

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**October 16, 2019**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Kevin Duewel, Barbara Leary, Jennifer Lane, Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, Chair Justin Raithel

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.*

**PLEDGE OF ALLEGIANCE**

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

**MINUTES**

The minutes of September 18, 2019 will be presented for approval.

**NEW BUSINESS**

**1. PN 19-368, Enclave at Folsom Ranch Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from KB Home Central California, Inc. for approval of a Residential Design Review Application for 111 single-family residential units located within the previously approved Enclave at Folsom Ranch Subdivision situated at the southwest corner of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The Specific Plan classification for the site is SP-GC PD and SP-MLD-PD, while the General Plan land-use designation is GC and MLD. The City, as lead agency, previously determined that the Enclave at Folsom Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Principal Planner, Steve Banks / Applicant: KB Home Central California, Inc.)**

**2. PN 19-310, White Rock Springs Ranch/Carr Trust Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Meeting to consider a request from Richmond American Homes for approval of a Residential Design Review Application for 121 single-family residential units located within the previously approved White Rock Springs Ranch Village 1 and Carr Trust Subdivision situated at the northeast and southeast corners of Mangini Parkway and Savannah Parkway within the Folsom Plan Area. The Specific Plan classification for the site is SP-SFHD PD and SP-SFHD, while the General Plan land-use designation is SFHD. The City, as lead agency, previously determined that the White Rock Springs Ranch Subdivision and Carr Trust Subdivision projects are entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Principal Planner, Steve Banks / Applicant: Richmond American Homes)**

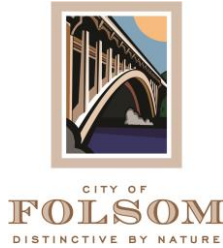
**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **November 6, 2019**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us). Requests must be made as early as possible and at least two-full business days before the start of the meeting.

**NOTICE REGARDING CHALLENGES TO DECISIONS**

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



**PLANNING COMMISSION MINUTES**  
**September 18, 2019**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Kevin Duewel, Barbara Leary, Jennifer Lane, Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, Chair Justin Raithel

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:**

The minutes of September 4, 2019 were approved as submitted.

**NEW BUSINESS**

**1. PN 19-267 Nomination of the Name Kellison to the Folsom Historic Street Name List and Determination that the Project is Exempt from CEQA**

A public meeting to consider a request from Ian Cornell, who has proposed that the name “Kellison” be added to the Historic Street Name list. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). **(Project Planner, Brianna Gustafson, Assistant Planner / Applicant: Ian Cornell)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE PROPOSED STREET NAME KELLISON TO THE CITY OF FOLSOM HISTORIC STREET NAME LIST BASED ON THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B AND CEQA FINDING C.

COMMISSIONER LEARY SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, LEARY, LANE, MALLORY, REYNOLDS, WEST, RAITHEL  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

2. **PN 19-252 Scholar Way Tentative Parcel Map and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from USA Properties Fund for a Tentative Parcel Map application to subdivide a 10.2-acre property located at 89 Scholar Way into two parcels that are 5.6 acres and 4.6 acres in size respectively. The zoning classification for the site is SP 95-1 with an underlying specific plan designation of R-4 PD, and the General Plan land-use designation is MHD. The project is categorically exempt under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: USA Properties Fund)**

COMMISSIONER RAITHEL MOVED TO APPROVE THE SCHOLAR WAY TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED ON ATTACHMENT 6, WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E WITH MODIFICATION TO FINDING D TO STATE: "The cumulative impact of successive projects of the same type in the same place, over time is not significant in this case." TENTATIVE PARCEL MAP FINDINGS F-I WITH MODIFICATION TO FINDING G TO STATE "The design of the tentative parcel map is not likely to cause environmental damage or substantially and ~~unavoidable~~ unavoidably injure wildlife or their habitat." AND CONDITIONS OF APPROVAL NOS. 1-15 WITH ADDITION OF CONDITION NO. 16 TO STATE "Future development shall provide an emergency vehicle access and secondary vehicle access for Parcel 2 along Scholar Way. Details of this vehicle access shall be subject to review and approval by the City of Folsom Community Development Department and Fire Department."

COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, LEARY, LANE, MALLORY, REYNOLDS, WEST, RAITHEL  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: NONE

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,

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Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Justin Raithel, CHAIR





CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 1**  
**Type: Public Meeting**  
**Date: October 16, 2019**

## **Planning Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** Enclave at Folsom Ranch Subdivision Residential Design Review  
**File #:** PN-19-368  
**Request:** Residential Design Review  
**Location:** Southwest Corner of Alder Creek Parkway and Westwood Drive  
within Folsom Plan Area  
**Staff Contact:** Steve Banks, Principal Planner, 916-461-6207  
sbanks@folsom.ca.us

### **Property Owner/Applicant**

Name: KB Home Central California, Inc.  
Address: 3005 Douglas Boulevard, Suite 250  
Folsom, CA 95630

**Recommendation:** Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review Application for 111 single-family residential units as illustrated on Attachments 5 through 9 for the Enclave at Folsom Ranch Subdivision project (PN 19-368) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

**Project Summary:** The proposed project involves a request for Residential Design Review approval for 111 small-lot single-family residential units located within the previously approved Enclave at Folsom Subdivision project. In particular, the applicant is requesting Design Review approval for three (3) individual master plans within the Subdivision. Four distinct California heritage-themed architectural styles and twelve color and material alternatives are incorporated among the three master plans.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan Exhibit, dated January 29, 2016
- 6 - Landscape Plan Exhibits, dated August, 2019
- 7 - Street Scene Exhibit, dated August 19, 2019
- 8 - Building Elevations and Floor Plans, dated September 17, 2019
- 9 - Color and Material Schemes, dated August 23, 2019



CITY OF  
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**AGENDA ITEM NO. 1**  
**Type: Public Meeting**  
Date: October 16, 2019

10 - Enclave at Folsom Ranch Design Guidelines

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS  
Community Development Director

## **ATTACHMENT 1 DESCRIPTION/ANALYSIS**

### **APPLICANT'S PROPOSAL**

The applicant, KB Home, is requesting residential design review approval for 111 single-family residential units situated within the previously approved Enclave at Folsom Ranch Subdivision project. Specifically, the applicant is requesting design review approval for three (3) individual master plans. The master plans include four (4) distinct California heritage-themed architectural styles (Craftsman, Farmhouse, French Cottage, and Spanish) and twelve (12) color and material alternatives.

The proposed master plans, which feature three, two-story models, range in size from 1,654 to 2,102 square feet (3BR/2.5BA to 4BR/2.5) and include an attached two-car garage. The four classic design themes are characterized by a variety of unique architectural elements including distinctive roof shapes and forms, covered front entries, varied door and window design, and enhanced decorative elements. Proposed building materials include stucco, vertical wood siding, cultured stone veneer, brick veneer, board and batten gable ends, wood posts, wood shutters, clay pipe elements, wrought iron details, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are 12 distinct color and material alternatives available for each of the master plans resulting in 144 different visual expressions.

### **POLICY/RULE**

Folsom Municipal Code (FMC), Section 17.06.030 requires that single-family residential master plans submit a Design Review Application for approval by the Planning Commission.

### **Residential Design Review**

The proposed project is subject to the Enclave at Folsom Ranch Design Guidelines, which were approved by the City Council in 2016. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan. The Design Guidelines, which are intended to act as an implementation tool for residential development specifically within the Enclave at Folsom Ranch Subdivision, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

The following are the general planning principles intended to guide the design of the Enclave at Folsom Ranch Subdivision to ensure quality development:

- Implement the City of Folsom General Plan goals for residential projects

- Implement the Folsom Plan Area Specific Plan and Westland Eagle Specific Plan Amendment
- Complement the design guidelines for “Public Realm” space set forth in the Community Design Guidelines that apply to the entire Folsom Plan Area with project-level design standards
- Establish a design framework within which developers, builders, and architects/designers can conceive and produce high quality design and construction within the development

In addition to the general planning principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: building forms, building massing, building height, roofscape, elevations, architectural details, entryways, door and windows, architectural lighting, building materials, building colors, and building finishes. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a diverse streetscape
- Provide a variety of color and material schemes
- Proportion and placement of architectural forms and elements must be appropriately and authentically applied
- Roof articulation in the form or proper roof pitches and forms should be applied to create a diverse streetscape
- Massing must be appropriate and authentic to each specific architectural style
- Horizontal and vertical articulation is required on all homes
- Front porches are encouraged when appropriate
- Continuation of style-specific architectural elements from the front façade around to the side and rear elevations is encouraged

The Enclave at Folsom Ranch Design Guidelines identify up to four (4) unique architectural styles that are envisioned being implemented within the subdivision including: Artesian Collection, Agrarian Collection, California Collection, and Cottage Collection. The Artesian Collection, which is inspired by the work of Frank Lloyd Wright, is rooted in nature with a focus on integrating design concepts, building materials, and

colors. The Agrarian Collection, which highlights the agricultural history of the region, features styles that are reminiscent of farm buildings and exude a feeling of comfort and familiarity. The California Collection, which blends the cultures of early California residents with a Spanish influence, features a mixture of local building materials and colonial design detailing. The Cottage Collection, which is intended to be a true blend of European and traditional American architecture, showcases a variety of English Cottage, Tudor, and French Cottage styles.

As described in the applicant's proposal, the proposed project features four distinct architectural themes that have been chosen from the design collections referenced above including Craftsman, Farmhouse, French Cottage, and Spanish. Below is a more thorough description of each of these architectural styles:

### Craftsman

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

### Farmhouse

Emulating the inherent features of the Western Farmhouse style and collective farmhouse vernaculars from which it draws inspiration, the Farmhouse design gathers the intrinsic character elements of the style with refined execution. Blending smooth stucco, vertical clapboard siding, and flat concrete roof tile with clean trim and post detailing, this style maintains the same core material palette as outlined within the Design Guidelines. Front-facing gable roofs articulate the simplistic form, while the entries are expressed with porches, establishing an aesthetic that evokes both warmth and street appeal for the entire community. Overall, the Farmhouse style accurately depicts the essential elements of this style, utilizing a predominantly stucco façade to emphasize its agrarian simplicity.

### French Cottage

The French 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.

### Spanish

Referencing Folsom Ranch's Spanish Colonial style, the Spanish style respects this quintessentially Californian aesthetic with contemporary flair. This design echoes the required elements of the style as defined by the Design Guidelines. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gable gables, 's' tile, and expressed entries. Comprised primarily of stucco, the purity of the style's forms is emphasized through stone masses, and wood accents, adding to subtle beauty of the aesthetic. The stone appears en masse or on parapet elements, serving to accentuate entries. Fenestrations are clean and rectilinear, providing a fresh take on traditional Spanish forms. Refined in its execution, the Spanish style maintains the essential elements of the style, as stated within the Design Guidelines, while illustrating its strong, modern influence through its pure, well-articulated forms.

In reviewing the architecture and design of the project, staff determined that the design of the three proposed master plans (which also include four elevation plans, twelve color and material alternatives, and 144 architectural and visual expressions) accurately reflect the level and type of high quality design features recommended by the Enclave at Folsom Ranch Design Guidelines. Specifically, the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: off-set building massing, a mixture of hip and gable roof forms, architectural projections, recessed second-story elements, decorative enhancements, and varied garage door designs.

The proposed building materials, which include stucco, vertical wood siding, cultured stone veneer, brick veneer, board and batten gable ends, wood posts, wood shutters, clay pipe elements, wrought iron details, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles are consistent with the materials recommended by the Enclave at Folsom Ranch Design Guidelines. In addition, the proposed project includes distinct (earth-tone) color schemes that will enhance the visual interest of each of the master plans. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans is consistent with the design principles established by the Design Guidelines. As a result, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for three, two-story master plans (four building elevations with twelve color and material options and 144 visual expressions) for Enclave at Folsom Ranch Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated September 17, 2019.
2. The design, materials, and colors of the proposed Enclave at Folsom Ranch Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.
4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.
5. Decorative light fixtures, consistent with the Enclave at Folsom Ranch Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.
6. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

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

### **ENVIRONMENTAL REVIEW**

The City, as lead agency, previously certified an EIR/EIS for the FPASP. Subsequently, the City determined that the Enclave at Folsom Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this application.

### **RECOMMENDATION/PLANNING COMMISSION ACTION**

Move to Approve a Residential Design Review Application for 111 single-family residential units as illustrated on Attachments 5 through 9 for the Enclave at Folsom Ranch Subdivision project (PN 19-368) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

### **GENERAL FINDINGS**

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE ENCLAVE AT FOLSOM DESIGN GUIDELINES.

### **CEQA FINDINGS**

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY PREVIOUSLY DETERMINED THAT THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY PREVIOUSLY DETERMINED THAT THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. NO ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

### **DESIGN REVIEW FINDINGS**

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



- I. THE PROJECT IS IN CONFORMANCE WITH THE ENCLAVE AT FOLSOM RANCH DESIGN GUIDELINES.
  
- J. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**ATTACHMENT 2  
BACKGROUND**

**BACKGROUND**

On November 8, 2016, the City Council approved a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of a 111-unit single-family residential subdivision (known as the Enclave at Folsom Ranch) on a 14.7-acre site situated at the southwest corner of the intersection of Alder Creek Parkway and Westwood Drive. The Tentative Parcel Map subdivided the larger 75.3-acre parcel into four individual parcels for future sale and development. The Vesting Tentative Subdivision Map subdivided a newly created 14.7-acre parcel into a 111-unit single-family residential subdivision. Lastly, the Planned Development Permit established detailed design guidelines and development regulations for the residential subdivision.

On June 13, 2017, the City Council approved a two-year extension in time for the Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development associated with the previously approved Enclave at Folsom Ranch Subdivision project. The Final Parcel Map for the Enclave at Folsom Ranch Subdivision project was recorded on June 29, 2018. The Final Subdivision Map for the Enclave at Folsom Ranch Subdivision project is expected to be approved by the City Council within the next two months.

**GENERAL PLAN DESIGNATION**

GC (General Commercial) and MLD (Multi-Family Low Density)

**SPECIFIC PLAN DESIGNATION**

SP-GC PD (Folsom Plan Area Specific Plan, General Commercial Planned Development District and SP-MLD-PD (Folsom Plan Area Specific Plan, Multi-Family Low Density Planned Development District)

**ADJACENT LAND USES/ZONING**

North: Alder Creek Parkway with Undeveloped Commercial Land (SP-GC-PD) Beyond  
South: Old Ranch Way with Undeveloped Multi-Family Residential Land (SP-MLD-PD) Beyond  
East: Westwood Drive with Undeveloped Single-Family Residential Land (SP-SFHD-PD) Beyond

West: Undeveloped Commercial Land (SP-GC-PD) with East Bidwell Street Beyond

**SITE CHARACTERISTICS**

The project site is currently in the process of being graded. Site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are expected to be constructed within the next three months

**APPLICABLE CODES**

FPASP (Folsom Plan Area Specific Plan)  
Enclave at Folsom Ranch Design Guidelines  
FMC 17.06, Design Review

## **Attachment 3**

# **Conditions of Approval**

<b>CONDITIONS OF APPROVAL FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION            RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-368)            SOUTHWEST CORNER OF ALDER CREEK PARKWAY AND WESTWOOD DRIVE WITHIN FOLSOM PLAN AREA            RESIDENTIAL DESIGN REVIEW</b>				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> <li>• Enclave at Folsom Ranch Site Plan Exhibit, dated September 13, 2019</li> <li>• Landscape Plan Exhibits, dated August, 2019</li> <li>• Street Scene Exhibit, dated August 19, 2019</li> <li>• Building Elevations and Floor Plans, dated September 17, 2019</li> </ul> <p>This project approval is for the Enclave at Folsom Ranch Subdivision Residential Design Review, which includes design review approval for 111 small-lot single-family residential units located within the previously approved Enclave at Folsom Ranch Subdivision project for the Enclave at Folsom Ranch Subdivision Residential Design Review project (PN 19-368). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.		<p>The project approvals granted under this staff report (Residential Design Review) shall remain in effect for two years from final date of approval (October 16, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

<b>CONDITIONS OF APPROVAL FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION                      RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-368)                      SOUTHWEST CORNER OF ALDER CREEK PARKWAY AND WESTWOOD DRIVE WITHIN FOLSOM PLAN AREA                      RESIDENTIAL DESIGN REVIEW</b>				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)

<b>CONDITIONS OF APPROVAL FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION            RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-368)            SOUTHWEST CORNER OF ALDER CREEK PARKWAY AND WESTWOOD DRIVE WITHIN FOLSOM PLAN AREA            RESIDENTIAL DESIGN REVIEW</b>				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.		<p>If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.</p>	B	CD (P)(E)
9.		<p>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (October 16, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</p>	B	CD (P)(E), PW, PK
10.		<p>The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</p>	B	CD (P)





<p>12.</p>		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This approval is for three, two-story master plans (four building elevations with twelve color and material options and 144 visual expressions) for Enclave at Folsom Ranch Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated September 17, 2019.</li> <li>2. The design, materials, and colors of the proposed Enclave at Folsom Ranch Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.</li> <li>3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.</li> <li>4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.</li> <li>5. Decorative light fixtures, consistent with the Enclave at Folsom Ranch Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.</li> <li>6. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.</li> </ol>	<p>B</p>	<p>CD (P) (B)</p>
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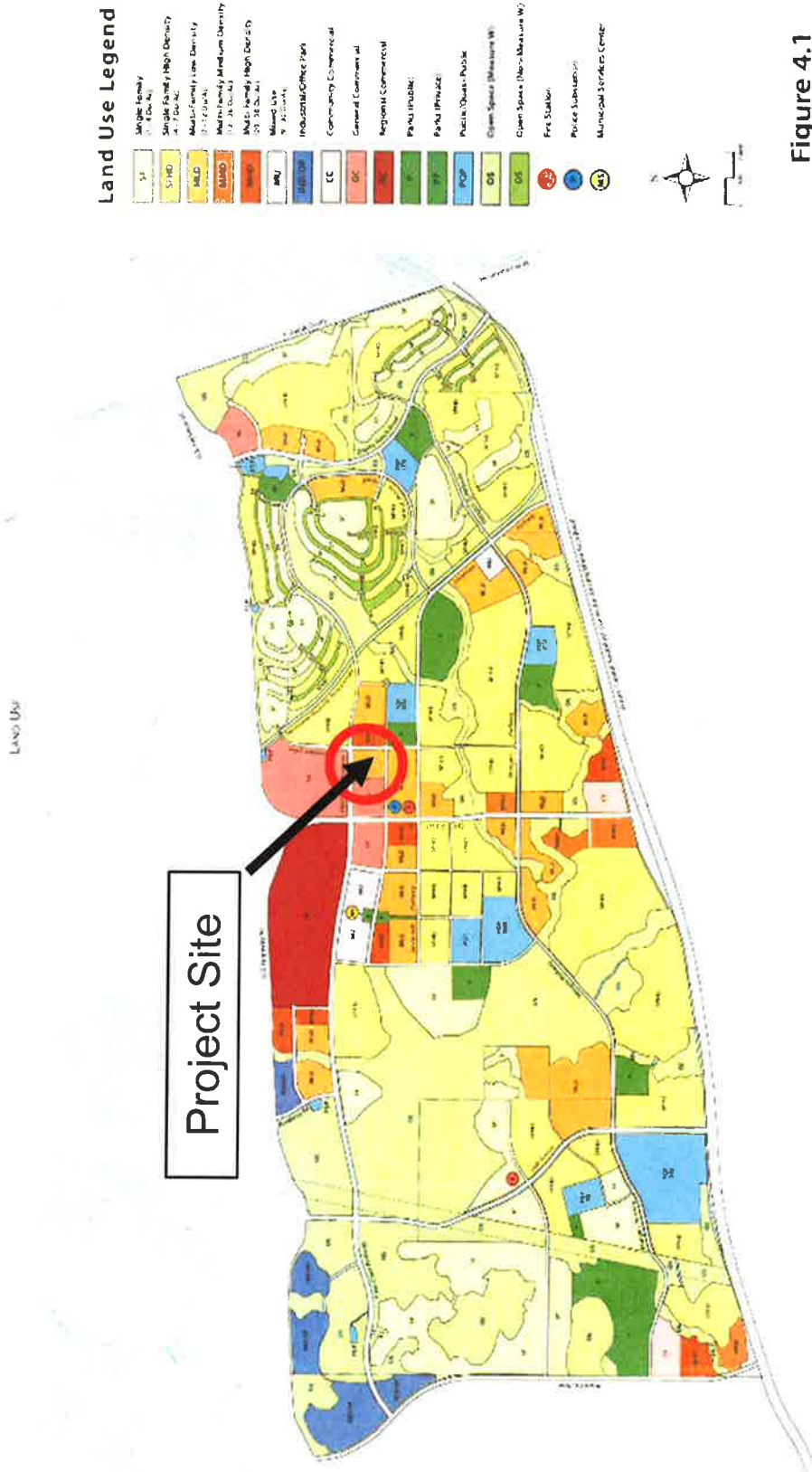
Planning Commission  
Enclave at Folsom Ranch Subdivision Residential Design Review (PN 19-368)  
October 16, 2019

## **Attachment 4 Vicinity Map**

# Vicinity Map



CITY OF  
**FOLSOM**



## Land Use Legend

- Single Family (1-2 Units)
- Single Family High Density (4-7 Units)
- Medium Density (2-3 Units)
- Medium Density Medium Density (2-4 Units)
- Medium Density High Density (2-5 Units)
- Mixed Use (2-3 Units)
- Industrial/Office Park
- Community Commercial
- General Commercial
- Regional Commercial
- Public (Public)
- Public (Private)
- Public (Public)
- Open Space (Mountain W)
- Open Space (Mountain W)
- Fire Station
- Police Substation
- Municipal Services Center



**Figure 4.1**  
Land Use

Planning Commission  
Enclave at Folsom Ranch Subdivision Residential Design Review (PN 19-368)  
October 16, 2019

**Attachment 5**  
**Site Plan Exhibit, dated January 29, 2016**

SFHD

MHD

SCHOOL / PARK

C/C

EASTON VALLEY PARKWAY

MLD



ILLUSTRATIVE SITE PLAN  
 PLANNED DEVELOPMENT PERMIT (PD)

*Enclave at*  
**FOLSOM RANCH**

Folsom, California  
 January 29, 2016

**Mackay & Samps**  
 CONSULTING PLANNERS

Planning Commission  
Enclave at Folsom Ranch Subdivision Residential Design Review (PN 19-368)  
October 16, 2019

