drawings (construction documents), a detailed site plan of the building(s), including grading and drainage plans, fencing plan, irrigation plan, and a landscape plan showing type, size, and quantity of material, for final design approval.

The Committee's Final Design Review procedure is also structured for a thirty (30) day review period. Applicants must submit two (2) sets of final construction plans as further defined below, and two copies of the application.

Construction plans, i.e. final plans drawn to scale, shall include the following information:

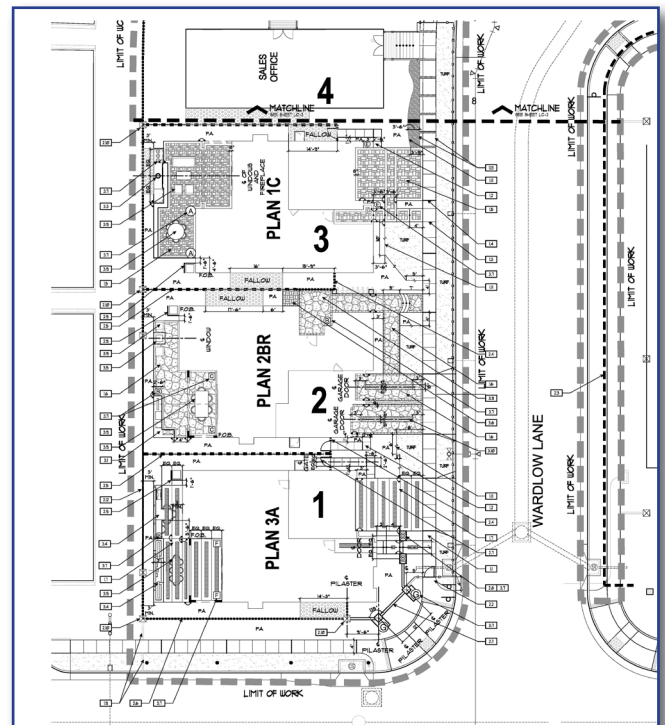
1. **Grading Plan:** The grading plan shall be prepared to comply with Specific Plan guidelines. It may not be required for lots padded by the developer.
 - a. Existing topography and the proposed finish grades. The grading plan must include all drainage information including swales, retention areas, berm and erosion control measures, and quantity of excavation, if required. This grading plan must be approved by the Committee before any earthwork begins.
 - b. First floor and basement floor elevations must be shown with respect to the site grades.
 - c. Indicate driveway widths, drainage culverts, pipe and headwalls, sidewalks,

patios, fences and walls, air conditioning, and garage locations.

- d. Show rear deck size with stairs to the lower grade.
- e. Show any extreme site conditions including terrain, trees to be retained, and tree to be removed on the plan.
- f. Show all proposed structures.
- g. Show the lengths, designs, height, finish, and location of all walls (retaining and freestanding) and fences.

2. Landscape and Irrigation Plan:

- a. The irrigation plan must include the point of connection to the water source, pipe location and sizes, head and drip emitter locations, zone limits, controller, RP devices and back flow preventer locations.
- b. Landscape plans must show all trees, shrubs, ground cover, and lawn locations,



and be drawn to scale. Plans should include a plant schedule which lists all plants and specifies common and botanical name, height and width minimums, container size, quantity, quality, and typical spacing if applicable.

3. First Floor Plan:

- a. Indicate decks, patios, stoops, retaining walls, trash enclosures, air conditioning screening, front entry step sizes, materials and finishes, driveway areas, and all interior spaces of the first floor.

4. Second Floor Plan and/or Third Floor Plan, if proposed (Commercial or Multi-Family may have more floors - all floor plans are required for submittal):

- a. Indicate lower roof projections, roof overhangs, chimney locations, and all interior spaces.

5. Roof Plan:

- a. Indicate all roof areas and corresponding slopes and gutter and downspout locations.

6. Building Elevations:

- a. Building elevations should be drawn along with floor plans to match the site plan orientation.
- b. Articulate “all” elevations, including hidden elevations, with finishes, window types, trims, and fascia details. Show the proposed finished grades against elevations, garbage screens, air conditioning location, screens, decks, rear stairs, and the maximum height from the first floor to the uppermost roof peak.
- c. Provide samples or a materials board with the exterior color scheme and material

selections. Include any brick, stone, siding, and roof tile samples.

7. Specifications and Schedule:

- a. Final construction specifications may be included on drawings or in book form.

8. Approval:

- a. If the Committee or applicant so desire, meetings between the builder and/or their agent and the Committee shall be held during the following week to review the Committee’s comments.
- b. When revisions of the items required to be modified are minor, all parties shall affix signatures on the comments sheet attesting to such and one (1) set of all documents will be returned to the builder marked “Approved as Submitted” or “Approved as Noted”. Plans needing to be extensively modified will be denied and will have to be resubmitted.
- c. Upon approval, the Committee will write a letter to the applicable lot owners, stating the final approval of the plans.
- d. The Committee will retain the final drawings until construction is completed and compliance with approval verified. If work has not started or a continuance not received by the owner or owner’s agent within three (3) years from approval, the approval will then automatically expire.

NOTE: Revisions required by the building department must be resubmitted for final review by the FRARC and construction may not proceed until approved.



Construction Guidelines and Standards

Upon final design approval from the Committee, the plans will be ready for building permit application and construction.

Along with the final design approval from the Committee, other requirements will include:

1. A construction schedule showing start and finish dates. The should be submitted when final plan approval is obtained.
2. The acquisition of a building permit from the City of Folsom.
3. Previously collected funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property or amenities, or used to clean the construction site if necessary. Checks shall be made payable to "The Folsom Ranch, Central District Community Association."
4. All signage within the development shall be subject to the City of Folsom's sign ordinances.
5. Construction of driveways shall be at the time of building permit for each individual lot. The Folsom Ranch, Central District Architectural Review Committee shall review the placement of individual homes and driveways within the project. Site improvement plans for each lot shall be prepared by a Civil Engineer registered to practice in the State of California, based on the Committee's approved site plans and shall include slope stabilization and erosion control methods. Provisions for the disposal of excess fill material shall be incorporated into the individual lot grading and/or building permit(s) filed with the Building Department.
6. All builders are to maintain their construction sites in a neat and orderly fashion, and shall clean up and remove all debris. The builder and general contractors shall be responsible for the maintenance of such neatness and removal of debris by subcontractors employed on the construction site. Activities expressly prohibited by the Design Guidelines include dumping excess concrete mix on adjacent lots or parcels, and the dumping of waste materials, chemicals, oils, sewage, garbage, paints, insecticides, petroleum or other chemical products, etc., into storm drains and street gutters.
7. Contractors are responsible for providing on-site parking for their work crews' vehicles.
8. Contractors are responsible for site cleanup.
9. Contractors are responsible for erosion control and must comply with plans as approved by the Folsom Ranch, Central District Architectural Review Committee (FRARC). The FRARC may include more restrictive measures than required by the County/City, if appropriate for this site.

Submittal Fees and Deposits

The Application for Approval, processing fee, damage deposit, and all other materials necessary for the Committee to approve a residence must be sent to:

The Folsom Ranch, Central District Community Association
Architectural Review Committee
3907 Park Drive, Suite 235
El Dorado Hills, CA 95762



