



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

April 12, 2024

SUBJECT: Approval Letter: Design Review Approval of a 2,831-square-foot New Custom Home at 1121 River Bend Court (DRDL23-00072)

The City of Folsom Community Development Department has reviewed an application for Design Review for a 2,831-square-foot New Custom Home at 1121 River Bend Court. The Community Development Department has made the decision to conditionally approve the application based on the following findings:

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

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

1. A Building Permit is required. The proposal shall be in conformance with the submitted exhibits (e.g., site plan, floor plan, elevations, and materials and color board) on file with the Community Development Department and attached to this approval letter.
2. If any protected trees, as defined in Chapter 12.16 of the Folsom Municipal Code, are to be affected by construction of the proposed project, a tree permit would be required. Parking of vehicles, equipment, or storage of material within the protected zone of trees is prohibited at all times.
3. **Tree permits and a tree protection plan shall be required to protect existing oak trees on or near the project site and account for tree impacts from the**

proposed development activities. Site work and construction encroachment into the Critical Root Zone (as that term is defined in Folsom Municipal Code (FMC) 12.16.020) of protected trees shall not be greater than depicted on the City-approved plans and construction documents. The tree protection plan shall be prepared in collaboration with a qualified arborist and shall be subject to review and approval by the CDD. The tree protection plan shall contain the contact information of the project arborist and shall be included in all associated plan sets for the project.

- 4. The applicant shall retain the services of a project arborist for the duration of the development project to monitor the health of protected trees to be preserved and carry out the City-approved tree protection plan and arborist report recommendations. All regulated activity conducted within the Critical Root Zone of protected trees (as that term is defined in Folsom Municipal Code (FMC) 12.16.020) shall be performed under the direct supervision of the project arborist. A copy of the executed contract for these arboricultural services shall be submitted to the CDD prior to the issuance of any tree or grading permits.**
- 5. Each protected tree or group of protected trees to be preserved shall be enclosed with temporary fencing in accordance with a city-approved Tree Protection Plan. Inspection of the protective fencing by the City Arborist is required prior to any stockpiling, grading, trenching, movement of heavy equipment, or other construction activity. Utilizing neighboring parcels for stockpiling, vehicle parking and construction access is strictly prohibited without written approval from the City Arborist.**
- 6. A certification letter by the project arborist attesting compliance with the tree permits and City-approved tree protection plan shall be submitted to the CDD at the time of the final inspection, prior to the Certificate of Occupancy.**
7. No drainage, including surface water, groundwater, or roof runoff, shall be directed or allowed to cross over the property line onto adjacent properties. City standard drainage swales are required along all property lines where drainage runoff may cross over the property line.
8. All exterior windows on the proposed residence are required to be recessed, have window trim (foam trim or similar architectural element), or window frames that contrast in color with the color of the exterior wall material to the satisfaction of the CDD. This shall be placed as a note on the construction drawings.
9. Fencing shall not exceed 3 ½ feet in height in the front of the residence and shall not exceed 6 feet in height in the side and rear of the residence. Open view fencing shall be required adjacent to open space.

10. Building Permits are required for the custom home and retaining walls (if applicable). The final location, size, materials, and design of any proposed retaining wall is subject to review and approval by the Community Development Department. With respect to the design of the retaining walls, a decorative material or veneer is required to cover any exposed portion of the walls to the satisfaction of the Community Development Department. If special inspection is required for the construction of the wall(s), a final observation letter shall be submitted to the Community Development Department prior to the issuance of a Certificate of Occupancy.
11. Retaining walls of any height shall not be permitted unless shown on the approved Design Review plan. Retaining walls found at the project site not approved in Design Review are subject to a notice of correction.
12. Prior to issuance of a building permit, all proposed encroachment, grading and retaining walls shall be permitted and completed.
13. Pursuant to the state's Model Water Efficient Landscape Ordinance (MWELo), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit.
 - a. Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may comply with either the Performance Approach requirements or the Prescriptive Approach requirements of the MWELo.
 - b. Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the Performance Approach Requirements of the MWELo.
 - c. The City-approved landscape plan shall be installed at the time of the final inspection for the building permit, prior to Certificate of Occupancy. Any significant modification to the City-approved landscaping shall comply with the State's Model Water Efficient Landscape Ordinance.
 - d. For purposes of this condition of approval, "landscape area" means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

14. The project approval granted under this staff report shall remain in effect for two years from the date of this approval. Failure to obtain relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the expiration of this approval.
15. The owner/applicant may file an application with the Community Development Department for an extension prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 17.06.100 of the Folsom Municipal Code.
16. Substantial changes to the exterior of the project, including but not limited to changes in colors, materials, style, size, and/or layout of the project, as determined by the Community Development Department, may result in the termination of this approval. Changes to the project are subject to review and approval by the Community Development Department. Please check with the Planning Division regarding any proposed changes to the project.

The application is subject to a ten-day appeal period which commences on April 12, 2024 and ends on April 22, 2024. Should you have any questions regarding this letter, please do not hesitate to call me at (916) 461-6220 or email me at nstroud@folsom.ca.us.

Best regards,

Nathan Stroud
Assistant Planner
City of Folsom