**Attachment 6**  
**Landscape Plan Exhibits, dated August, 2019**



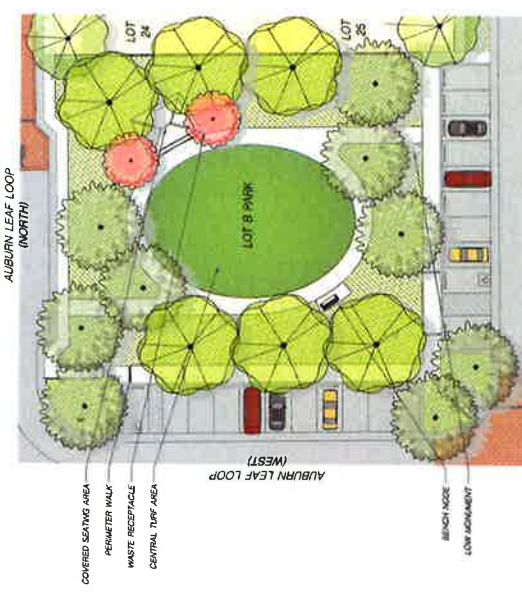
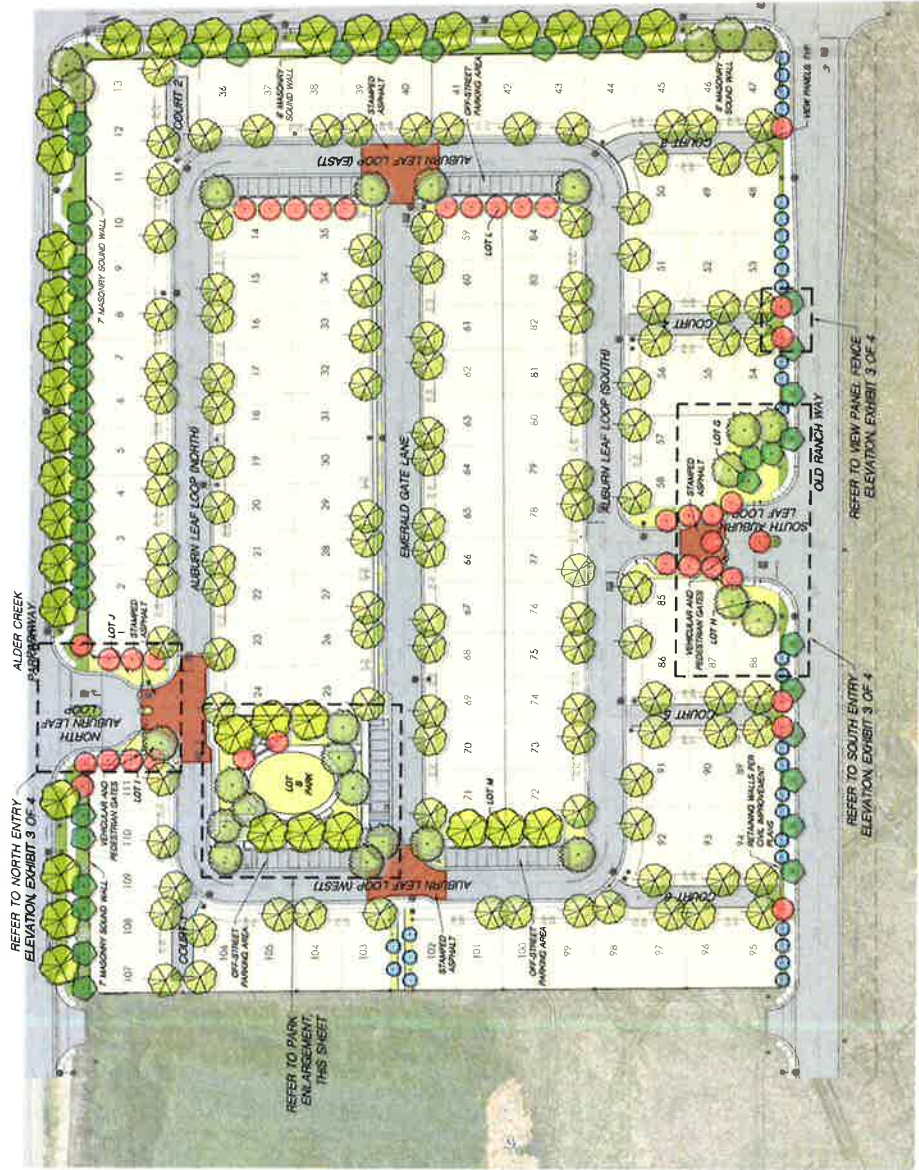
PRELIMINARY LANDSCAPE PLAN (EXHIBIT 1 OF 4)

# THE ENCLAVE AT FOLSOM RANCH KB HOME

FOLSOM

CALIFORNIA

AUGUST, 2018



PARK ENLARGEMENT  
1" = 3'



**WOOD RODGERS**  
 LANDSCAPE ARCHITECTS  
 1000 S. GARDEN STREET, SUITE 100  
 FOLSOM, CALIFORNIA 95630  
 TEL: 916.451.1800  
 FAX: 916.451.1801  
 WWW.WOODRODGERS.COM

PRELIMINARY LANDSCAPE PLAN (EXHIBIT 1 OF 4)







Planning Commission  
Enclave at Folsom Ranch Subdivision Residential Design Review (PN 19-368)  
October 16, 2019

**Attachment 7**  
**Street Scene Exhibit, dated August 19, 2019**



232.1654  
PLAN 'A'

232.1821  
PLAN 'D'

232.2102  
PLAN 'B'



Street Scene

ENCLAVE AT FOLSOM RANCH

KB HOME  
 2090 Lakeside Blvd., Suite 219  
 Folsom, CA 95630  
 916.945.3389  
 CITY OF FOLSOM

PLAN No.:  
 232.1654  
 232.1821  
 232.2102  
 August 18, 2019  
 Susan O'Brien  
 Project Architect  
 K&S O'Brien

Planning Commission  
Enclave at Folsom Ranch Subdivision Residential Design Review (PN 19-368)  
October 16, 2019

**Attachment 8**  
**Building Elevations and Floor Plans**  
**Dated September 17, 2019**



**ELEVATION LEGEND**

- 1 CONCRETE'S TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FACIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLLARS (STUCCO OVER WOOD FINISHING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 PRE-FAB POT SHED & CORBEL
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 RAFCO ALUM. GARAGE DOOR WITH KNEEBRACE
- 23 WOOD CEMENTITIOUS FIBER TRIM



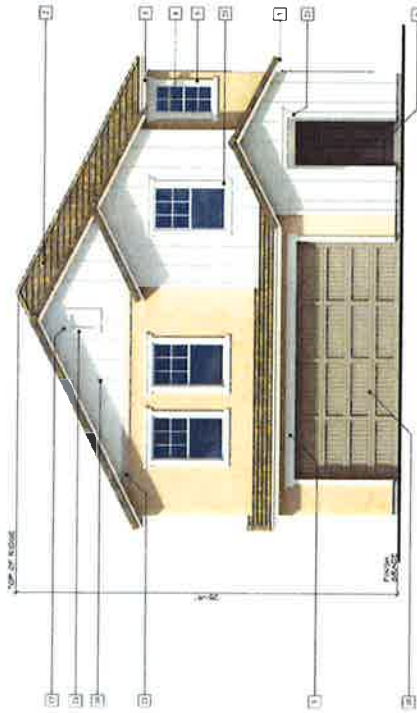
Elevation 'B' - Craftsman



Elevation 'D' - French Cottage



Elevation 'A' - Spanish



Elevation 'C' - Farmhouse

**ENCLAVE AT FOLSOM RANCH**

KB Home, Central California  
 Roseville, CA 95661  
 (916) 445-3888

CITY OF FOLSOM

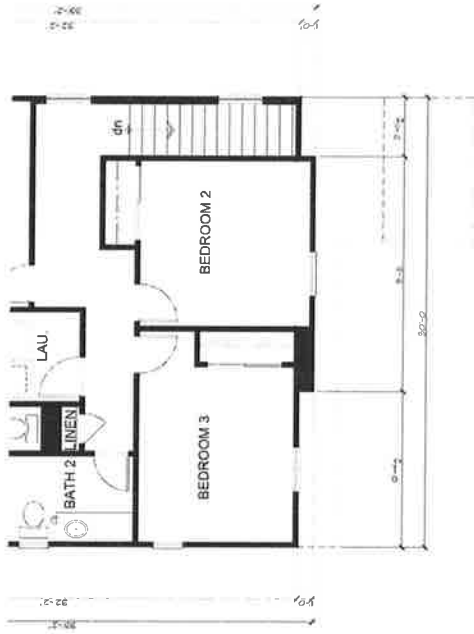
PLAN No. 230 16-5  
 JOB No. 60099 101  
 23/ST/ST/1  
 September 17, 2019











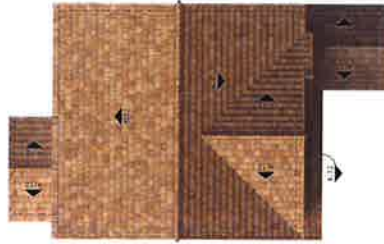
Second Floor Plan 'D'



First Floor Plan 'D'



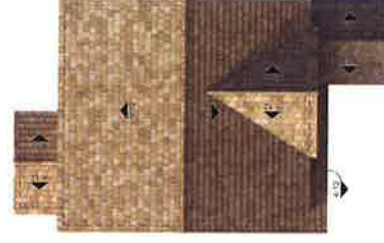
'A'



'B'



'C'



'D'

Roof Plans



Left Elevation 'A'



Front Elevation 'A' - Spanish

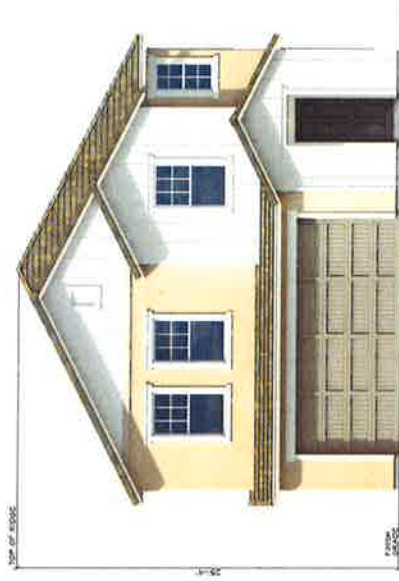


Right Elevation 'A'



Rear Elevation 'A'

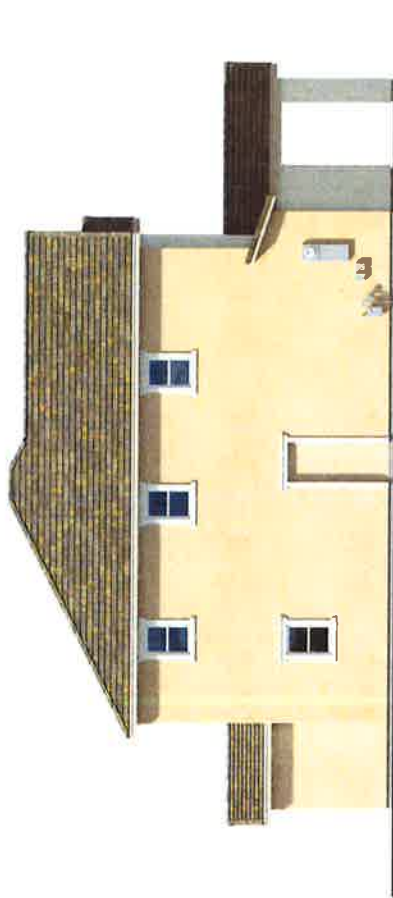




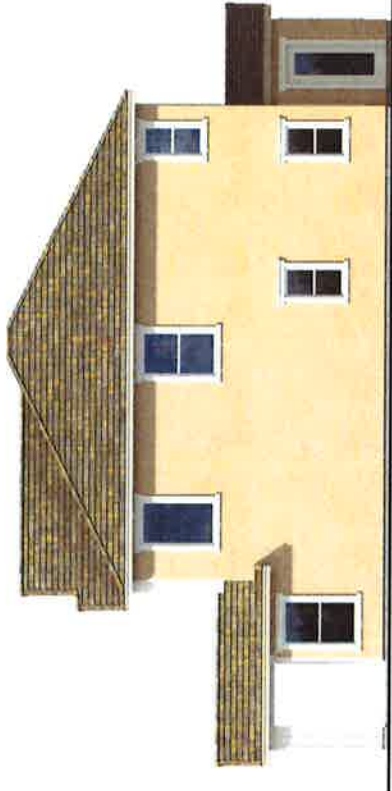
Front Elevation 'C' - Farmhouse



Rear Elevation 'C'



Left Elevation 'C'



Right Elevation 'C'

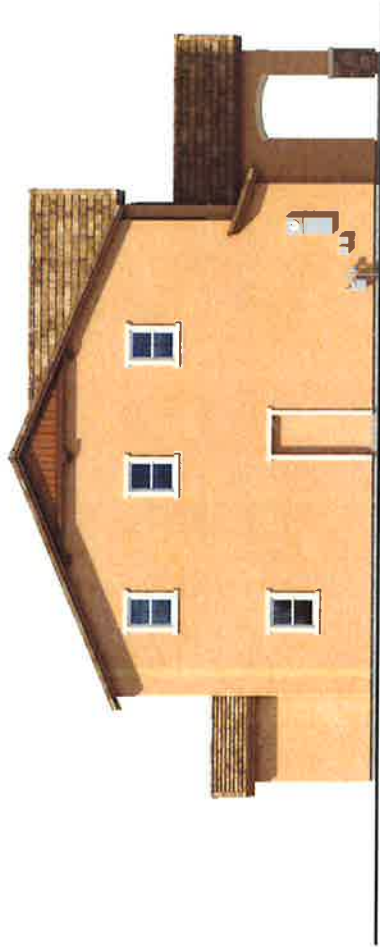
ENCLAVE AT FOLSOM RANCH

1411 Home, Campbell, California  
 Folsom, CA 95604  
 916.942.3800

**kb**  
 HOME  
 CITY OF FOLSOM

City of Folsom  
 Planning Department  
 251 Oak  
 September 17, 2019

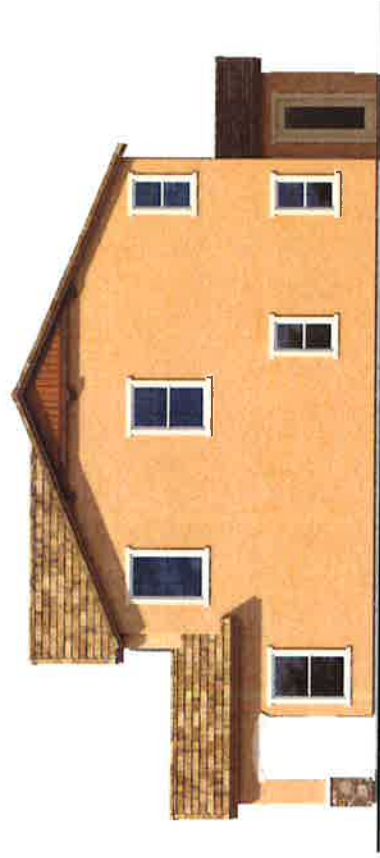




Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'

**ELEVATION LEGEND**

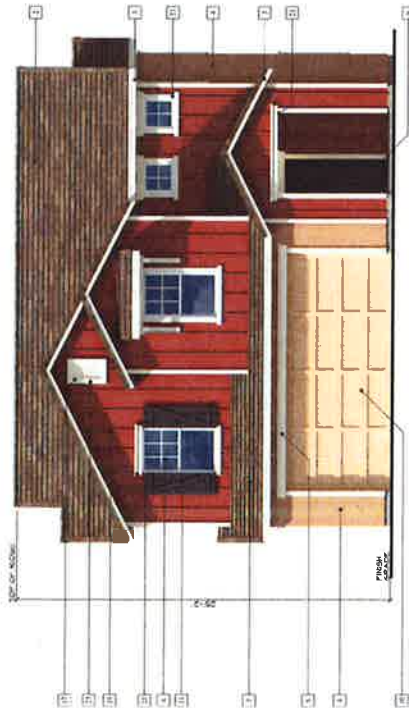
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- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELSHAPED
- 7 DECORATIVE STUCCO COLUMNS
- 8 (STUCCO OVER WOOD FRAMING)
- 9 PRE-FAB WINDOW SYSTEM
- 10 COMPOSITE ENTRY DOOR
- 11 METAL ROLL-UP GARAGE DOOR
- 12 DECORATIVE SHUTTERS
- 13 DECORATIVE CLAY PIPES
- 14 DECORATIVE WELIGHT IRON
- 15 WOOD SIDING
- 16 DECORATIVE ACCENT
- 17 STONE VENEER
- 18 DECORATIVE FOAM VENTS
- 19 PRE-FAB POT SHIELD & CORBEL
- 20 DECORATIVE BOARD & BATTEN
- 21 WOOD PAST
- 22 BRICK VENEER
- 23 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 24 WOOD CEMENTITIOUS FIBER TRIM



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'C' - Farmhouse



Elevation 'D' - French Cottage

ENCLAVE AT FOLSOM RANCH

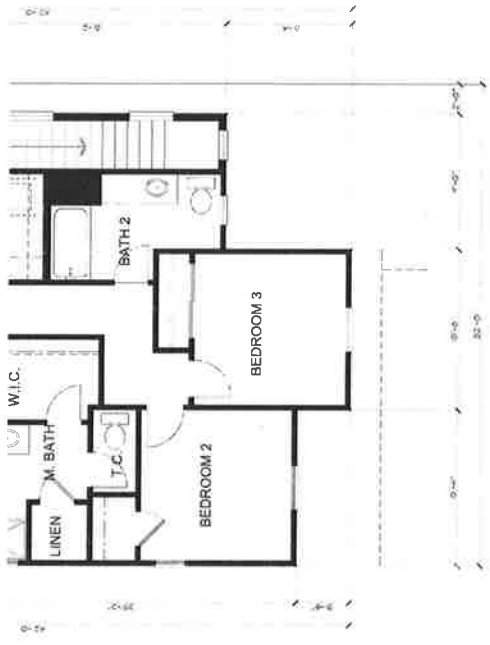
1888 River Street, Suite 206  
 Roseville, CA 95661  
 (916) 940-3880  
**CITY OF FOLSOM**



313 143  
 60999 01  
 2 STORY  
 September 17, 2019







Second Floor Plan 'C'



First Floor Plan 'C'

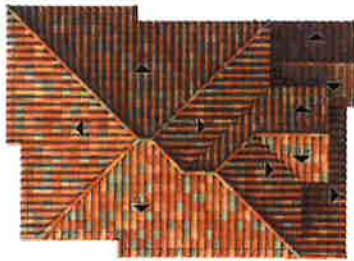


Second Floor Plan 'B'



First Floor Plan 'B'

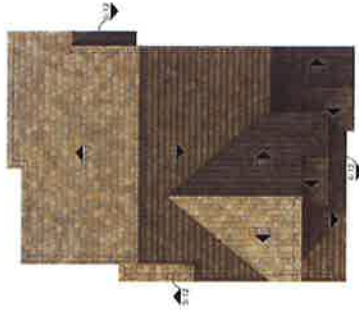




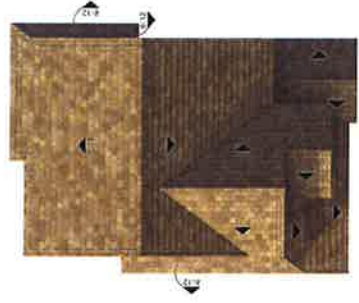
'A'



'B'



'C'



'D'

Roof Plans

ENCLAVE AT FOLSOM RANCH

KB Home, Local Office  
3005 Douglas Blvd, Suite 250  
Orland, CA 95961  
(916) 845-5000

CITY OF FOLSOM



PLAN No. J2J182  
Sheet No. 00099-101  
Scale: Not to Scale  
August 12, 2010



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'





Left Elevation 'C'



Front Elevation 'C' - Farmhouse



Right Elevation 'C'



Rear Elevation 'C'





Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'

**ELEVATION LEGEND**

- 1 CONCRETE'S TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD / ASBESTOS (ROOF)
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 STUCCO OVER FOAM CORNICES (STUCCO OVER WOOD FRAMING)
- 8 STUCCO OVER WOOD FRAMING
- 9 PREFAB WINDOW SYSTEM
- 10 COMPOSITE ENTRY DOOR
- 11 METAL ROLL-UP GARAGE DOOR
- 12 DECORATIVE SHUTTERS
- 13 DECORATIVE CLAY PIPES
- 14 DECORATIVE WROUGHT IRON
- 15 WOOD SIDING
- 16 DECORATIVE ACCENT
- 17 STONE VENEER
- 18 DECORATIVE FOAM VENTS
- 19 PREFAB POT SHIELD & CORNELL
- 20 DECORATIVE BOARD & BATTEN
- 21 WOOD PEST
- 22 BRICK VENEER
- 23 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 24 WOOD/CEMENTITIOUS FIBER TRIM



Elevation 'A' - Spanish



Elevation 'D' - French Cottage



Elevation 'B' - Craftsman

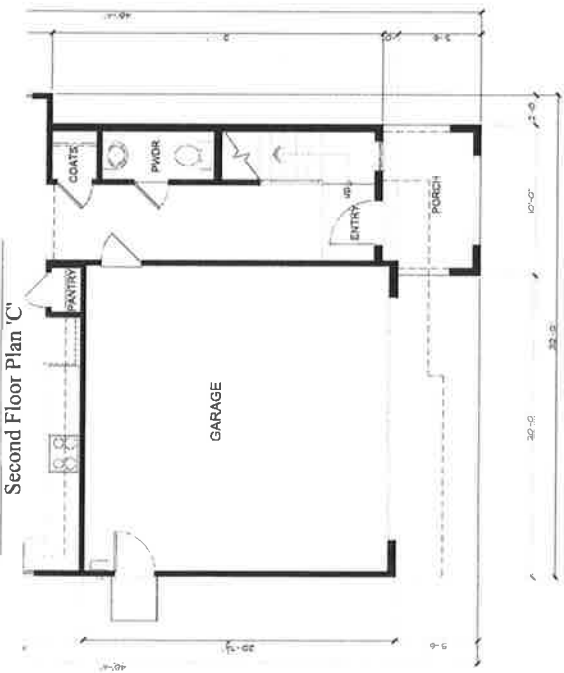
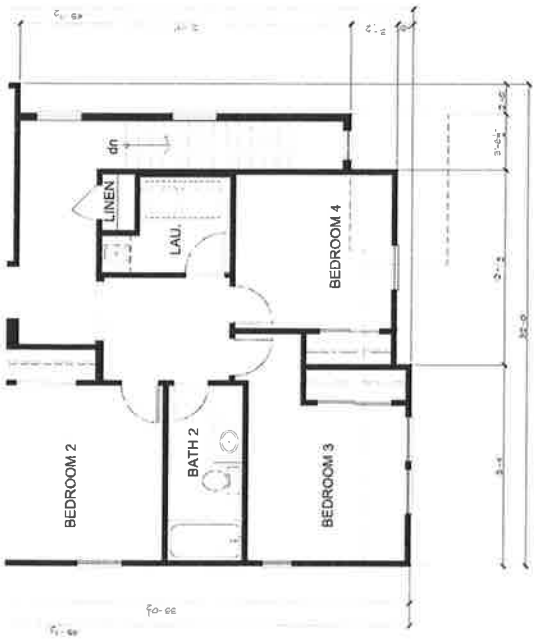
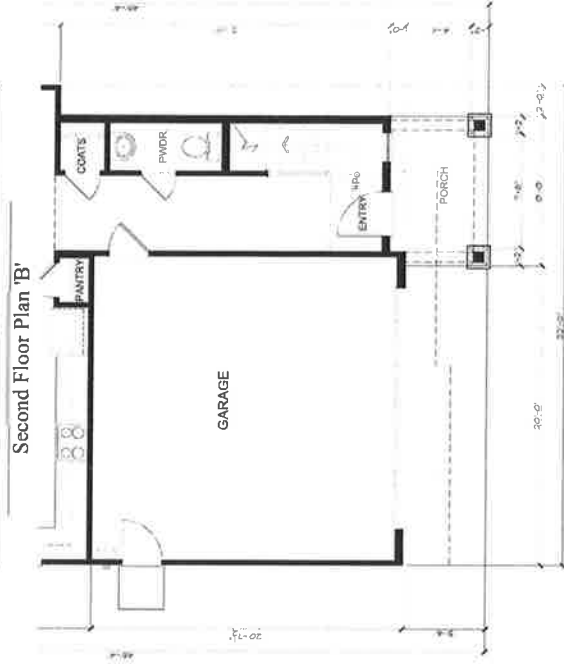
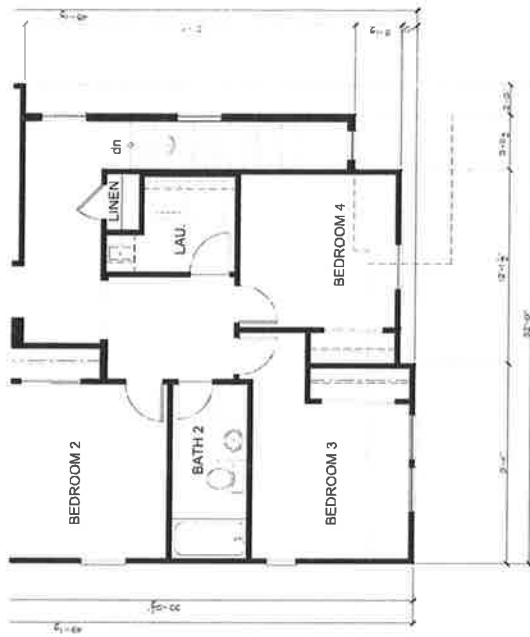


Elevation 'C' - Farmhouse

**ENCLAVE AT FOLSOM RANCH**







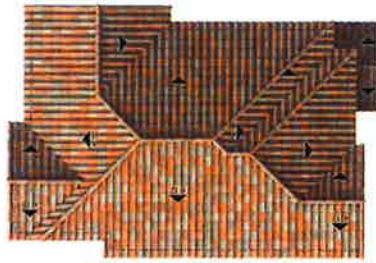
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 25 STORY  
 September 1, 2019

ENCLAVE AT FOLSOM RANCH

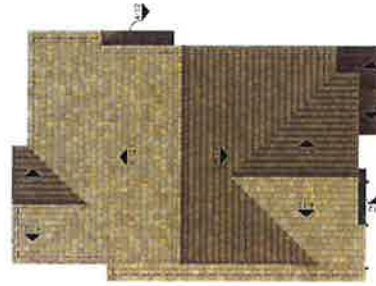
KB Home, a national real estate  
 2800 Douglas Blvd., Suite 250  
 Bakersfield, CA 93311  
 (818) 847-1900  
 CITY OF FOLSOM







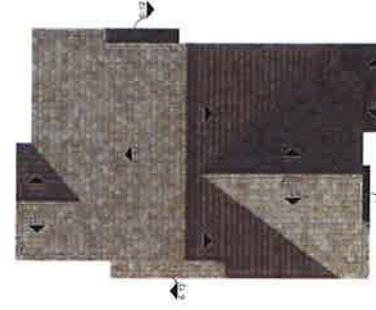
'A'



'B'



'C'



'D'

Roof Plans

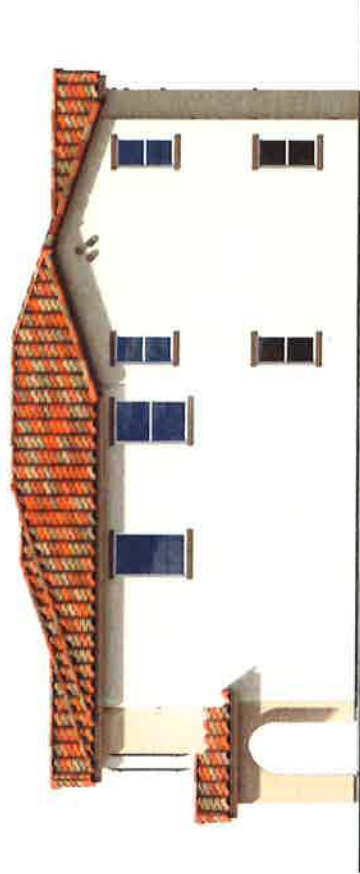
ENCLAVE AT FOLSOM RANCH



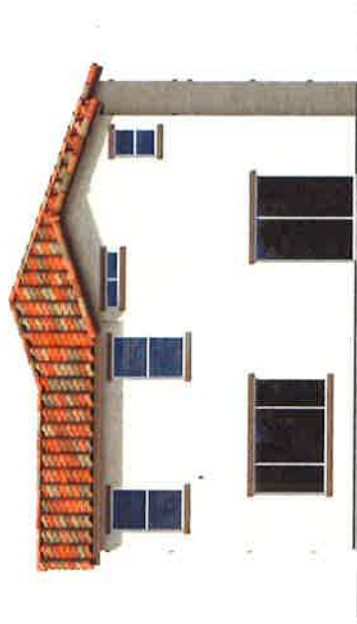
Left Elevation 'A'



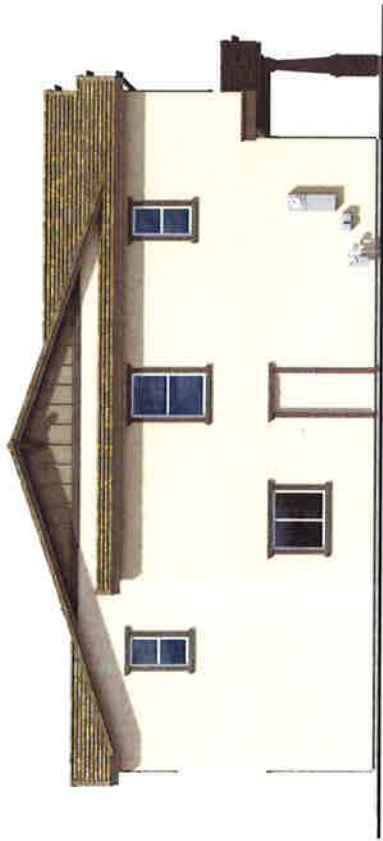
Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'



Left Elevation 'C'



Front Elevation 'C' - Farmhouse

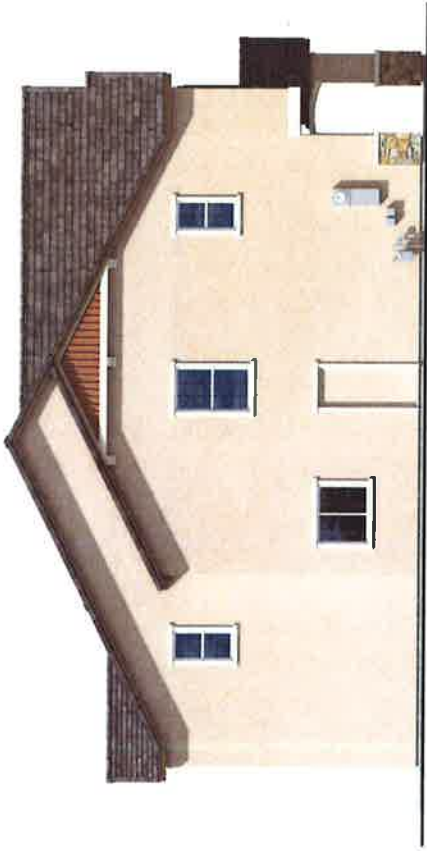


Right Elevation 'C'



Rear Elevation 'C'

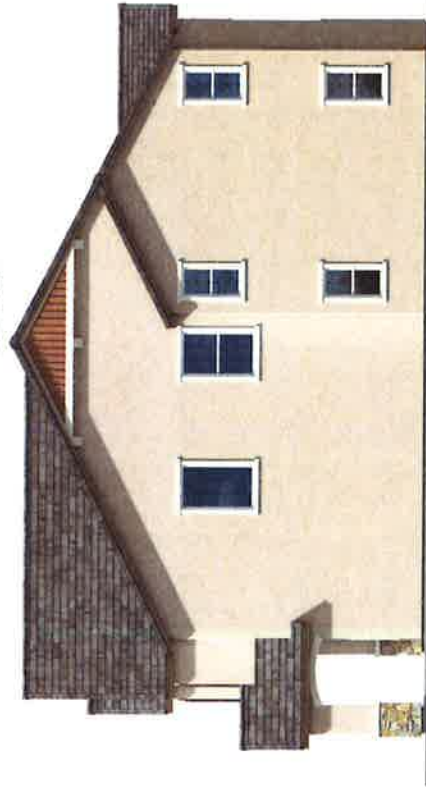




Left Elevation 'D'



Front Elevation 'D' - French Cottage



Right Elevation 'D'



Rear Elevation 'D'



Planning Commission  
Enclave at Folsom Ranch Subdivision Residential Design Review (PN 19-368)  
October 16, 2019

**Attachment 9**  
**Color and Materials Schemes**  
**Dated August 23, 2019**

# Enclave at Folsom Ranch

Central California Division  
 Project #00600-999101  
 August 23, 2019



SPANISH 'A' ELEVATION				
MATERIAL	MFR	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO (LIGHT SAND LACE FINISH)	SHERWIN-WILLIAMS	Aesthetic White (SW 7035)	Nomadic Desert (SW 6107)	Sandy Ridge (SW 7535)
STUCCO HIGHLIGHT	SHERWIN-WILLIAMS	Relaxed Khaki (SW 6149)	Dormer Brown (SW 7521)	Outerbanks (SW 7534)
FASCIA	SHERWIN-WILLIAMS	Smokehouse (SW 7040)	Java (SW 6090)	Well-Bred Brown (SW 7027)
TRIM (SMOOTH FINISH)	SHERWIN-WILLIAMS	Smokehouse (SW 7040)	Van Dyke Brown (SW 7550)	Natural Tan (SW 7567)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Andiron (SW 6174)	Rookwood Dark Red (SW 2801)	Sea Serpent (SW 6215)
GARAGE	SHERWIN-WILLIAMS	Black Bean (SW 6006)	Java (SW 6090)	Well-Bred Brown (SW 7027)
CLAY PIPE	SHERWIN-WILLIAMS	Aurora Brown (SW 2837)	Aurora Brown (SW 2837)	Aurora Brown (SW 2837)
WROUGHT IRON	SHERWIN-WILLIAMS	Sealskin (SW 7675)	Sealskin (SW 7675)	Sealskin (SW 7675)
ROOF	BORAL ROOFING	Salerno Clay	California Mission Blend	Verona Clay
	BARCELONA	1 HBCS 6330	1 HBCS 6464	1 HBCS 7330

CRAFTSMAN 'B' ELEVATION				
MATERIAL	MFR	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO (LIGHT SAND LACE FINISH)	SHERWIN-WILLIAMS	Worldly Gray (SW 7043)	Chatroom (SW 6171)	Roycroft Suede (SW 2842)
FASCIA	SHERWIN-WILLIAMS	Urbane Bronze (SW 7048)	Natural Choice (SW 7011)	Casa Blanca (SW 7571)
TRIM (SMOOTH FINISH)	SHERWIN-WILLIAMS	Urbane Bronze (SW 7048)	Natural Choice (SW 7011)	Casa Blanca (SW 7571)
GABLE END	SHERWIN-WILLIAMS	Anonymous (SW 7046)	Muddled Basil (SW 7745)	Weathered Shingle (SW 2841)
WOOD POSTS	SHERWIN-WILLIAMS	Urbane Bronze (SW 7048)	Natural Choice (SW 7011)	Weathered Shingle (SW 2841)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Rookwood Red (SW 2802)	Palm Leaf (SW 7735)	Sea Serpent (SW 7615)
GARAGE	SHERWIN-WILLIAMS	Anonymous (SW 7046)	Muddled Basil (SW 7745)	Weathered Shingle (SW 2841)
ROOF	BORAL ROOFING	Brown Blend	Cedar Blend	Shadow Brown
	SHAKE	1 FBCF 3233	1 FBCF 3293	1 FBCF 3214
BRICK	CULTURED BRICK	HANDMADE BRICK Rustic Manor	USED BRICK High Desert	HANDMADE BRICK Moroccan Sand

FARMHOUSE 'C' ELEVATION				
MATERIAL	MFR	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO (LIGHT SAND LACE FINISH)	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Relaxed Khaki (SW 6149)	Dormer Brown (SW 7521)
BOARD & BATTEN	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Extra White (SW 7006)	Red Barn (SW 7591)
FASCIA	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Roycroft Mist Gray (SW 2844)	Alabaster (SW 7008)
TRIM (SMOOTH FINISH)	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Extra White (SW 7006)	Alabaster (SW 7008)
GARAGE	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Felted Wool (SW 9171)	Colony Buff (SW 7723)
FRONT ENTRY	SHERWIN-WILLIAMS	Stolen Kiss (SW 7586)	Iron Ore (SW 7069)	Domino (SW 6989)
SHUTTERS	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Iron Ore (SW 7069)	Domino (SW 6989)
ROOF	BORAL ROOFING	Dark Ash	Brown Blend	Charcoal Brown Blend
	SHAKE	1 FBCF 5139	1 FBCF 3233	1 FBCF 1132

# Enclave at Folsom Ranch

Central California Division

Project #00600-999101

August 23, 2019



COTTAGE 'D' ELEVATION				
MATERIAL	MFR	SCHEME 10	SCHEME 11	SCHEME 12
STUCCO (LIGHT SAND LACE FINISH)	SHERWIN-WILLIAMS	Analytical Gray (SW 7051)	Latte (SW 6108)	Keystone Gray (SW 7504)
FASCIA	SHERWIN-WILLIAMS	Enduring Bronze (SW 7055)	Van Dyke Brown (SW 7041)	Canvas Tan (SW 7531)
TRIM (SMOOTH FINISH)	SHERWIN-WILLIAMS	Nuance (SW 7049)	China Doll (SW 7517)	Canvas Tan (SW 7531)
GABLE END / WOOD POSTS	SHERWIN-WILLIAMS	Nuthatch (SW 6088)	Burnished Brandy (SW 7523)	Canvas Tan (SW 7531)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Bitter Chocolate (SW 6013)	Peppercorn (SW 7674)	Dark Night (SW 6237)
GARAGE	SHERWIN-WILLIAMS	Plantation Shutters (SW 7520)	Burnished Brandy (SW 7523)	Windsor Greige (SW 7528)
ROOF	BORAL ROOFING	Charcoal Blend	Desert Sage	Charcoal Brown Blend
	SLATE	1 FACS 1430	1 FACS 0024	1 FACS 1132
STONE	CULTURED STONE	OLD COUNTRY FIELDSTONE Summit Peak	OLD COUNTRY FIELDSTONE Coastal Fog	OLD COUNTRY FIELDSTONE Chardonnay

Planning Commission  
Enclave at Folsom Ranch Subdivision Residential Design Review (PN 19-368)  
October 16, 2019

## **Attachment 10**

# **Enclave at Folsom Ranch Design Guidelines**

*Enclave* <sup>at</sup>  
FOLSOM RANCH

**DESIGN GUIDELINES**

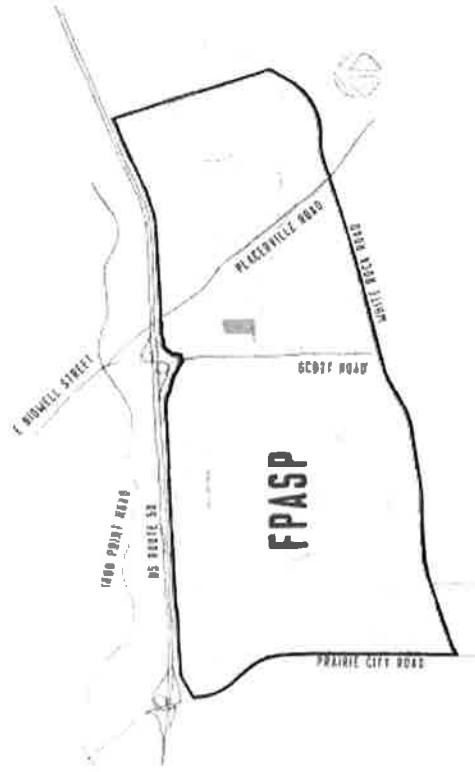
Revised July 25, 2016



**ONE** *Introduction*

### 1.1 LOCATION AND SETTING

Enclave at Folsom Ranch (Enclave) is a private, gated community located in the City of Folsom, approximately 25 miles east of Sacramento in the Foothills of the Sierra Nevada Mountains. The site is nestled in the heart of the Folsom Plan Area Specific Plan (FPASP), tucked between Scott Road and Placerville Road, with Easton Valley Parkway directly to the north.



As part of the FPASP, Enclave will support the City's vision for complete communities by featuring a 0.4 acre private amenity local park that will enhance the character of the community as well as provide a beautiful neighborhood meeting space. The residential site plan is designed to promote walkability within the neighborhood as well as connections to amenities and public transit near the site.

Enclave has been thoughtfully designed to enhance the surrounding community, and will respect and complement the City of Folsom's commitment to a high quality of life for its residents.

The FPASP zoning for the approximately 14.7 acre site is Multi-Family Low Density (SP-MLD) and will feature 111 lots.

### 1.2 PURPOSE

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 that was later annexed into the City of Folsom in early 2012.

This Design Handbook provides an overview of the design criteria required to implement the desired physical form of the Enclave community and its key features. This Handbook addresses architectural character, as well as other components that create a distinguished community comprised of high quality design.

# ONE Introduction



ILLUSTRATIVE SITE PLAN  
 PLANNED DEVELOPMENT PERMIT (PDP)  
*Enclave at*  
**FOLSOM RANCH.**  
 Project # 22-2016  
**Mackey & Simms**

FIGURE 1.1 Site Illustrative



TWO *Architecture*

## 2.1 INTRODUCTION

Enclave at Folsom Ranch will feature a sophisticated architectural identity and distinctive character within the City of Folsom.

Chapter 2 defines the design principles and development standards that apply to all residential development within Enclave at Folsom Ranch. These guidelines and standards address garage type and orientation, building massing, and architectural design guidelines, which identify, define, and articulate the architectural styles appropriate for Enclave at Folsom Ranch.

## 2.2 DESIGN PRINCIPLES

### 2.2.1 DIVERSITY OF STREETSCAPE

An eclectic and diverse streetscape is a defining characteristic of enclaves during neighborhoods. The intent of this section is to articulate the standards and unique defining elements by which Enclave at Folsom Ranch shall be built in order to create a cohesive streetscape with a distinctive character.

#### MASTER HOME PLAN REQUIREMENTS

To achieve streetscape variation, a master home plan series should comprise multiple different master home plans with varying elevations (each elevation must be a different architectural style), based upon the number of lots to be built upon by one builder as an individual project within the neighborhood. This selective architectural style application will enhance the variety of the streetscape, and together

with a variety of color schemes lower the “repeat factor” (the number of times the same plan, elevation and color scheme occurs). Master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of garage, front door, and building massing.

NUMBER OF LOTS	MINIMUM FLOOR PLANS	MINIMUM ELEVATIONS
40 or less	3	2
41-75	3	3
76+	3	4

#### MASSING AND ROOF FORM

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

Massing must be appropriate and authentic to the architectural style (e.g., the Arts and Crafts style has a front porch as a signature defining element; it would be inauthentic to design an Arts and Crafts style home without a porch element).

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

# TWO Architecture

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

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



**FIGURE 2.1** Example of massing & alternating roof styles

## REPETITION

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

The same floor plan with the same architectural style shall be no less than three (3) lots away in any direction.



**FIGURE 2.2** Example of four-sided architecture

### 2.2.2 ENHANCED BUILDING ARCHITECTURE

The continuation of style-specific architectural elements from the front façade around to the side and rear elevations creates and authentic architectural statement. There is a minimum level of enhancement required on all homes based on architectural style.

Blank, unadorned building faces are never permitted; a certain minimum amount of detail is required to reflect a unified architectural treatment. It is recognized, however, that there are situations where a building face is virtually hidden and adding additional architectural elements is unproductive (e.g. zero lot line conditions, reduced side yard setbacks, etc.). The approach should be a hierarchy of treatment based on location, function, and level of pedestrian interaction. For example, when side or rear façades face neighboring residences, the level of design along this side or rear façade, should continue the architectural style of the residence and use the same quality of materials, wrapping a maximum of two feet along non-visible side. The following section identifies enhanced lot situations.

Figure 2.3 identifies home sites that are visible from multiple angles, public ways, open space, community edges, and major arterials.

Building faces that are visible on identified lots shall exhibit at least two style-specific architectural elements carried from the front elevation.

### 2.2.3 RECIPROCAL USE EASEMENTS

Reciprocal use easements are an innovative way to increase the usable yard area for a small lot home. By allowing one home to utilize the

side yard of an adjacent home, side yard space effectively doubles. When reciprocal use easements are used, the following factors apply:

- ◆ The resident of the home relinquishing its side yard has the right to access the adjacent home's side yard for home maintenance and painting.
- ◆ Reciprocal use easements are required to be detailed on individual plot plans as part of the project construction phasing. Traditional setbacks shall not apply to reciprocal use easement areas, for landscape related features.
- ◆ Landscape structures, such as fountains, pergolas, etc. are permitted within the use easement and must be 3' from the face of the adjacent structure, consistent with building and fire code.

### 2.2.4 GARAGES

Reducing garage dominance on the streetscape and bringing living space closer to the street creates streetscenes that are inviting and safe with an "eyes on the street" environment. Using design techniques that enhance a home's architectural style promotes a more pedestrian-oriented neighborhood.

Garages must be set back a minimum of 3' from living space or porches when accessed from a traditional street configuration or be recessed into thickened walls by a minimum of 12" if on same plane as the front door.

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



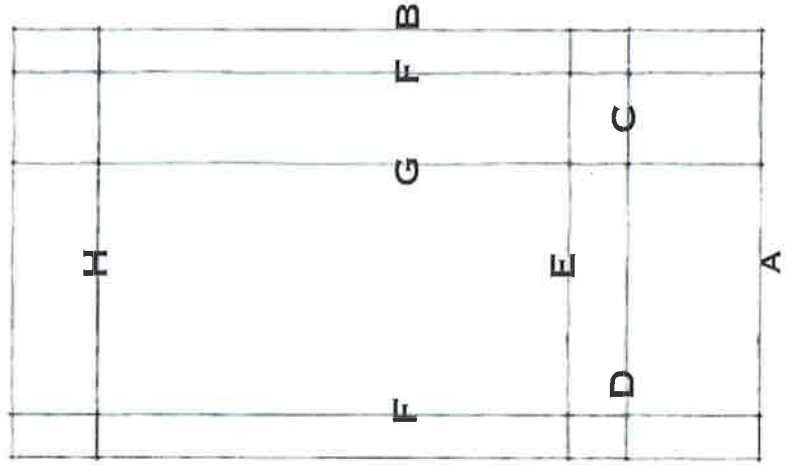


FIGURE 2.3 Enhanced Lots Exhibit

### 2.3 DEVELOPMENT STANDARDS

The following development standards section describes typical lot conditions within Enclave at Folsom Ranch. Lots within the community deviate from the development standards set forth in the FPASP.

Standard 40 x 70 Lot



### LOT CHARACTERISTICS

<b>A</b> - Width (min.)	40' (at front setback line)
<b>B</b> - Lot Depth (min.)	70'
Max. Height	30' / two-stories

### BUILDING SETBACKS (MIN.)

<b>C</b> - Front to Living	12.5'
<b>D</b> - Front to Porch	12.5'
<b>E</b> - Front to Garage/Rollup	18'
<b>F</b> - Interior Side	4'
<b>G</b> - Street Side	12.5'
<b>H</b> - Rear	8'

# TWO Architecture

## 2.4 ARCHITECTURAL COLLECTIONS

These Guidelines provide direction for specific architectural styles within Enclave at Folsom Ranch. Each Collection includes a brief introduction to the featured architectural styles and the defining characteristics of each style, as well as example imagery. To further define and emphasize the architecture of Enclave at Folsom Ranch, the following statements apply to all styles:

- ◆ Masonry must be applied authentically, wrapping outside corners and terminating at inside corners.
- ◆ Stone or brick scattered over stucco to mimic building age is not appropriate.
- ◆ Stucco finish options should be varied and may include heavy knock down, light lace, sand, smooth, imperfect smooth, cat face, or similar.
- ◆ All material changes must occur at an inside corner or other defined terminus (i.e., a fence line).
- ◆ Where wood is specified, cementitious material is acceptable to promote longevity and ease of maintenance.
- ◆ Grooved plywood siding and vinyl siding are not permitted.
- ◆ Garage doors should complement the architectural style.
- ◆ House lights should complement the architectural style.

- ◆ Lighting fixtures shall be dark sky compliant and not create flare or spillover to adjacent neighbors.
- ◆ When shutters are used, each shutter shall be sized to one-half of the entire adjacent window width, such that if the shutters were closed, they would completely cover the window.

Architectural Collections:

THE ARTISAN COLLECTION

THE AGRARIAN COLLECTION

THE CALIFORNIA COLLECTION

THE COTTAGE COLLECTION



## THE *Artisan Collection*

The Artisan Collection at Enclave at Folsom Ranch is rooted in nature. With a focus on integrating with the land, these styles are cut from the same natural cloth. Inspired by the work of Frank Lloyd Wright and Greene & Greene, these homes can range from classic to modern interpretations of these iconic American architectural styles.

The Artisan Collection is a sampling of architectural genres selected to create a cohesive palette comprised of The Bungalow, The Prairie, and The Craftsman. Additional complementary styles and contemporary interpretations are permitted.

Key features of this collection include:

### MASSING & FORM

- ◆ Simple massing, front or side gabled or hipped with an emphasis on horizontal lines.
- ◆ Symmetrical or asymmetrical form.
- ◆ Front entry porch.
- ◆ Stylized column and beam detailing at porches.

### ROOF

- ◆ Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.
- ◆ 4:12 to 6:12 roof pitch.
- ◆ 6" to 18" overhangs.
- ◆ Flat concrete tile with a shingle appearance or composition shingle.
- ◆ Overhangs often extend over outdoor rooms.

### WALLS, WINDOWS & DOORS

- ◆ Exterior wall materials with combinations of wood shingles, horizontal siding, board and batten, and stucco.
- ◆ Single hung divided light windows at front elevations.
- ◆ Use windows individually or in groups (typically two or three).

### DETAILS

- ◆ Entry porches with columns resting on larger piers or bases.
- ◆ Porch rails of repeated vertical elements.
- ◆ Wood brackets or knee braces.

# TWO Architecture



## THE *Agrarian Collection*

The Agrarian Collection highlights the agricultural history of the region. This series brings an element of rustic charm to the neighborhood, featuring styles that are reminiscent of farm buildings that are comfortable and familiar. Eclectic materials and cascading forms will add texture and interest to the streetscape.

The Agrarian Collection is a series of architectural styles selected to create a cohesive palette comprised of The Americana, The Farmhouse, and The California Ranch. These styles present a range from very traditional to reinterpreted, adding to the built-over-time nature of the community. Additional complementary styles and contemporary interpretations are permitted.

A few distinctive design elements of these styles include:

### MASSING & FORM

- ◆ Rectangular, typically two-story.
- ◆ Front, side, or cross-gabled, often with a dominant forward-facing feature gable.
- ◆ Symmetrical or asymmetrical.
- ◆ Simple entry porches project from the house rather than being incorporated into the primary massing.
- ◆ Dominant gable roof forms with shed and hip accent features; such as covered porches, dormers, etc.

### ROOF

- ◆ Roof pitch 6:12 to 10:12 with porches of lower profiles.
- ◆ 6" to 12" overhangs.
- ◆ Concrete shingles that are flat or resemble wood shake or composition asphalt shingles.

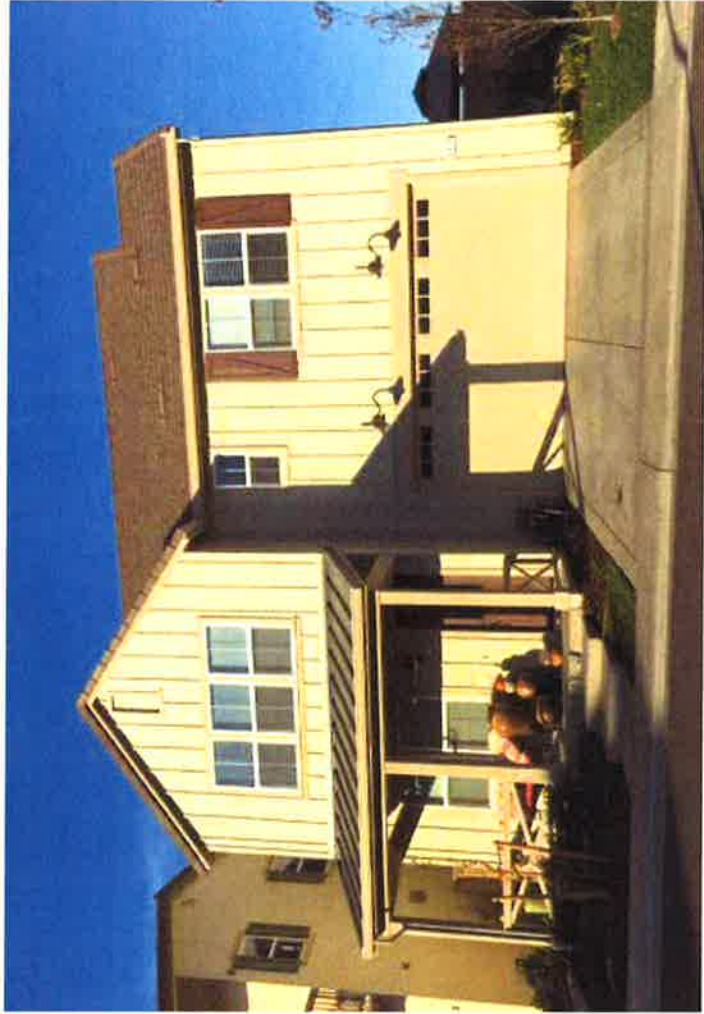
### WALLS, WINDOWS & DOORS

- ◆ Primary exterior material is lap siding with 6"-8" exposure or board and batten.
- ◆ Window and door trim, corner boards, starter boards, and vergeboards used as siding terminations.
- ◆ Single hung vertical windows with or without window grids.

### DETAILS

- ◆ Verge rafters.
- ◆ Slender, unornamented square or round porch columns.
- ◆ Accent roofs of metal standing seam at porches, dormers, and other accent roof features.
- ◆ Shutters.

# TWO Architecture



## THE California Collection

The architectural styles in the California Collection blend the cultures of the early California residents with a Spanish influence. These homes are a juxtaposition of local indigenous materials with colonial detailing applied.

Included in this collection are variations of Spanish Eclectic, Santa Barbara, and Monterey styles, ranging from traditional styling to more modern exterior treatments.

### MASSING & FORM

- ◆ Two-story, rectangular form.
- ◆ Principal side gabled roof.

### ROOF

- ◆ Low-pitched gabled roofs (4:12 to 5:12).
- ◆ Flat tile roof with barrel ridge and hip tiles or full s-tile or barrel tile roof.
- ◆ Tight overhangs.

### WALLS, WINDOWS & DOORS

- ◆ Stucco is the dominant exterior finish, imperfect smooth or cat face is preferred.
- ◆ Optionally, style may include brick at first floor, which may be painted.
- ◆ Paired windows in groups of twos or threes.

### DETAILS

- ◆ Panel or louvered wood shutters.
- ◆ Wood or decorative iron railing at balcony.
- ◆ Exposed decorative wood elements.
- ◆ Painted tile accents around door or windows.



# TWO Architecture



## The Cottage Collection

A true blend of European and traditional American architecture, The Cottage Collection showcases a variety of English Cottage, Tudor, and French Cottage styles, as well as various interpretations of Victorian.

The Cottage Collection is comprised of romantic, country styles that add an inviting and friendly atmosphere to new communities. A few key features of the Collection include:

### MASSING & FORM

- ◆ Asymmetrical massing and proportions.
- ◆ Gable roof form (either front-to-back, side-to-side, or cross-gable).
- ◆ Turret as feature element.

### ROOF

- ◆ Modestly pitched main roof (5:12 to 7:12) with steeply pitched feature gable (8:12 to 12:12).
- ◆ Asphalt composition shingles preferred, concrete tile permitted.
- ◆ Rake at gables up to 12°.
- ◆ Bell cast eave.

### WALLS, WINDOWS & DOORS

- ◆ Stucco, masonry/brick, stone, or any combination thereof.
- ◆ Divided lights common on all windows.
- ◆ Vertical windows in groupings of two and three; single windows also allowed.
- ◆ Head and sill window trim or full window surrounds.
- ◆ Entry doors accented by trim surrounds.

### DETAILS

- ◆ Shutters
- ◆ Siding in gable end (lap or board and batten).
- ◆ Juliette balcony.
- ◆ Decorative stick work in gables.
- ◆ Decorative detailing at porch or cornice line.



# TWO Architecture





## **Planning Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** White Rock Springs Ranch/Carr Trust Subdivision Residential Design Review  
**File #:** PN-19-310  
**Request:** Residential Design Review  
**Location:** Northeast and Southeast Corners of Mangini Parkway and Savannah Parkway within Folsom Plan Area  
**Staff Contact:** Steve Banks, Principal Planner, 916-461-6207  
sbanks@folsom.ca.us

### **Property Owner**

Name: Gragg Ranch Recovery Acquisition  
Address: 5796 Armada Drive, Suite 375  
Carlsbad, CA 92008

### **Applicant**

Name: Richmond American Homes  
Address: One Harbor Center, Suite 100  
Suisan City, CA 94585

**Recommendation:** Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review Application for 121 single-family residential units as illustrated on Attachments 5 through 9 for the White Rock Springs Ranch/Carr Trust Subdivision project (PN 19-368) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

**Project Summary:** The proposed project involves a request for Residential Design Review approval for 121 traditional single-family residential units located within the previously approved White Rock Springs Ranch Village 1 Subdivision and Carr Trust Subdivision. In particular, the applicant is requesting Design Review approval for eight (8) individual master plans within the two subdivisions. Three distinct California heritage-themed architectural styles and eighteen color and material alternatives are incorporated among the eight master plans.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan Exhibit, dated August 15, 2017
- 6 - Landscape Plan Exhibits, dated July 11, 2019
- 7 - Street Scene Exhibits, dated September 30, 2019



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 2**  
**Type: Public Meeting**  
Date: October 16, 2019

- 8 - Building Elevations and Floor Plans, dated September 30, 2019
- 9 - Color and Material Schemes, dated July 21, 2019
- 10 - White Rock Springs Ranch Design Guidelines

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

**PAM JOHNS**  
Community Development Director

## **ATTACHMENT 1 DESCRIPTION/ANALYSIS**

### **APPLICANT'S PROPOSAL**

The applicant, Richmond American Homes, is requesting residential design review approval for 121 single-family residential units situated within the previously approved White Rock Ranch Springs Village 1 and Carr Trust Subdivision projects.

Specifically, the applicant is requesting design review approval for eight (8) individual master plans. The master plans include three (3) distinct California heritage-themed architectural styles (Craftsman, Spanish Colonial, and Western Farmhouse) and eighteen (18) color and material alternatives.

The proposed master plans, which feature two, single-story models and six, two-story models, range in size from 1,733 to 3,006 square feet (3BR/2.5BA to 6BR/4) and include an attached two-car garage. The three classic design themes are characterized by a variety of unique architectural elements including distinctive roof form and shapes, covered front entry features, varied window and door design, and enhanced decorative elements. Proposed building materials include stucco, horizontal and vertical wood siding, stone veneer, wood posts, wood shutters, wood rafters, wrought iron details, decorative medallions, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are 18 distinct color and material alternatives available for each of the master plans resulting in 216 different visual expressions.

### **POLICY/RULE**

Folsom Municipal Code (FMC), Section 17.06.030 requires that single-family residential master plans submit a Design Review Application for approval by the Planning Commission.

### **Residential Design Review**

The proposed project is subject to the White Rock Springs Ranch Design Guidelines, which were approved by the City Council in 2016. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan. The Design Guidelines, which are intended to act as an implementation tool for residential development specifically within the White Rock Springs Ranch and Carr Trust subdivisions, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

The following are the general architectural principles intended to guide the design of the Enclave at Folsom Ranch Subdivision to ensure quality development:

- Provide a varied and interesting streetscene
- Focus of the home is the front elevation, not the garage
- Provide detail on rear elevations where visible from the public streets
- Provide 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
- Provide a variety of garage placements

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: building forms, building massing, building height, roofscape, elevations, architectural details, entryways, door and windows, architectural lighting, building materials, building colors, and building finishes. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a balance of hip and gable roof forms along the streetscene
- Provide off-set massing or wall plans
- Provide offset roof planes, eave heights, and ridge lines
- Provide enhanced style-appropriate details on front elevation
- Provide decorative window shelves or sill treatments
- Garage doors should be recessed from the wall plane
- Materials and colors should be varied and add texture and depth to the overall character of the neighborhood

The White Rock Ranch Springs Design Guidelines identify up to seven (7) unique architectural styles that are envisioned being implemented within the subdivision including: California Prairie, California Ranch, California Wine Country, Craftsman, Monterey, Spanish Colonial, and Western Farmhouse. As described in the applicant's proposal, the proposed project features three of the architectural themes that have been chosen from the design collections referenced above including Craftsman, Spanish Colonial, and Western Farmhouse. Below is a thorough description of each of these architectural styles:

#### Craftsman

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

#### Spanish Colonial

Referencing Folsom Ranch's Spanish Colonial style, the Spanish style respects this quintessentially Californian aesthetic with contemporary flair. This design echoes the required elements of the style as defined by the Design Guidelines. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gable gables, 's' tile, and expressed entries. Comprised primarily of stucco, the purity of the style's forms is emphasized through stone masses, and wood accents, adding to subtle beauty of the aesthetic. The stone appears en masse or on parapet elements, serving to accentuate entries. Fenestrations are clean and rectilinear, providing a fresh take on traditional Spanish forms. Refined in its execution, the Spanish Colonial style maintains the essential elements of the style, as stated within the Design Guidelines, while illustrating its strong, modern influence through its pure, well-articulated forms.

#### Western Farmhouse

The Western Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial style 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 in the New England Farmhouse variations. The asymmetrical, casual cottage look, with more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail

consisting of cupolas, weather vanes, and dovecotes.

In reviewing the architecture and design of the project, staff determined that the design of the eight proposed master plans (which also include three elevation plans, eighteen color and material alternatives, and 216 architectural and visual expressions) generally reflect the level and type of high quality design features recommended by the White Rock Springs Ranch Design Guidelines. Most of the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: off-set building shapes and massing, a combination of gable and hip and gable roof forms, architectural projections, recessed second-story elements, decorative enhancements, and varied garage door designs.

The proposed building materials, which include stucco, horizontal and vertical wood siding, stone veneer, wood posts, wood shutters, wood rafters, wrought iron details, decorative medallions, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles are consistent with the materials recommended by the White Rock Springs Ranch Design Guidelines. In addition, the proposed project includes distinct (earth-tone) color schemes that will enhance the visual interest of each of the master plans.

As discussed previously, staff has determined that the design of the master plans is generally consistent with the Design Guidelines. However, staff identified a number of instances within the master plans where the side building elevations may not include sufficient architectural detail and interest if the homeowner does not select upgraded options offered by the home builder. For example, the Citrine N904 master plan (Pages A2.5, A2.7, and A2.9) of Design Review Packet) includes three optional second story windows on the left building elevation. Should the homeowner decide not to select the upgraded window option with this master plan, the second-story left building elevation of the home would not have any windows or other significant architectural details. This same situation exists with the Moonstone N914 master plan (Pages A4.5, A4.7, and A4.9) on the left building elevation, the Sutherland N827 (Pages A2.6, A2.8, and A2.10) on the left building elevation, and the Alexa N590 master plan (Pages A4.7, A4.9, and A4.11) on the right building elevation. To address this concern, staff recommends that windows or similar architectural details be included on the side building elevations of the master plans referenced above to the satisfaction of the Community Development Department.

Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans, with the proposed conditions, is consistent with the design principles established by the Design Guidelines. As a result, staff forwards the following design recommendations to the Commission for consideration:



1. This approval is for three, two-story master plans (four building elevations with eighteen color and material options and 216 visual expressions) for White Rock Ranch Springs/Carr Trust Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated September 30, 2019.
2. The design, materials, and colors of the proposed White Rock Springs Ranch/Carr Trust Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. Windows or similar architectural features shall be included on the second-story left building elevation of the Citrine N904 master plan (Pages A2.5, A2.7, and A2.9), the second-story left building elevation of the Moonstone N914 master plan (Pages A4.5, A4.7, and A4.9), the second-story left building elevation of the Sutherland N827 master plan (Pages A2.6, A2.8, and A2.10), and the second-story right building elevation of the Alexa N590 master plan (Pages A4.7, A4.9, and A4.11) to the satisfaction of the Community Development Department.
4. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.
5. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.
6. Decorative light fixtures, consistent with the White Rock Springs Ranch Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.
7. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

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

### **ENVIRONMENTAL REVIEW**

The City, as lead agency, previously certified an EIR/EIS for the FPASP. Subsequently, the City determined that the White Rock Springs Ranch Subdivision and Carr Trust

Subdivision projects are entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this application.

### **RECOMMENDATION/PLANNING COMMISSION ACTION**

Move to Approve a Residential Design Review Application for 121 single-family residential units as illustrated on Attachments 5 through 9 for the White Rock Springs Ranch/Carr Trust Subdivision project (PN 19-310) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

### **GENERAL FINDINGS**

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE WHITE ROCK SPRINGS RANCH DESIGN GUIDELINES.

### **CEQA FINDINGS**

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY PREVIOUSLY DETERMINED THAT THE WHITE ROCK SPRINGS RANCH SUBDIVISION PROJECT AND CARR TRUST SUBDIVISION PROJECT ARE CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY PREVIOUSLY DETERMINED THAT THE WHITE ROCK SPRINGS RANCH SUBDIVISION PROJECT AND CARR TRUST SUBDIVISION PROJECT ARE EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.

G. NO ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

**DESIGN REVIEW FINDINGS**

- H. THE PROJECT IS GENERALLY IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE APPLICABLE ZONING ORDINANCES.
- I. THE PROJECT IS IN CONFORMANCE WITH THE WHITE ROCK SPRINGS RANCH DESIGN GUIDELINES.
- J. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**ATTACHMENT 2  
BACKGROUND**

**BACKGROUND**

On March 22, 2016, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, Inclusionary Housing Plan, and Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement for development of a 395-unit single-family residential subdivision (White Rock Springs Ranch Subdivision) on a 138.9-acre property located within the southeast portion of the Folsom Plan Area. The Large-Lot Vesting Tentative Subdivision Map subdivided the subject property into 10 single-family residential lots, 6 open space lots, a portion of a school site, and a portion of a neighborhood park site. The Small-Lot Vesting Tentative Subdivision Map subdivided the large-lot residential parcels into 395 single-family residential lots. Lastly, the White Rock Springs Ranch Design Guidelines were approved for the orderly development of the proposed single-family residential subdivision. The Small-Lot Vesting Tentative Subdivision Map associated with the project received an automatic three-year extension in 2018 as provided for by the State Subdivision Map Act.

On June 28, 2016, the City Council approved of a General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, Inclusionary Housing Plan, and Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement for development of a 28-unit single-family residential subdivision (Carr Trust Property Subdivision) on a 14.67-acre property located within the southeast portion of the Folsom Plan Area. The General Plan Amendment changed the General Plan land use designations from MLD and OS to SFHD and OS. The Specific Plan Amendment changed the Specific Plan land use designations from SP-OS2 and SP-MLD to SP-OS2 and SP-SFHD-PD. The Small-Lot Vesting Tentative Subdivision Map subdivided one of the subject parcels into 28 single-family residential lots. Lastly, the Carr Trust at White Rock Springs Ranch Design Guidelines were approved for the orderly development of the proposed single-family residential subdivision. The Small-Lot Vesting Tentative Subdivision Map associated with the project received an automatic three-year extension in 2018 as provided for by the State Subdivision Map Act.

**GENERAL PLAN DESIGNATION**

SFHD (Single-Family High Density)

**SPECIFIC PLAN DESIGNATION**

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

**ADJACENT LAND USES/ZONING**

North: Undeveloped Residential Land (SP-SF) with Grand Prairie Road Beyond

South: White Rock Road with Undeveloped Land with Sacramento County Beyond

East: Undeveloped Residential Land (SP-SF and SP-SFHD) with Empire Ranch Road Beyond

West: Savannah Parkway with Undeveloped Multi-Family Residential Land (MLD) Beyond

**SITE CHARACTERISTICS**

The project site is currently in the process of being graded. Site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are expected to be constructed within the next six months

**APPLICABLE CODES**

FPASP (Folsom Plan Area Specific Plan)  
White Rock Springs Ranch Design Guidelines  
FMC 17.06, Design Review

## **Attachment 3 Conditions of Approval**

<b>CONDITIONS OF APPROVAL FOR THE WHITE ROCK SPRINGS RANCH/CARR TRUST SUBDIVISION                      RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-310)                      NORTHEAST AND SOUTHEAST CORNERS OF MANGINI PARKWAY AND SAVANNAH PARKWAY WITHIN FOLSOM PLAN AREA                      RESIDENTIAL DESIGN REVIEW</b>			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> <li>• White Rock Springs Ranch/Carr Trust Site Plan Exhibit, dated August 15, 2017</li> <li>• Landscape Plan Exhibits, dated July 11, 2019</li> <li>• Street Scene Exhibit, dated September 30, 2019</li> <li>• Building Elevations and Floor Plans, dated September 30, 2019</li> <li>• Color and Material Schemes, dated July 21, 2019</li> </ul> <p>This project approval is for the White Rock Ranch Springs/Carr Trust Subdivision Residential Design Review, which includes design review approval for 121 traditional single-family residential units located within the previously approved White Rock Springs Ranch Village 1 Subdivision and Carr Trust Subdivision project for the White Rock Ranch Springs/Carr Trust Subdivision Residential Design Review project (PN 19-310). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.	<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.	<p>The project approvals granted under this staff report (Residential Design Review) shall remain in effect for two years from final date of approval (October 16, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)



<b>CONDITIONS OF APPROVAL FOR THE WHITE ROCK SPRINGS RANCH/CARR TRUST SUBDIVISION                      RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-310)                      NORTHEAST AND SOUTHEAST CORNERS OF MANGINI PARKWAY AND SAVANNAH PARKWAY WITHIN FOLSOM PLAN AREA                      RESIDENTIAL DESIGN REVIEW</b>			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>			
5.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)

<b>CONDITIONS OF APPROVAL FOR THE WHITE ROCK SPRINGS RANCH/CARR TRUST SUBDIVISION                      RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-310)                      NORTHEAST AND SOUTHEAST CORNERS OF MANGINI PARKWAY AND SAVANNAH PARKWAY WITHIN FOLSOM PLAN AREA                      RESIDENTIAL DESIGN REVIEW</b>			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.	<p>If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.</p>	B	CD (P)(E)
9.	<p>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (October 16, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</p>	B	CD (P)(E), PW, PK
10.	<p>The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</p>	B	CD (P)



12.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This approval is for three, two-story master plans (four building elevations with eighteen color and material options and 216 visual expressions) for White Rock Ranch Springs/Carr Trust Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated September 30, 2019.</li> <li>2. The design, materials, and colors of the proposed White Rock Springs Ranch/Carr Trust Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.</li> <li>3. Windows or similar architectural features shall be included on the second-story left building elevation of the Citrine N904 master plan (Pages A2.5, A2.7, and A2.9), the second-story left building elevation of the Moonstone N914 master plan (Pages A4.5, A4.7, and A4.9), the second-story left building elevation of the Sutherland N827 master plan (Pages A2.6, A2.8, and A2.10), and the second-story right building elevation of the Alexa N590 master plan (Pages A4.7, A4.9, and A4.11) to the satisfaction of the Community Development Department.</li> <li>4. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.</li> <li>5. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.</li> <li>6. Decorative light fixtures, consistent with the White Rock Springs Ranch Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.</li> </ol>	B	CD (P) (B)
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12. Cont.		7. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.		
<b>FIRE DEPARTMENT REQUIREMENT</b>				
13.		The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.	B	FD
<b>POLICE/SECURITY REQUIREMENT</b>				
14.		<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> <li>• A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings).</li> <li>• Security measures for the safety of all construction equipment and unit appliances shall be employed.</li> <li>• Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</li> </ul>	B	PD

## **Attachment 4 Vicinity Map**

# Vicinity Map



CITY OF  
**FOLSOM**

LAND USE

## Land Use Legend

SR	Single Family (R-1)
SRHD	Single Family High Density (R-1.5)
MED	Multi-Family Low Density (R-2)
MEDHD	Multi-Family Medium Density (R-3)
MEDHDH	Multi-Family High Density (R-3.5)
MU	Mixed Use (M-1)
MUHD	Mixed Use High Density (M-1.5)
CC	Community Commercial
DC	General Commercial
RC	Regional Commercial
PA (PUBLIC)	Public (Public)
PA (PHASE)	Public (Phase)
POP	Public Open-Public
OS	Open Space (Measure W)
OS	Open Space (Non-Measure W)
ES	Fire Station
PS	Police Substation
MS	Municipal Services Center



**Project Site**

**Figure 4.1  
Land Use**



**Attachment 5**  
**Site Plan Exhibit, dated August 15, 2017**



ILLUSTRATIVE MASTER PLAN EXHIBIT

# WHITE ROCK SPRINGS RANCH

August 18, 2017  
**Mackay & Samps**  
 CONSULTING ENGINEERS & ARCHITECTS

Class 1 Bike Trail  
 Additional Bike Trail

**Attachment 6**  
**Landscape Plan Exhibits, dated July 11, 2019**





# PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	HEIGHT & WIDTH AT 10% MATURITY
<b>STREET TREES</b>				
<i>CINNAMOMUM CAMPHORA</i>	CAMPHOR TREE	MOD	24" BOX	49' X 4'F
<i>KOELBUTERIA BIPINNATA</i>	CHEESE PLUME TREE	MOD	24" BOX	37' X 2'F
<i>PISTACHIA CHINENSIS 'RED PUSH'</i>	RED PUSH PISTACHE	MOD	24" BOX	36' X 3'F
<b>ACCENT/FRONT YARD TREES</b>				
<i>ABUTILON 'MARIKA'</i>	ABUTILON STANDARD	MOD	16 GAL	36' X 20"
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	MOD	16 GAL	15' X 15"
<i>LAGERSTROEMIA INDICA 'WINDROSE'</i>	LANDYON CAME WINDLE	MOD	16 GAL	15' X 15"
<i>OLEA EUROPAEA 'SWAN HILL'</i>	SWAN HILL OLIVE	LOW	16 GAL	20' X 15"
<b>BACKGROUND SHRUBS</b>				
<i>ABELIA X GRANDIFLORA</i>	GRASSY ABELIA	MOD	5 GAL	6' X 6'
<i>MYRTUS COMMUNIS</i>	MYRTLE	MOD	5 GAL	5' X 5'
<i>TYLOSOMA CONGESTA 'COMPACTA'</i>	COMPACT SHINY TYLOSOMA	MOD	5 GAL	6' X 6'
<b>FOUNDATION SHRUBS</b>				
<i>CERTIS SP.</i>	ROCKROSE	LOW	5 GAL	4' X 4'
<i>DITES VEGETA</i>	FOURWINGED LILY	MOD	4 X 4	4' X 4'
<i>GREVILLEA 'NOBILIT'</i>	NOBILIT GREVILLEA	LOW	5 GAL	5' X 5'
<i>MANOHA SP.</i>	MANOHA GRAPPE	LOW	5 GAL	5' X 5'
<b>LARGE ACCENT SHRUBS</b>				
<i>ALOE SP.</i>	ALOE	LOW	5 GAL	3' X 2'
<i>PHORUM SP.</i>	PHORUM	LOW	5 GAL	3' X 3'
<i>YUCCA SP.</i>	YUCCA	LOW	5 GAL	3' X 3'
<b>SMALL ACCENT SHRUBS</b>				
<i>ACACIA SP.</i>	ACACIA	LOW	1 GAL	3' X 4'
<i>ERODIUM SP.</i>	ERODIUM	LOW	1 GAL	2' X 2'
<i>PHENILENTUM SP.</i>	PHENILENTUM	MOD	1 GAL	2' X 2'
<b>GROUNDCOVERS</b>				
<i>ARTOCSTAPHYLOS 'EMERALD CARPET'</i>	EMERALD CARPET	LOW	1 GAL	4' O.C.
<i>MYOPORUM PARVIFOLIUM</i>	MYOPORUM	LOW	1 GAL	4' O.C.
<i>SCAIVOLA MAUIE CLUSTER</i>	SCAIVOLA MAUIE CLUSTER	MOD	1 GAL	4' O.C.

## BACKGROUND SHRUBS



ABELIA X GRANDIFLORA



MYRTUS COMMUNIS



TYLOSOMA CONGESTA 'COMPACTA'



GREVILLEA 'NOBILIT'

## FOUNDATION SHRUBS



CERTIS SP.



DITES VEGETA



MANOHA SP.



GREVILLEA 'NOBILIT'

## LARGE ACCENT SHRUBS



ALOE SP.



PHORUM SP.



YUCCA SP.

## SMALL ACCENT SHRUBS



ACACIA SP.



ERODIUM SP.



PENILENTUM SP.

## GROUNDCOVERS



ARTOCSTAPHYLOS 'EMERALD CARPET'



MYOPORUM PARVIFOLIUM



SCAIVOLA MAUIE CLUSTER

## STREET TREES



CINNAMOMUM CAMPHORA



KOELBUTERIA BIPINNATA



PISTACHIA CHINENSIS 'RED PUSH'

## ACCENT / FRONT YARD TREES



ABUTILON 'MARIKA'



CERCIS OCCIDENTALIS



LAGERSTROEMIA INDICA 'WINDROSE'



OLEA EUROPAEA 'SWAN HILL'

## PLANTING NOTES

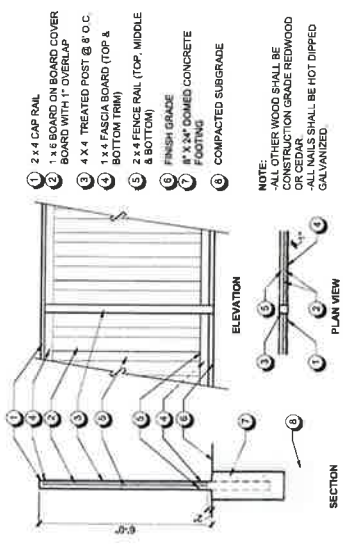
- THE INDIVIDUAL HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE.
  - THE PLANTING DESIGN FOR THE SITE SHALL BE DONE BY A QUALIFIED, TOLERANT AND CONSIST OF A BALANCE OF DECIDUOUS AND SEMI-DECIDUOUS TREES AND SHRUBS.
  - PROPOSED TREE LOCATIONS ARE BASED ON ESTABLISHED JOINT TRENCH LOCATIONS. FINAL TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COORDINATES SHALL REMAIN THE SAME.
  - PROPOSED TREE CANOPIES ARE SHOWN AT 75% MATURE GROWTH QUANTITIES IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
  - ALL PLANTING AREAS TO RECEIVE 3" BARK MULCH.
- TREE SETBACKS SHALL BE MIN. 5' FROM CURB & PAVED SURFACES, 5' FROM WATER METERS AND JOINT TRENCHES, 10' FROM SIDEWALKS, 15' FROM DRIVEWAYS & 15' FROM SIDEWALKS.
- \*ALL TREES NOT LISTED IN THE SETBACK REQUIREMENTS SHALL RECEIVE CATCH BASIN IMPROVEMENT. SEE DETAIL E SHEET 1-4.

**RICHMOND**  
ONE HARBOR CENTER, SUITE 300  
SHERBURN CITY, CALIFORNIA 94585  
(925) 466-3800

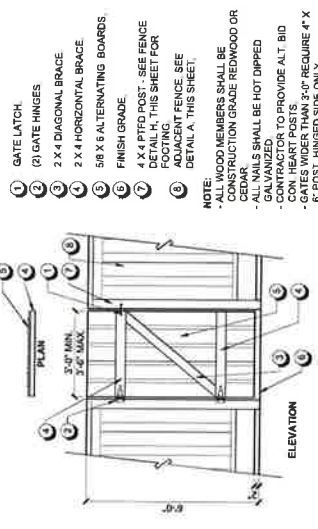
**VILLAGE 1 AT WHITE ROCK SPRINGS RANCH**  
Folsom, California

**PLANT IMAGES**  
CONCEPTUAL LANDSCAPE PLAN  
JULY 11, 2019

**VTA**  
Vista Team Associates  
255 Bonanza Way  
Napa, CA 94559  
tel: 707.224.2289  
www.vistateam.com

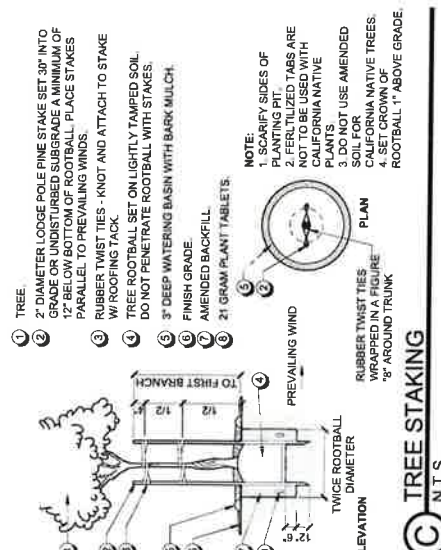


**A** GOOD NEIGHBOR WOOD FENCE  
SCALE: 1/2" = 1'-0"

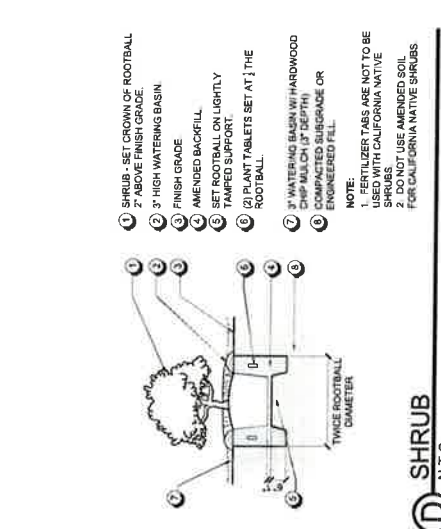


**B** GOOD NEIGHBOR WOOD GATE  
SCALE: 1/2" = 1'-0"

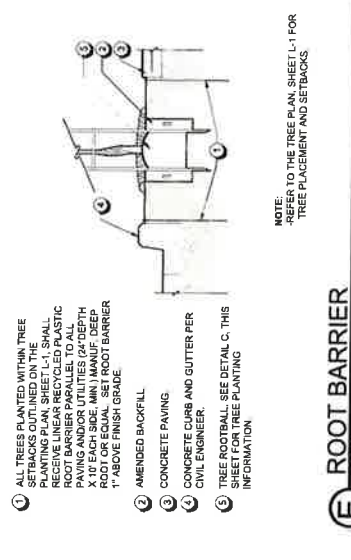
Material	Quantity	Notes
2x4 CAP RAIL	1	
1x6 BOARD ON BOARD COVER	1	
1x4 TREATED POST @ 8' O.C.	4	
1x4 FASCIA BOARD (TOP & BOTTOM TRIM)	4	
2x4 FENCE RAIL (TOP, MIDDLE & BOTTOM)	5	
FINISH GRADE	6	
8"x4"x4" CONCRETE FOOTING	7	
COMPACTED SUBGRADE	8	



**C** TREE STAKING  
SCALE: 1/2" = 1'-0"



**D** SHRUB  
SCALE: N.T.S.



**E** ROOT BARRIER  
SCALE: N.T.S.

Material	Quantity	Notes
SHRUB - SET CROWN OF ROOTBALL 7' ABOVE FINISH GRADE	1	
3" HIGH WATERING BASIN	2	
FINISH GRADE	3	
AMENDED BACKFILL	4	
SET ROOTBALL ON LIGHTLY TAMPED SUPPORT	5	
PLANT TABLETS SET AT THE ROOTBALL	6	
WATERING BASIN WITH HARDWOOD CURB AND GUTTER PER CIVIL ENGINEER	7	
CONCRETE PAVING	8	

**NOTE:**  
- REFER TO THE TREE PLAN, SHEET L-1 FOR TREE PLACEMENT AND SETBACKS







### PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE	HEIGHT & WIDTH AT 75% MATURITY
<b>STREET TREES</b>				
<i>CINNAMOMUM CAMPHORA</i>	CAMPHOR TREE	MDD	24" BOX	48' X 48'
<i>HOLOOLEUTERA BIPINNATA</i>	CHINESE FLAME TREE	MDD	24" BOX	36' X 36'
<i>POSTELIA CHINESE 'RED PUMP'</i>	RED PUMP POSTELIA	MDD	24" BOX	36' X 36'
<b>ACCENT/FRONT YARD TREES</b>				
<i>ARBITRUS 'MARINA'</i>	ARBITRUS STANDARD	MDD	16 GAL	36' X 36'
<i>CERIS OCCIDENTALIS</i>	WESTERN CERISE	MDD	16 GAL	15' X 15'
<i>LAGERSTROMIA INDICA 'WINDGAGEE'</i>	LAVENDER GRAPPE MYRTLE	MDD	16 GAL	15' X 15'
<i>OLEA EUROPAEA 'SWAN HILL'</i>	SWAN HILL OLIVE	LOW	16 GAL	20' X 15'
<b>BACKGROUND SHRUBS</b>				
<i>ABELIA X GRANDIFOLIA</i>	GLASSY ABELIA	MDD	5 GAL	8' X 6'
<i>MYRTUS COMMUNIS</i>	MYRTLE	MDD	5 GAL	6' X 5'
<i>XYLOSMA CONGESTUM 'COMPACTA'</i>	MID NOCK ORANGE	MDD	5 GAL	6' X 5'
<i>XYLOSMA CONGESTUM 'COMPACTA'</i>	COMPACT SHINY XYLOSMA	MDD	5 GAL	6' X 5'
<b>FOUNDATION SHRUBS</b>				
<i>CISTUS SP.</i>	ROSEHEDGE	LOW	5 GAL	4' X 4'
<i>GREVILLEA 'NICOLE'</i>	PORTWINE LILY	MDD	5 GAL	4' X 4'
<i>MANDORA SP.</i>	MANDARIN ORANGE	LOW	5 GAL	4' X 4'
<i>MANDORA SP.</i>	OREGON GRAPPE	LOW	5 GAL	4' X 4'
<b>LARGE ACCENT SHRUBS</b>				
<i>ALOË SP.</i>	ALOË	LOW	5 GAL	3' X 3'
<i>PHORIMM SP.</i>	PHORIMM	LOW	5 GAL	3' X 3'
<i>YUCCA SP.</i>	YUCCA	LOW	5 GAL	3' X 3'
<b>SMALL ACCENT SHRUBS</b>				
<i>ACACIA SP.</i>	ACACIA	LOW	1 GAL	3' X 4'
<i>ERODIUM SP.</i>	ERODIUM	LOW	1 GAL	2' X 2'
<i>PENNISETUM SP.</i>	FOUNTAIN GRASS	MDD	1 GAL	2' X 2'
<b>GROUNDCOVERS</b>				
<i>ARTICOSTYLYLOS 'EMERALD CARPET'</i>	EMERALD CARPET	LOW	1 GAL	4" D.C.
<i>MYOPORUM PARVIFOLIUM</i>	CREeping MYOPORUM	LOW	1 GAL	4" D.C.
<i>SCAEVOLA 'MAUIVE CLUSTERS'</i>	MAUIVE CLUSTERS	MDD	1 GAL	4" D.C.

### BACKGROUND SHRUBS



ABELIA X GRANDIFOLIA



MYRTUS COMMUNIS



PITIOSPORUM TOBIRA 'VARIEGATA'



XYLOSMA CONGESTUM 'COMPACTA'

### FOUNDATION SHRUBS



CISTUS SP.



GREVILLEA 'NICOLE'



MANDORA SP.



MANDORA SP.

### LARGE ACCENT SHRUBS



ALOË SP.



PHORIMM SP.



YUCCA SP.



YUCCA SP.

### SMALL ACCENT SHRUBS



ACACIA SP.



ERODIUM SP.



PENNISETUM SP.



PENNISETUM SP.

### GROUNDCOVERS



ARTICOSTYLYLOS 'EMERALD CARPET'



ARTICOSTYLYLOS 'EMERALD CARPET'



MYOPORUM PARVIFOLIUM



SCAEVOLA 'MAUIVE CLUSTERS'

### STREET TREES



CINNAMOMUM CAMPHORA



HOLOOLEUTERA BIPINNATA



POSTELIA CHINESE 'RED PUMP'

### ACCENT/ FRONT YARD TREES



ARBITRUS 'MARINA'



CERISE OCCIDENTALIS



LAGERSTROMIA INDICA 'WINDGAGEE'



OLEA EUROPAEA 'SWAN HILL'

### PLANTING NOTES

- THE INDIVIDUAL HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE ON EACH LOT.
- THE PLANTING DESIGN FOR THE SITE SHALL BE CONSIDERED FINAL AND A BALANCE OF PERENNIALS AND DECIDUOUS PLANTING AS WELL AS ANNUALS AND ORNAMENTAL PLANTING.
- PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRUNK LOCATIONS. FINAL TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT SHALL REMAIN THE SAME.
- PROPOSED TREE CANDIDATES ARE SHOWN AT 75% MATURE GROWTH DIMENSIONS IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.
- ALL PLANTING AREAS TO RECEIVE 3" BARK MULCH.

TREE EXTENDERS SHALL BE MIN:

- 5' FROM CURB & PAVED SURFACES
- 5' FROM WATER METERS AND JOINT TRENCHES
- 10' FROM SANITARY SEWER LINES & FIRE HYDRANTS 10' FROM DRAIN LINES & CATCH BASINS

\*ALL TREES NOT MEETING THE EXTENDERS REQUIREMENTS SHALL RECEIVE UNDER ROOT BARRIER. SEE DETAIL E-SHEET L-4.

**RICHMOND**  
LANDSCAPE ARCHITECTS  
ONE HARBOR CENTER, SUITE 100  
SUISUN CITY, CALIFORNIA 94585  
(707)416-2800

## VILLAGE 1 AT WHITE ROCK SPRINGS RANCH

Folsom, California

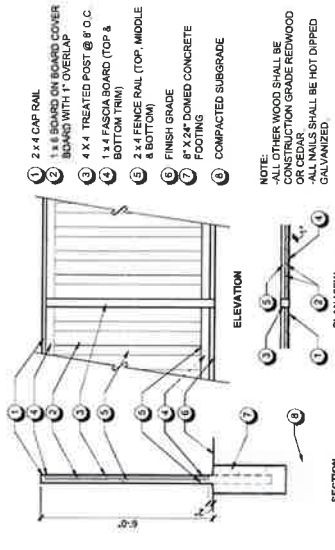
### PLANT IMAGES

CONCEPTUAL LANDSCAPE PLAN  
JULY 11, 2019

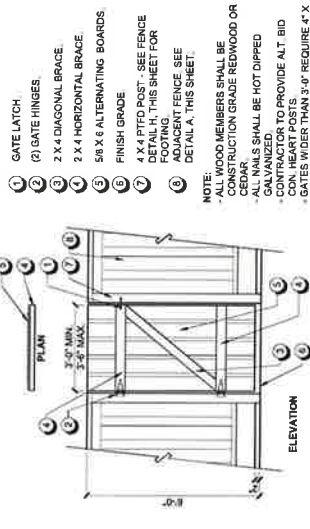
**VTA**  
VILLAGE TRADING ASSOCIATES  
655 BOLLINGER AVENUE  
SUITE 204  
FOLSOM, CA 95658  
TEL: 707.224.2288  
WWW.VILLAGE1RANCH.COM

Project No. 11918

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**A** GOOD NEIGHBOR WOOD FENCE  
SCALE: 1/2" = 1'-0"



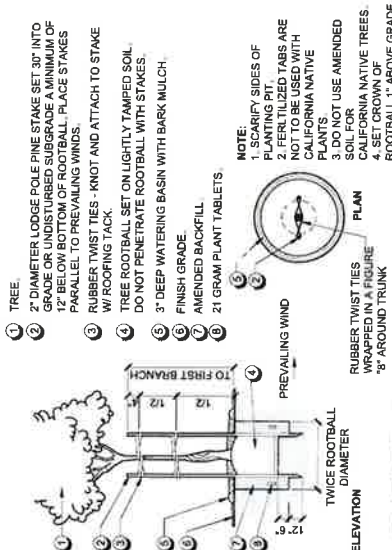
**B** GOOD NEIGHBOR WOOD GATE  
SCALE: 1/2" = 1'-0"

**Notes:**

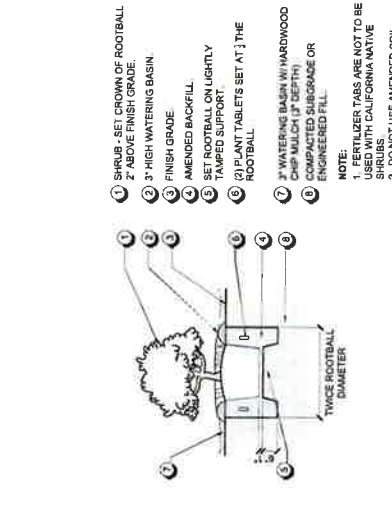
1. ALL WOOD MEMBERS SHALL BE CONSTRUCTION GRADE REDWOOD OR GALVANIZED.
2. ALL NAILS SHALL BE HOT DIPPED GALVANIZED.
3. CONTRACTOR TO PROVIDE ALT. BID FOR GATES. WOOD TRIM 3" O.P. REQUIRE 4" X 8" POST, HINGED SIDE ONLY.

**Material Schedule**

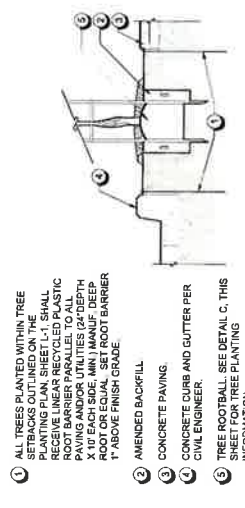
Item	Description	Quantity	Unit
1	2x4 CAP RAIL	100	LF
2	1x6 BOARD ON BOARD COVER BOARD WITH 1" OVERLAP	100	LF
3	4x4 TREATED POST @ 8' O.C.	10	EA
4	1x4 FASCIA BOARD (TOP & BOTTOM TRIM)	200	LF
5	2x4 FENCE RAIL (TOP, MIDDLE & BOTTOM)	100	LF
6	8' X 24' DOMED CONCRETE FOOTING	10	EA
7	COMPACTED SUBGRADE	100	SF



**C** TREE STAKING  
N.T.S.



**D** SHRUB  
N.T.S.



**E** ROOT BARRIER  
N.T.S.

**Notes:**

1. ALL TREES PLANTED WITHIN TREE SETBACKS OUTLINED ON THE PLANTING PLAN, SHEET L-1 SHALL BE PLANTED WITHIN THE TREE SETBACKS. ROOT BARRIER PARALLEL TO ALL PAVING AND/OR UTILITIES (2' DEPTH X 10' TO EACH SIDE MIN.) MANUF. DEEP TO BE 1" ABOVE FINISH GRADE.
2. AMENDED BACKFILL.
3. CONCRETE CURB AND GUTTER PER CIVIL ENGINEER.
4. TREE ROOTBALL SEE DETAIL C. THIS SHEET FOR TREE PLANTING INFORMATION.

**Attachment 7**  
**Street Scene Exhibits, dated September 30, 2019**





**PERIDOT N908**  
 A | Spanish Colonial  
 COLOR SCHEME #1  
 LIBRARY SCHEME 2D

**CITRINE N904**  
 B | Western Farmhouse  
 COLOR SCHEME #6  
 LIBRARY SCHEME 9H

**PEARL N913**  
 C | Craftsman  
 COLOR SCHEME #9  
 LIBRARY SCHEME 10A

**MOONSTONE N914**  
 A | Spanish Colonial  
 COLOR SCHEME #2  
 LIBRARY SCHEME 8D

**CONCEPTUAL STREETSCENE**

**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA**

FOLSOM, CA

SS  
REV



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**ALAN II N849**  
 A | Spanish Colonial  
 COLOR SCHEME #2  
 LIBRARY SCHEME 5D

**SUTHERLAND N827**  
 B | Western Farmhouse  
 COLOR SCHEME #5  
 LIBRARY SCHEME 7E

**ANDREA N670**  
 C | Craftsman  
 COLOR SCHEME #9  
 LIBRARY SCHEME 12A

**ALEXA N590**  
 A | Spanish Colonial  
 COLOR SCHEME #1  
 LIBRARY SCHEME 3D

**CONCEPTUAL STREETSCENE**

**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA**

FOLSOM, CA

SS

01



**Attachment 8**  
**Building Elevations and Floor Plans**  
**Dated September 30, 2019**



# WHITE ROCK SPRINGS RANCH

## DESIGN REVIEW

Peridot, N908	1,733 Sq. Ft.
Citrine, N904	1,874 Sq. Ft.
Pearl, N913	2,381 Sq. Ft.
Moonstone, N914	2,638 Sq. Ft.

### Architectural Styles

- A—Spanish Colonial*
- B—Western Farmhouse*
- C—Craftsman*



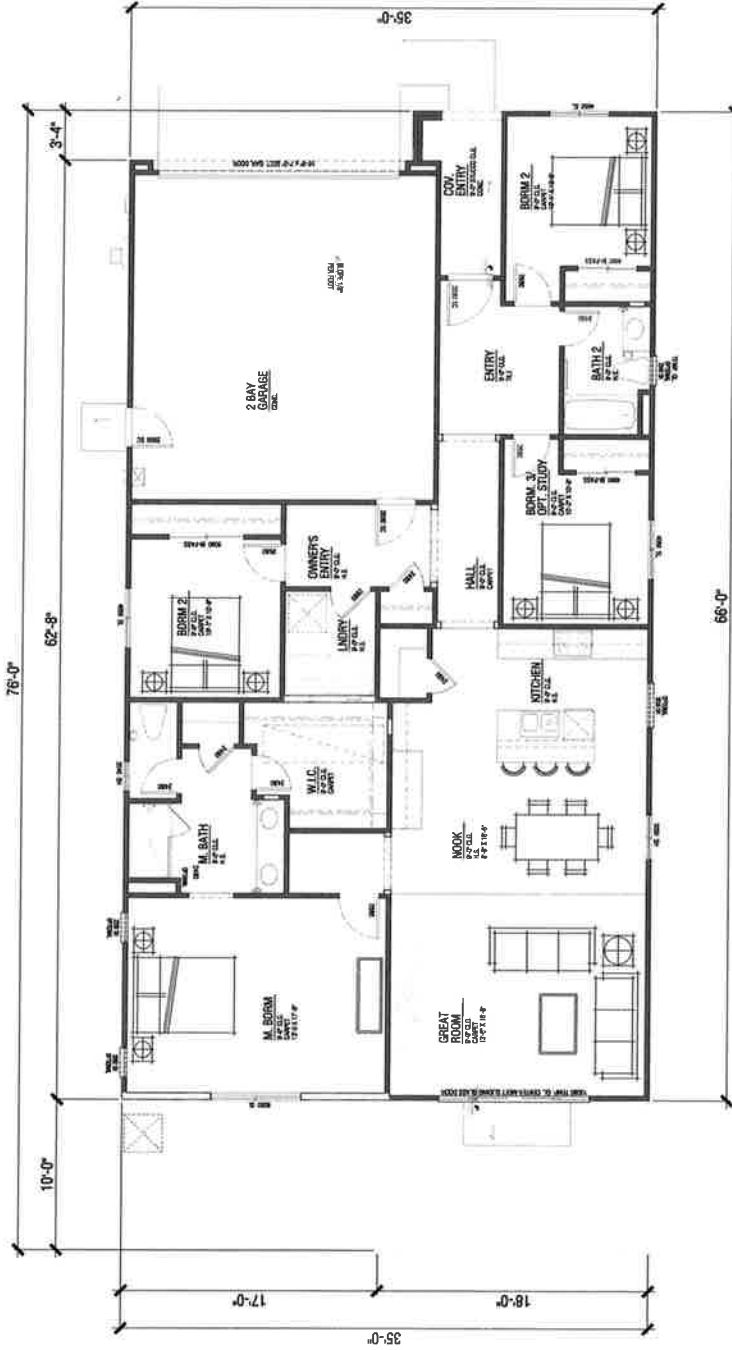




Opt. Alt. Kitchen



Opt. Study



**PERIDOT N908**

- 1,733 SF
- 4 Bdrm | 2 Bath
- Opt. Study
- 2- Bay Garage
- 9' Plate



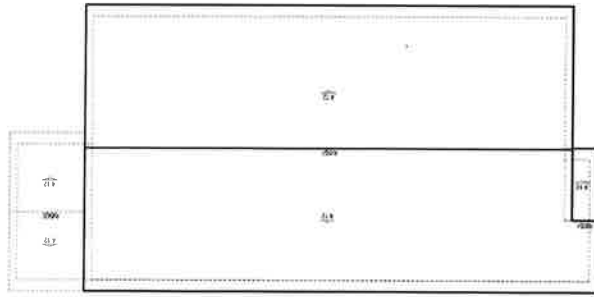
A1.1

THE COLLECTION AT WHITE ROCK SPRINGS RANGELANDS

FOLSOM, CA

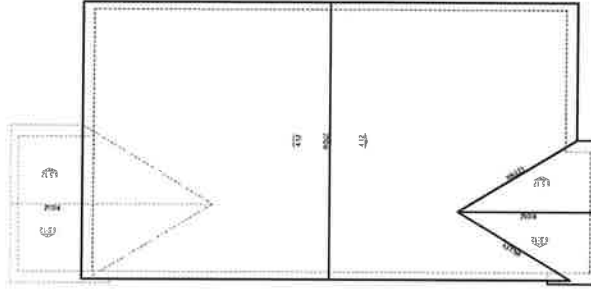


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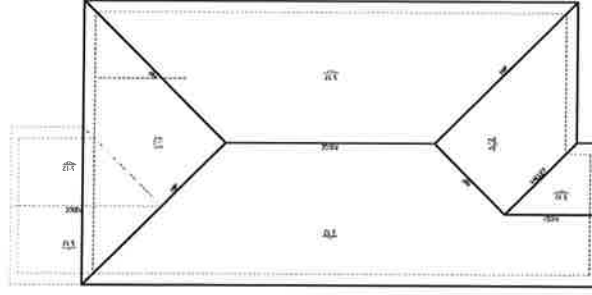
**C | Craftsman**

Eave 18" / Rake 12"  
Composition Shingle



**B | Western Farmhouse**

Eave 18" / Rake 12"  
Composition Shingle



**A | Spanish Colonial**

Eave 18" / Rake 12"  
Concrete S Tile

**PERIDOT N908**

Roof Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A1.2



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FOLSOM, CA



**A | Spanish Colonial**

COLOR SCHEME #1  
LIBRARY SCHEME 2D



**C | Craftsman**

COLOR SCHEME #8  
LIBRARY SCHEME 6A



**B | Western Farmhouse**

COLOR SCHEME #4  
LIBRARY SCHEME 1H

**PERIDOT N908**

Front Elevations



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A1.3

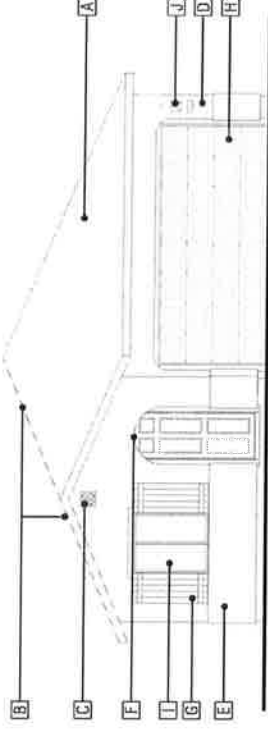
FOLSOM, CA

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**Design Elements | Spanish Colonial:**

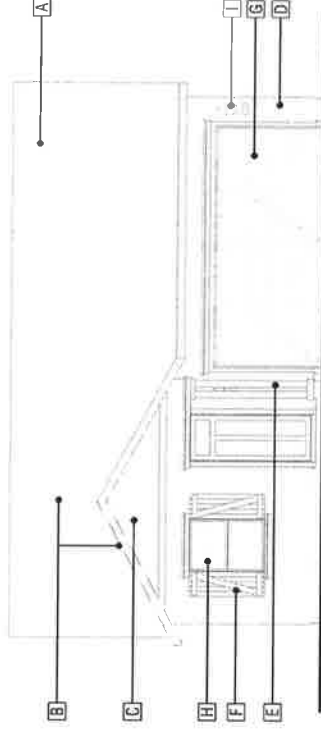
- A** Shallow pitch concrete tile roof (18" Eaves | 12" Rakes)
- B** Hipped roof with secondary front facing gable elements
- C** Engineered cast stone meclallon at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Thickened stucco base
- F** Full arch element at entry porch
- G** Decorative plank-style shutters at select windows
- H** Metal sectional garage door with opt. glass, Sonoma panel style, and 8" recess
- I** Window grids at front elevations: 2x2
- J** Optional coach light



## A | Spanish Colonial

**Design Elements | Western Farmhouse:**

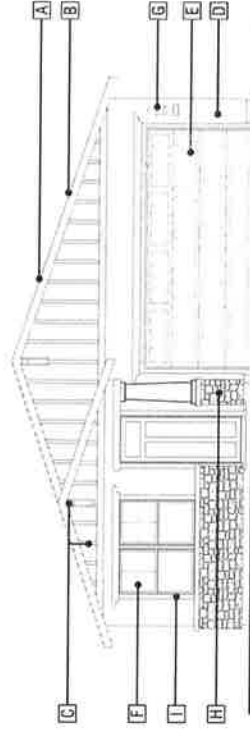
- A** Steep pitch composition shingle roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Lap siding at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Double porch posts
- F** Decorative plank-style shutters with diagonal brace at select windows
- G** Metal sectional garage door with opt. glass, Springfield Square panel style, and 8" recess
- H** Window grids at front elevation: 2x4
- I** Optional coach light



## B | Western Farmhouse

**Design Elements | Craftsman:**

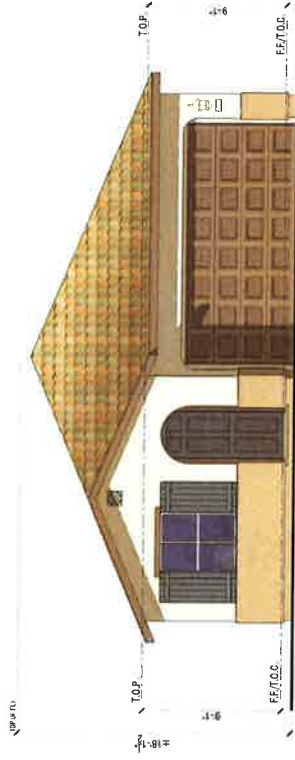
- A** Shallow pitch composition shingle roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Board and batten siding, with shaped outlookers at front facing gables
- D** Stucco finish (primary exterior wall material)
- E** Metal sectional garage door with opt. glass, Sonoma Ranch panel style, and 8" recess
- F** Window grids at front elevation: (2x2 upper only)
- G** Optional coach light
- H** Tapered column resting on stone pier
- I** Ganged windows at select locations



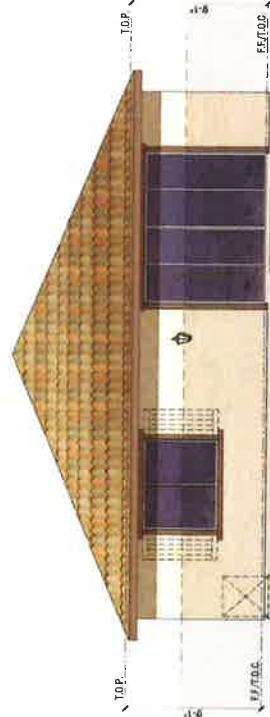
## C | Craftsman

### PERIDOT N908 Front Elevations





Front



Rear

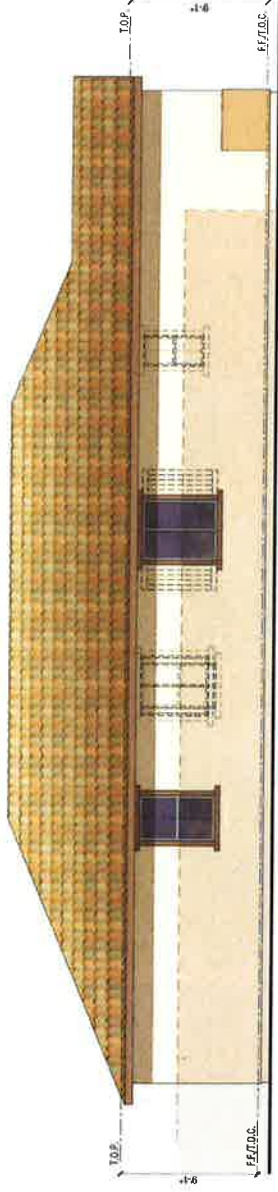
**PERIDOT N908 | A - Spanish Colonial**  
 Building Elevations  
 COLOR SCHEME #1  
 LIBRARY SCHEME 2D

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

FOLSOM, CA

A1.5





Left



Right

**PERIDOT N908 | A - Spanish Colonial**

Building Elevations  
 COLOR SCHEME #1  
 LIBRARY SCHEME 2D

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

FOLSOM, CA

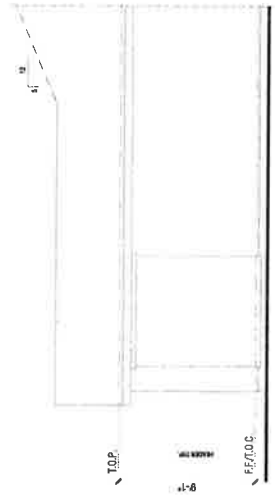
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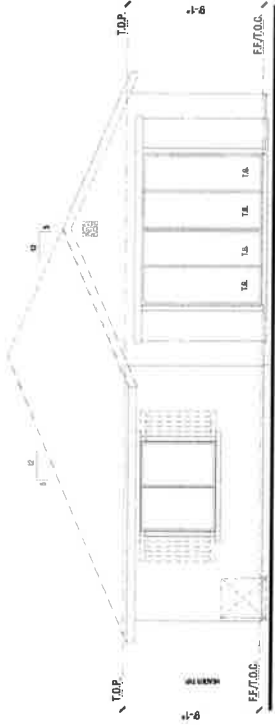
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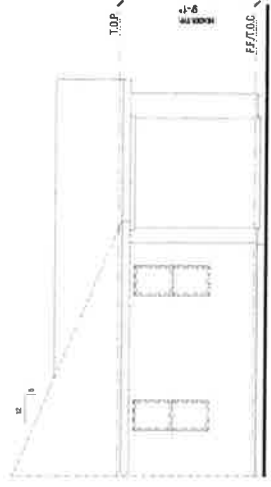


Left



Rear

Optional Covered Patio



Right

**PERIDOT N908 | A - Spanish Colonial**  
 Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

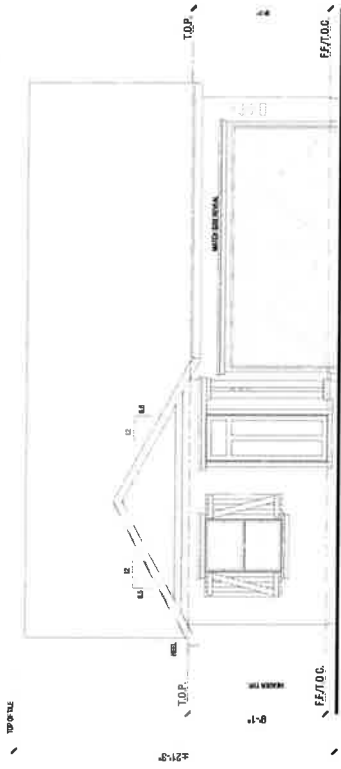
FOLSOM, CA

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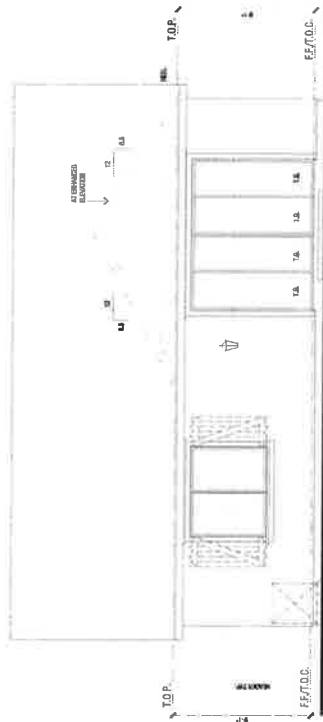


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Front



Rear

**PERIDOT N908 | B - Western Farmhouse**  
 Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

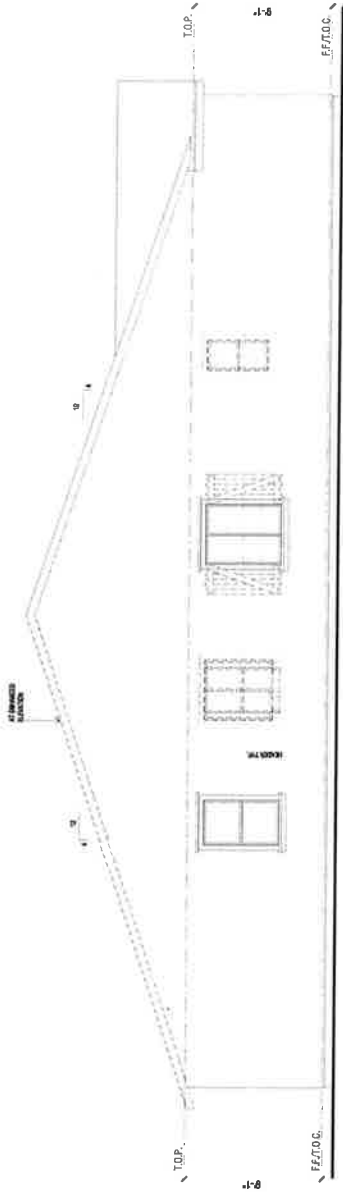
FOLSOM, CA

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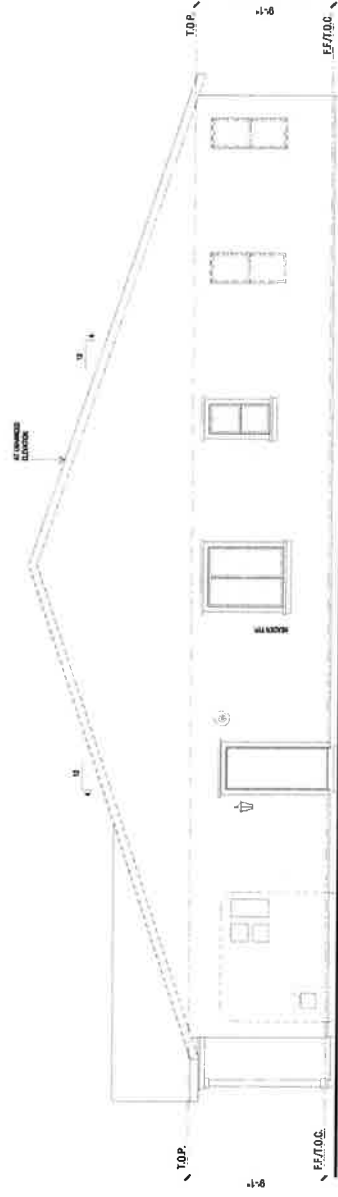


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Left



Right

**PERIDOT N908 | B - Western Farmhouse**  
 Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

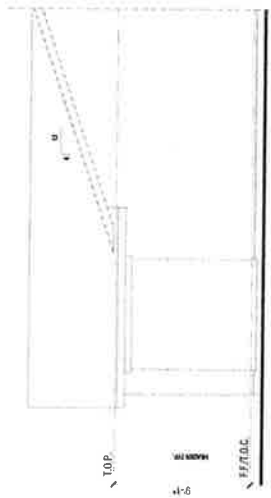
FOLSOM, CA

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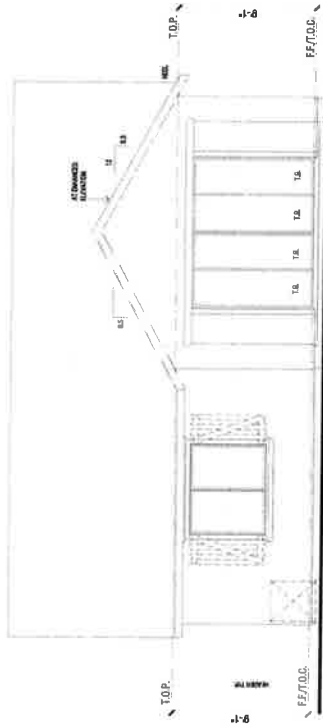


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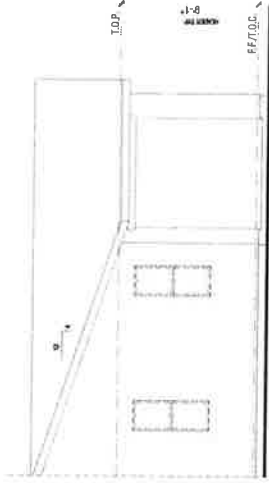


Left



Rear

Optional Covered Patio



Right

**PERIDOT N908 | B - Western Farmhouse**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

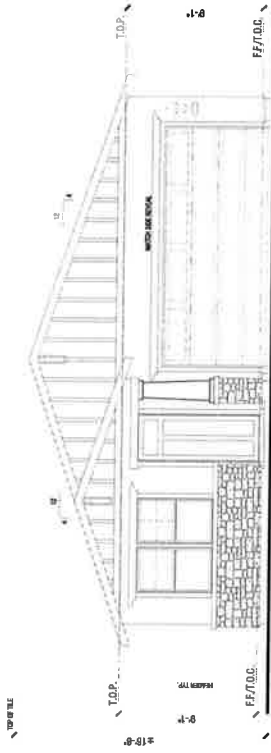
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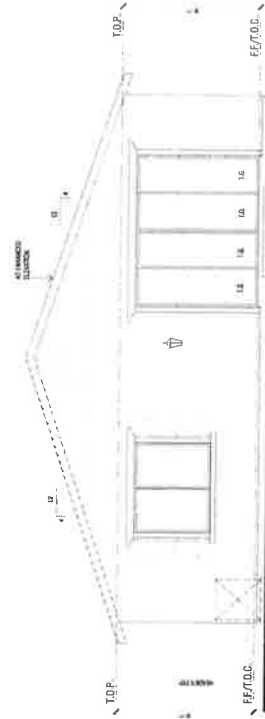
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Front



Rear

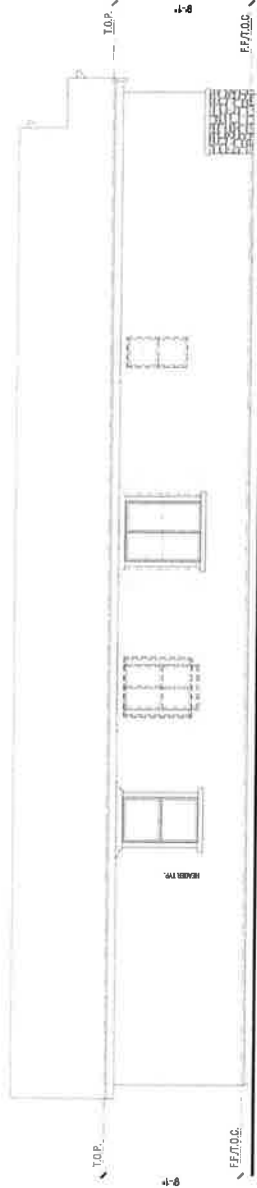
**PERIDOT N908 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

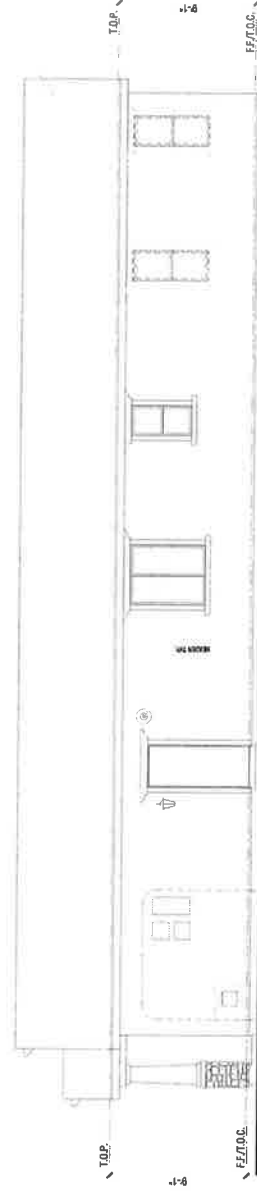
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FOLSOM, CA



Left



Right

**PERIDOT N908 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

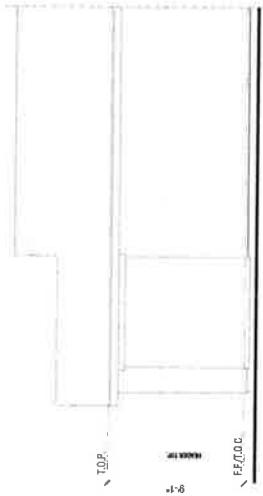
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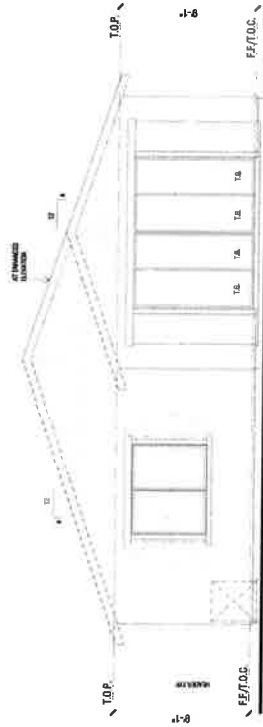
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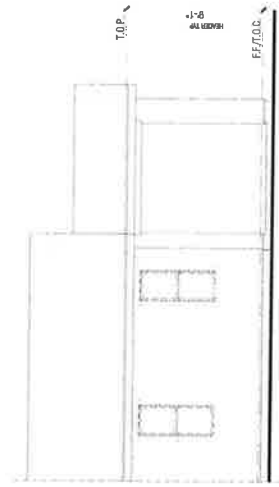


Left



Rear

Optional Covered Patio



Right

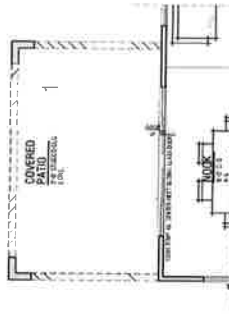
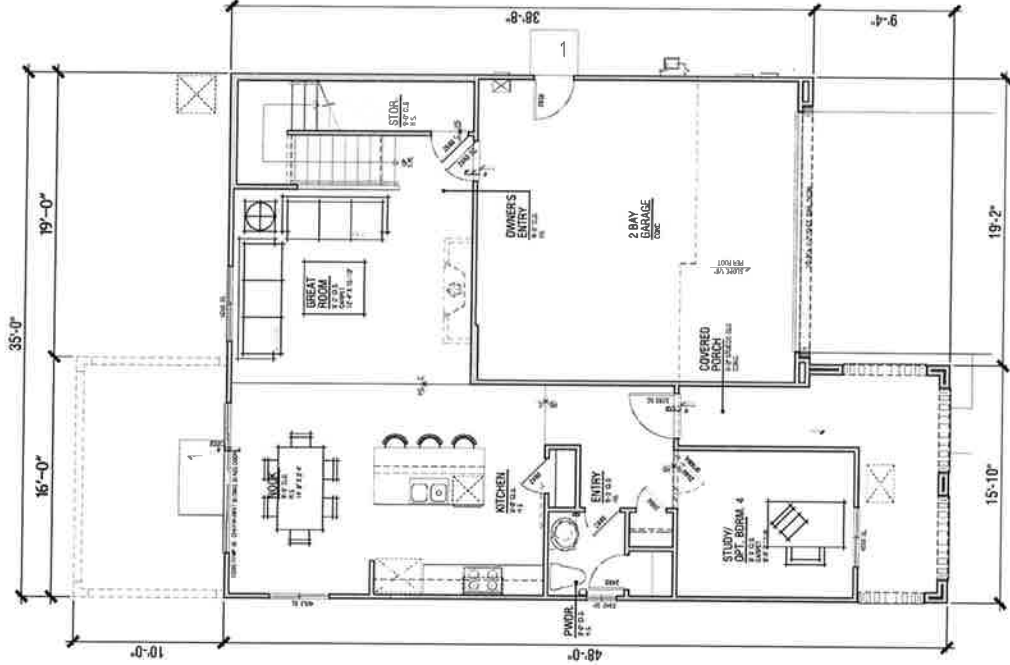
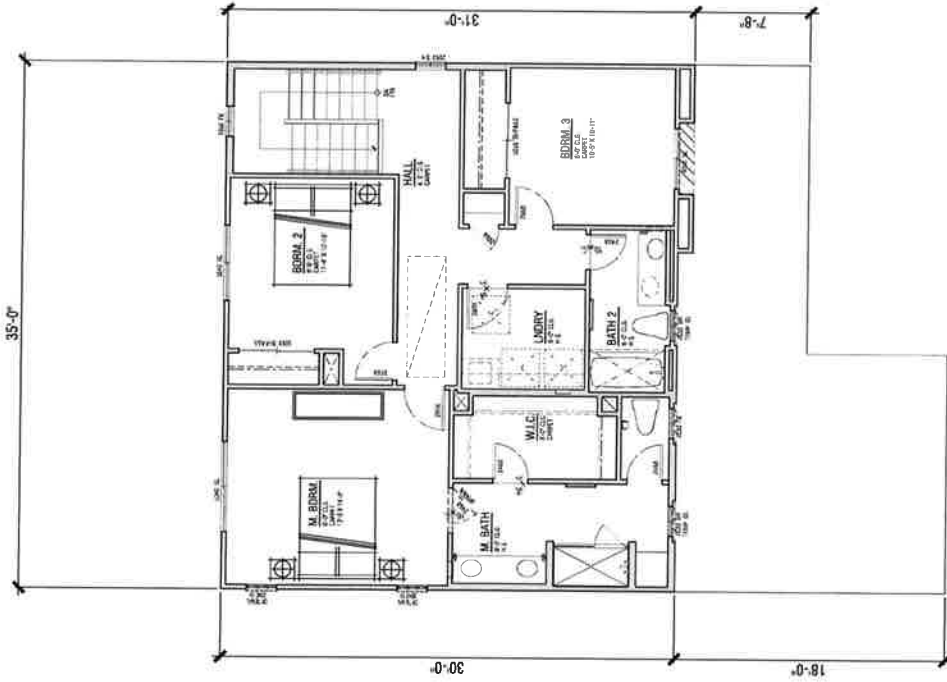
**PERIDOT N908 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

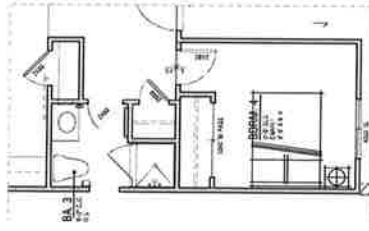
A1.13

FOLSOM, CA





Opt. Covered Patio



Opt. Bedroom 4 w/  
Bath 3

# CITRINE N904

1,874 SF  
3 Bdrm | 2.5 Bath | Study  
Opt. Bdrm 4 w/ Ba 3  
2- Bay Garage  
9/8' Plates

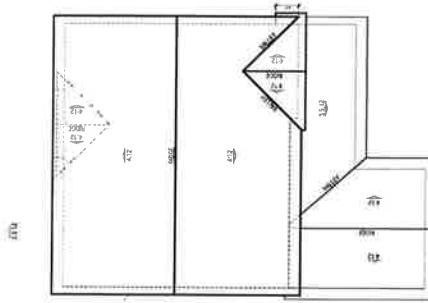


## THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

FOLSOM, CA

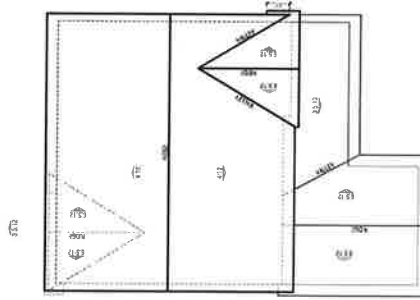
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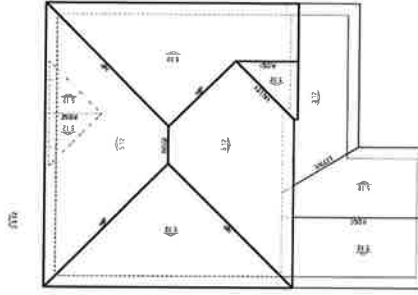
**C | Craftsman**

Eave 18" / Rake 12"  
Composition Shingle



**B | Western Farmhouse**

Eave 18" / Rake 12"  
Composition Shingle



**A | Spanish Colonial**

Eave 18" / Rake 12"  
Concrete 'S' Tile

**CITRINE N904**

Roof Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A2.2



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**A | Spanish Colonial**

COLOR SCHEME #3  
LIBRARY SCHEME 5D



**C | Craftsman**

COLOR SCHEME #7  
LIBRARY SCHEME 1A



**B | Western Farmhouse**

COLOR SCHEME #6  
LIBRARY SCHEME 3H

**CITRINE N904**

Front Elevations



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A2.3



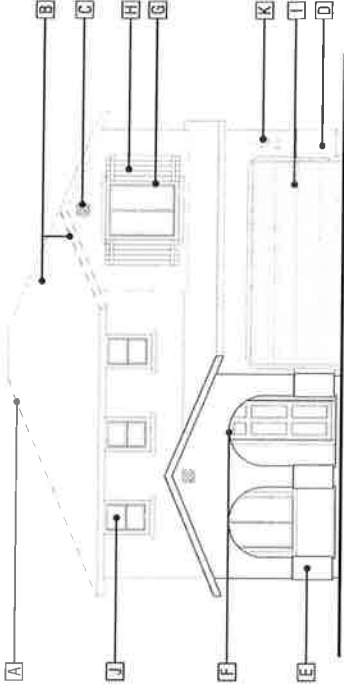
FOLSOM, CA

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**Design Elements | Spanish Colonial:**

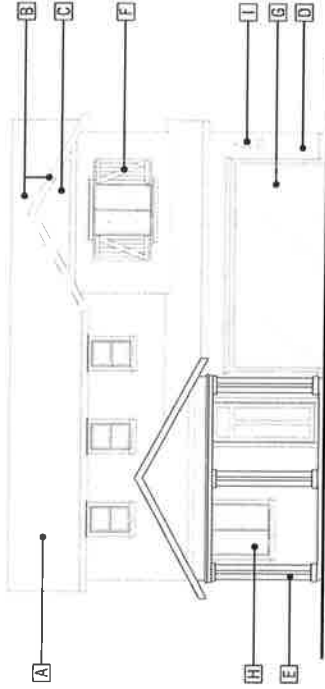
- A** Shallow pitch concrete tile roof (18" Eaves | 12" Rakes)
- B** Hipped roof with secondary front facing gable elements
- C** Engineered cast-stone medallion at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Thickened stucco base
- F** Full arch element at entry porch
- G** Recess windows at front elevation (min 2")
- H** Decorative plank-style shutters at select windows
- I** Metal sectional garage door with opt. glass,
- J** Sonoma panel style, and 8" recess
- K** Window grids at front elevations: 2x2
- L** Optional coach light



**A | Spanish Colonial**

**Design Elements | Western Farmhouse:**

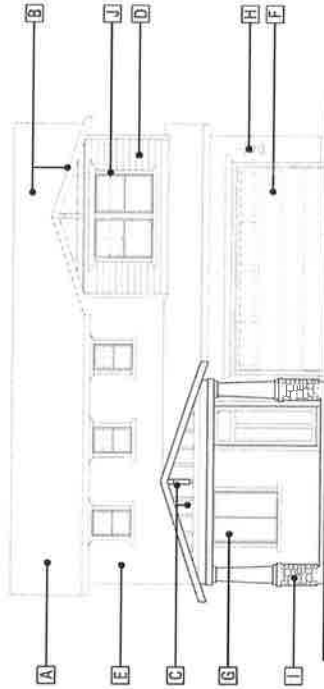
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- E** Double porch posts
- F** Decorative plank-style shutters with diagonal brace at select windows
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- H** Springfield Square panel style, and 8" recess
- I** Window grids at front elevation: 2x4
- J** Optional coach light



**B | Western Farmhouse**

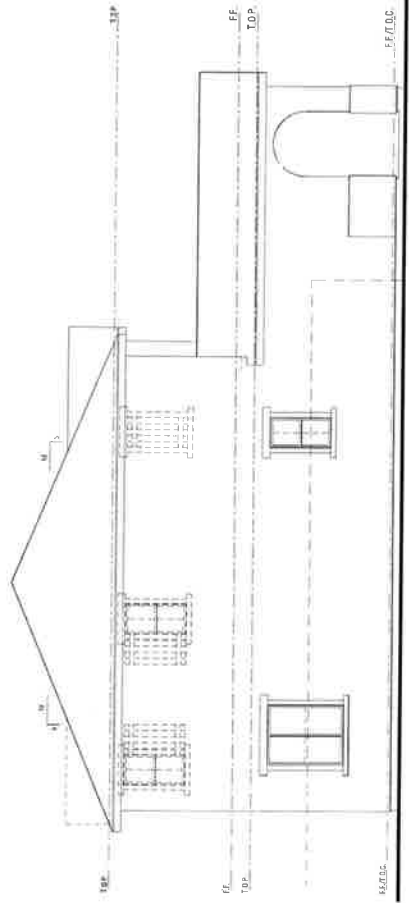
**Design Elements | Craftsman:**

- A** Shallow pitch composition shingle roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Board and batten siding, with shaped outlookers at front facing gables
- D** Lap siding accents at gable ends
- E** Stucco finish (primary exterior wall material)
- F** Metal sectional garage door with opt. glass,
- G** Sonoma Ranch panel style, and 8" recess
- H** Window grids at front elevation: (2x2 upper only)
- I** Optional coach light
- J** Tapered column resting on stone pier
- K** Ganged windows at select locations

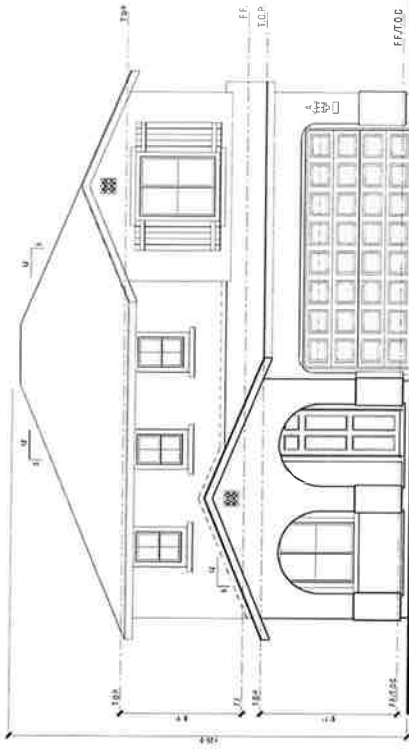


**C | Craftsman**

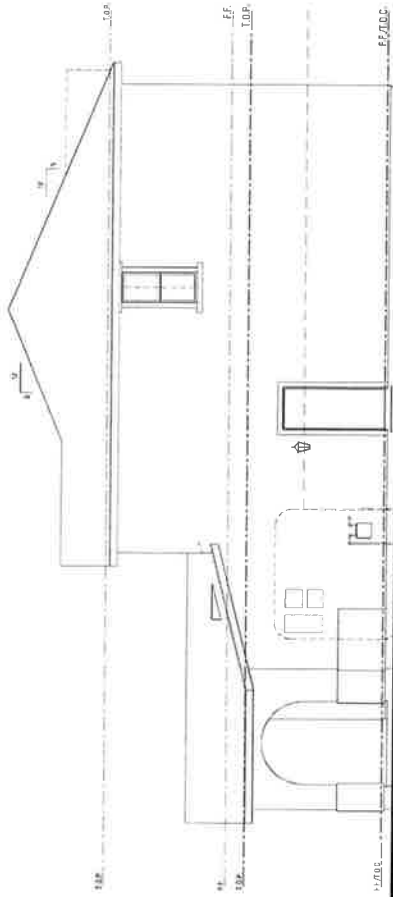
**CITRINE N904**  
Front Elevations



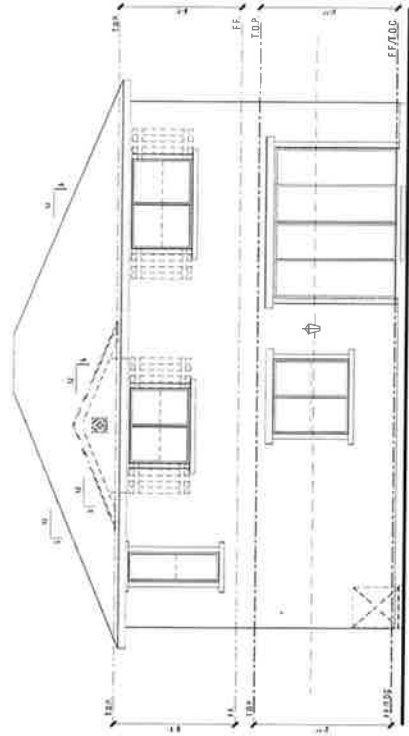
Left



Front



Right



Rear

**CITRINE N904 | A - Spanish Colonial**  
Building Elevations

A2.5

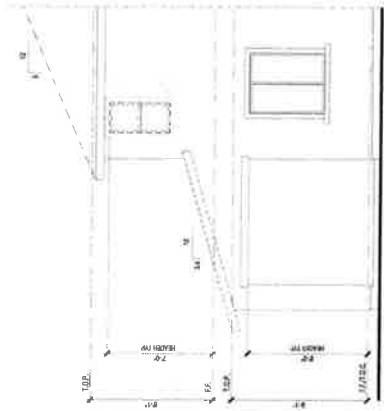
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

FOLSOM, CA

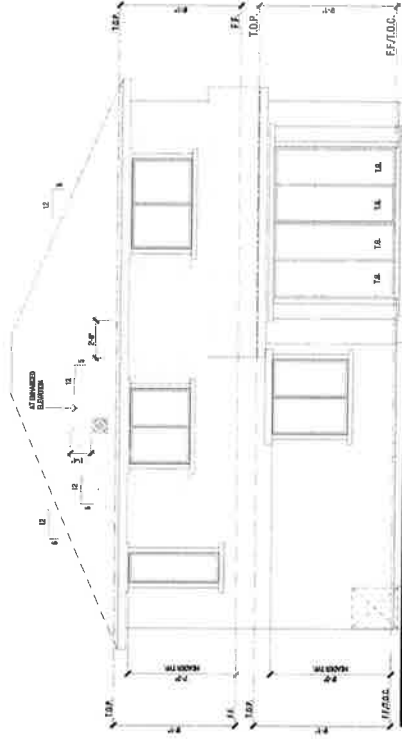
**WHA**

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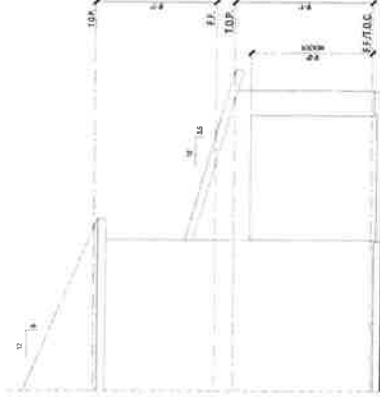




Left



Rear



Right

Optional Covered Patio

**CITRINE N904 | A - Spanish Colonial**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

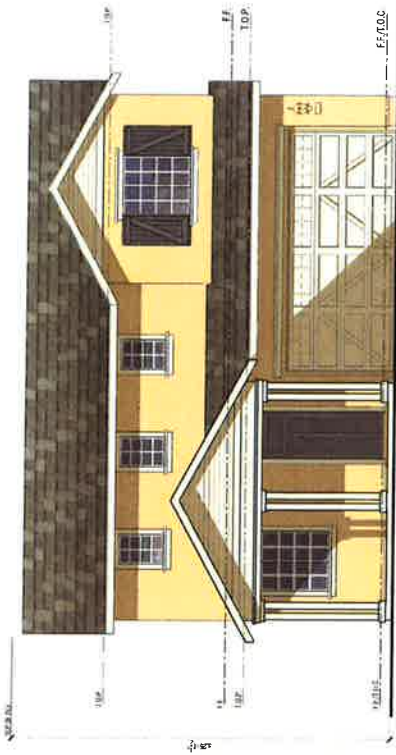
A2.6

**WHA**

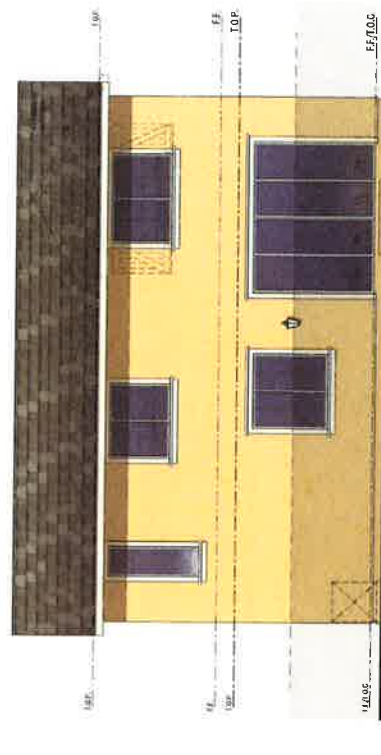
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FOLSOM, CA

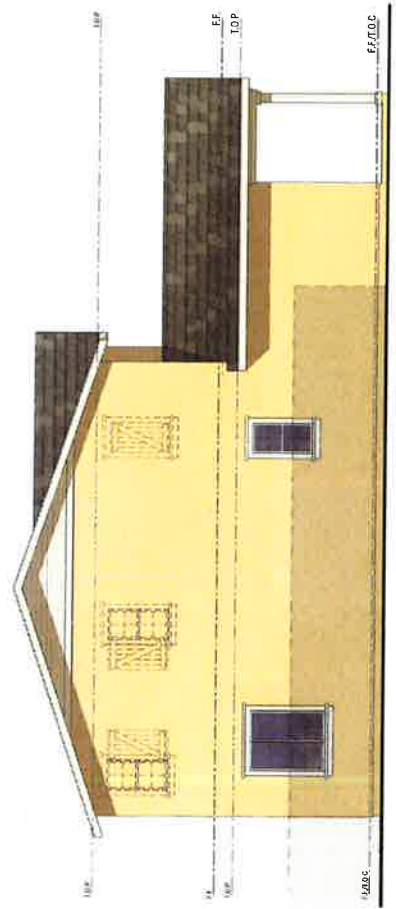




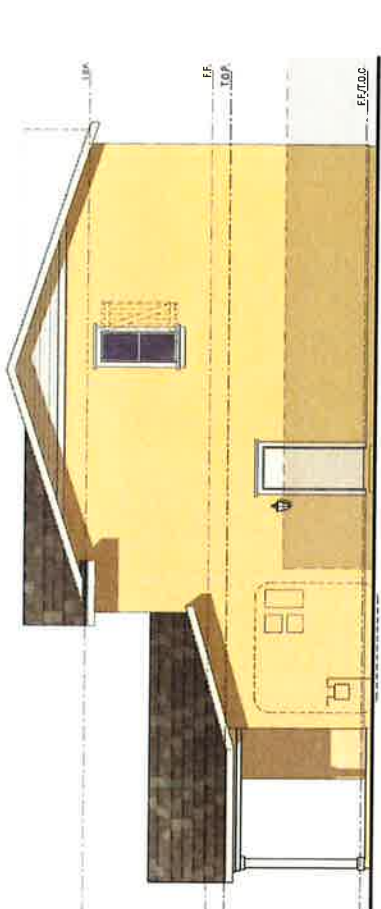
Front



Rear



Left



Right

**CITRINE N904 | B - Western Farmhouse**

Building Elevations  
 COLOR SCHEME #6  
 LIBRARY SCHEME 3H

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A2.7

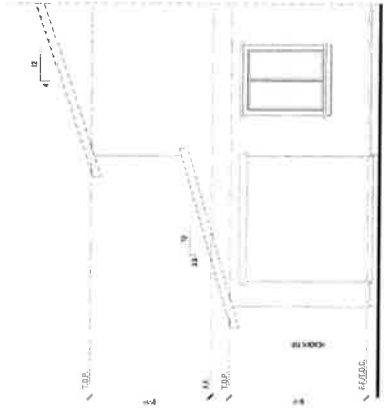


1 2 3 4

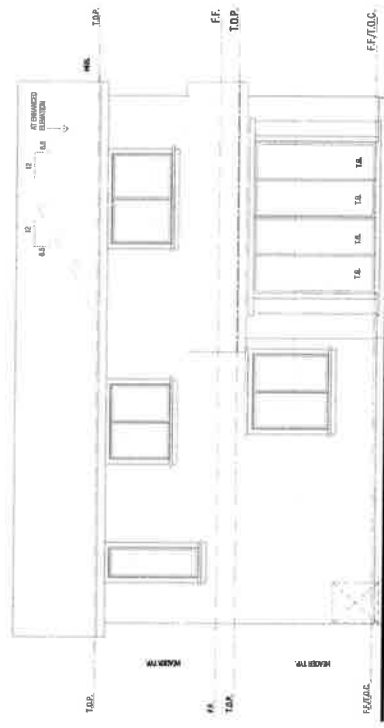
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FOLSOM, CA



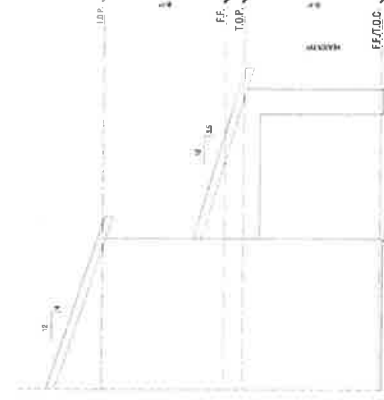


Left



Rear

Optional Covered Patio



Right

**CITRINE N904 | B - Western Farmhouse**  
Building Elevations

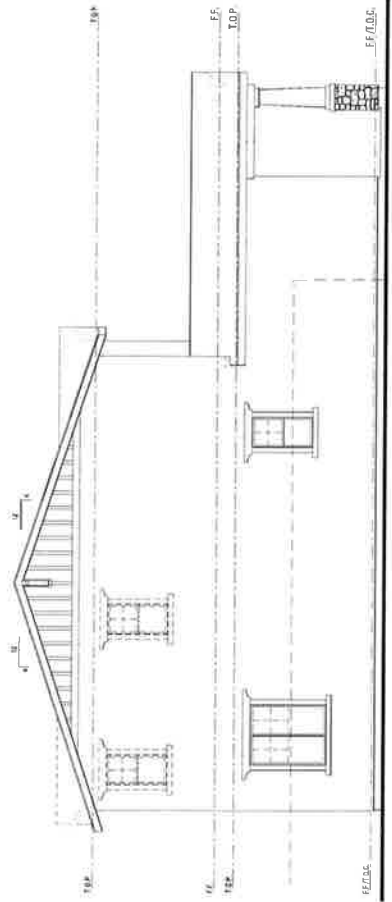
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A2.8



FOLSOM, CA

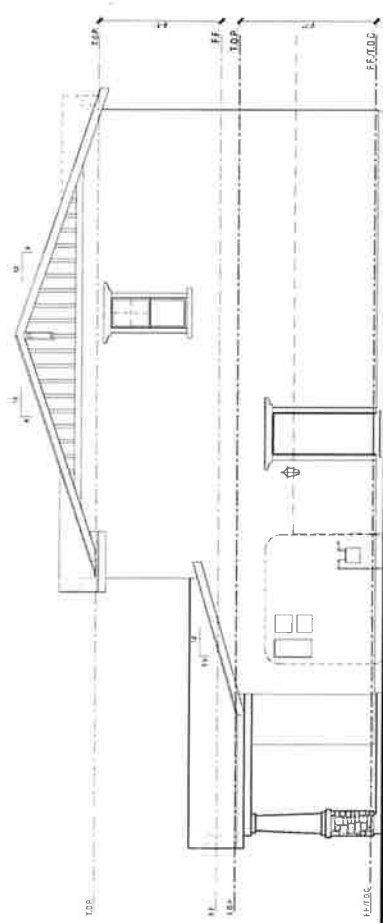
© 2019 WILLIAM HEZVALACH ARCHITECTS, INC. DBA WHA | 2018346 | 05-30-19



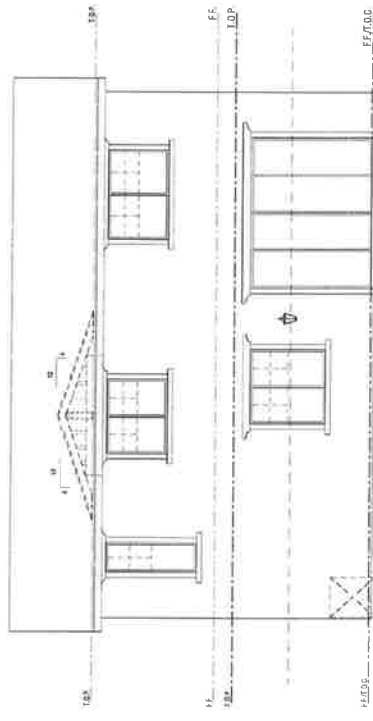
Left



Front



Right



Rear

**CITRINE N904 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A2.9

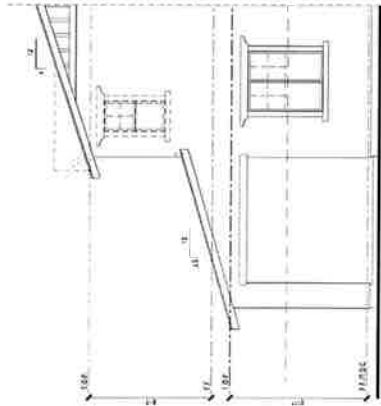


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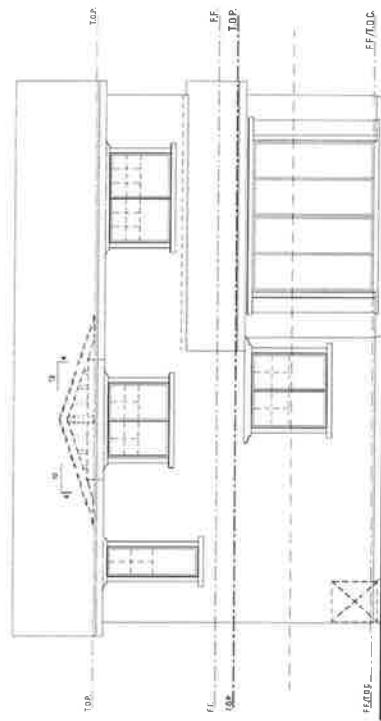


FOLSOM, CA



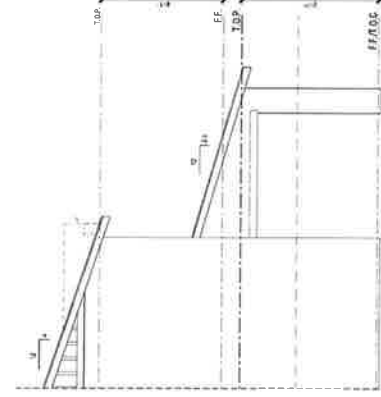


Left



Rear

Optional Covered Patio



Right

**CITRINE N904 | C - Craftsman**  
 Building Elevations

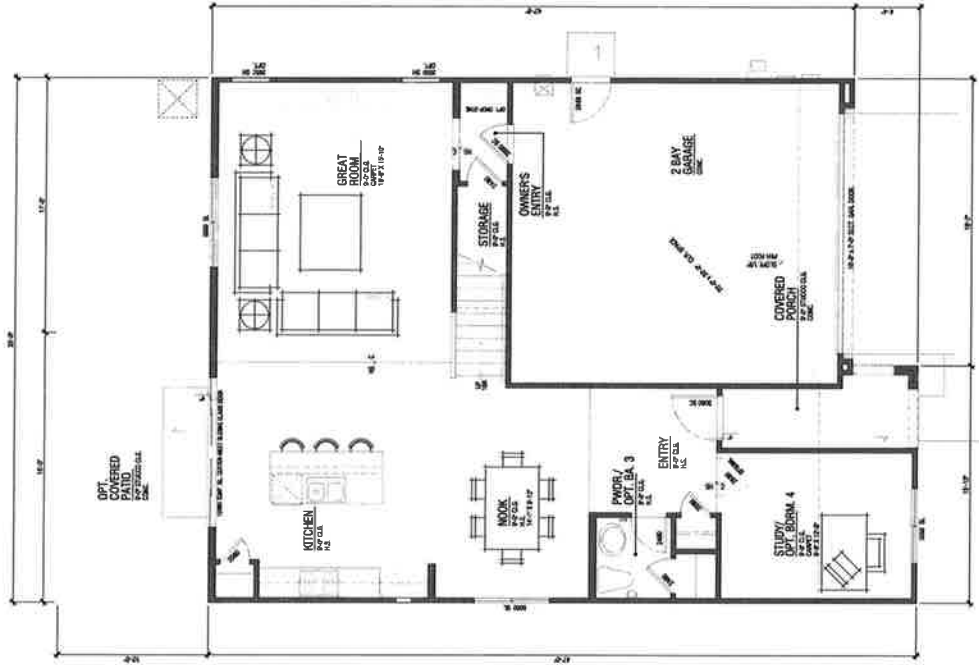
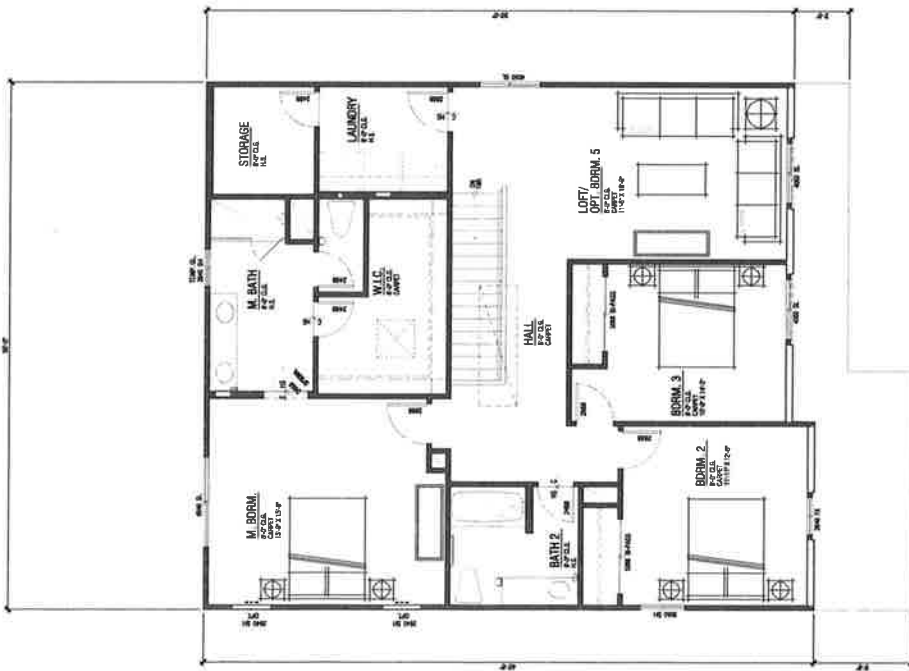
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A2.10



FOLSOM, CA

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# PEARL N913

2,381 SF

3 Bdrm | 2 Bath | Study | Loft  
 Opt. Bdrm 4 w/Ba 3 | Opt. Bdrm 5

Opt. Alt. Kitchen  
 2-Bay Garage  
 9/8' Plates



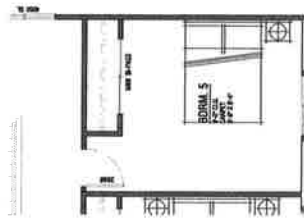
A3.1.1

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA



FOLSOM, CA

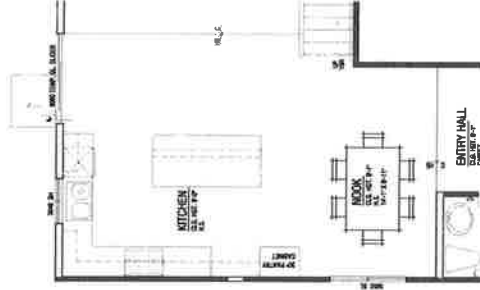
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Opt. Bedroom 5



Opt. Bedroom 4 w/Bath 3



Opt. Alt. Kitchen

**PEARL N913**  
Opt. Floor Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

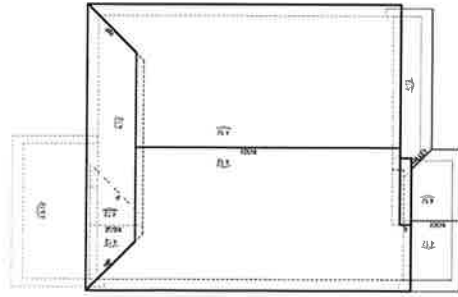
A3.1.2



© 2019 WILLIAM HEDMALL/CH ARCHITECTS, INC. DBA WHA | 2018546 | 09-30-19

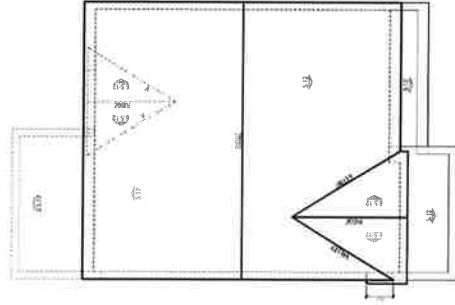
FOLSOM, CA





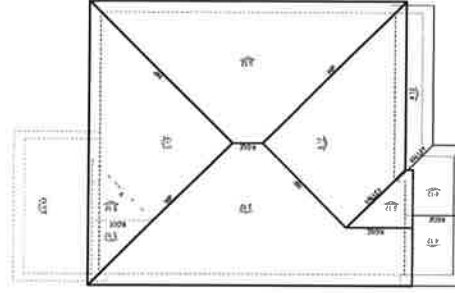
**C | Craftsman**

Eave 18" / Rake 12"  
Composition Shingle



**B | Western Farmhouse**

Eave 18" / Rake 12"  
Composition Shingle



**A | Spanish Colonial**

Eave 18" / Rake 12"  
Concrete 'S' Tile

**PEARL N913**

Roof Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A3.2



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**A | Spanish Colonial**

COLOR SCHEME #2  
LIBRARY SCHEME 8D



**C | Craftsman**

COLOR SCHEME #9  
LIBRARY SCHEME 10A



**B | Western Farmhouse**

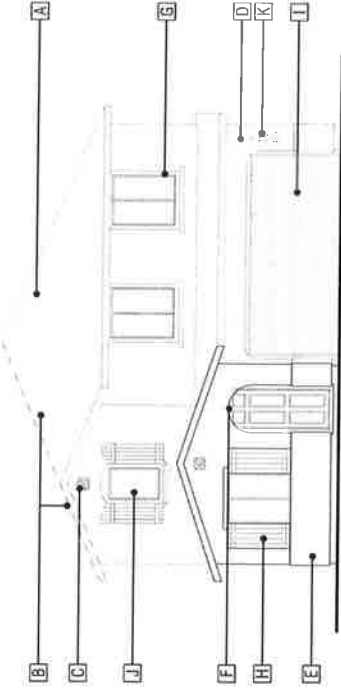
COLOR SCHEME #5  
LIBRARY SCHEME 4H

**PEARL N913**

Front Elevations

**Design Elements | Spanish Colonial:**

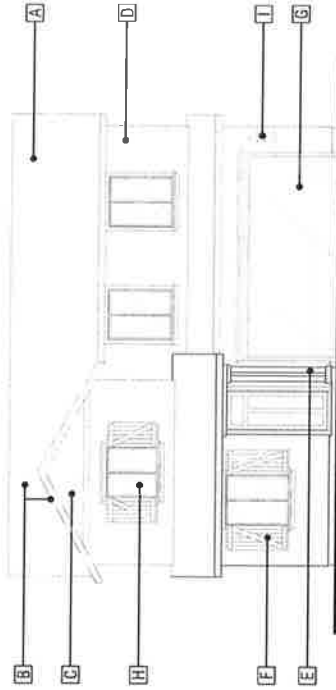
- A Shallow pitch concrete shingle roof (18" Eaves | 12" Rakes)
- B Hipset roof with secondary front facing gable elements
- C Engineered cast stone medallion at front facing gable ends
- D Stucco finish (primary exterior wall material)
- E Thickened stucco base
- F Full arch element at entry porch
- G Recess windows at front elevation (min 2")
- H Decorative plank-style shutters at select windows
- I Metal sectional garage door with opt. glass
- J Sonoma panel style, and 8" recess
- K Window grids at front elevations: 2x2
- L Optional coach light



**A | Spanish Colonial**

**Design Elements | Western Farmhouse:**

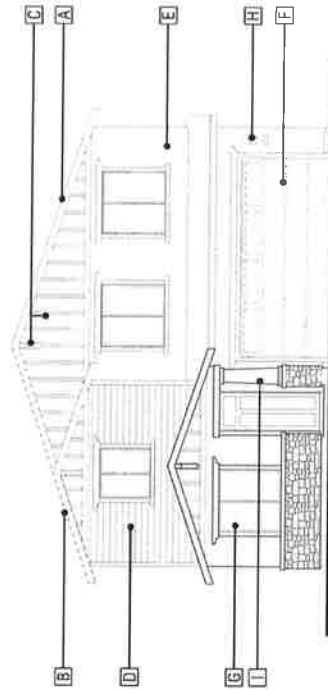
- A Steep pitch composition shingle roof (18" Eaves | 12" Rakes)
- B Gable roof with secondary front facing gable elements
- C Lap siding at front facing gable ends
- D Stucco finish (primary exterior wall material)
- E Double porch posts
- F Decorative plank-style shutters with diagonal brace at select windows
- G Metal sectional garage door with opt. glass
- H Springfield Square panel style, and 8" recess
- I Window grids at front elevation: 2x4
- J Optional coach light



**B | Western Farmhouse**

**Design Elements | Craftsman:**

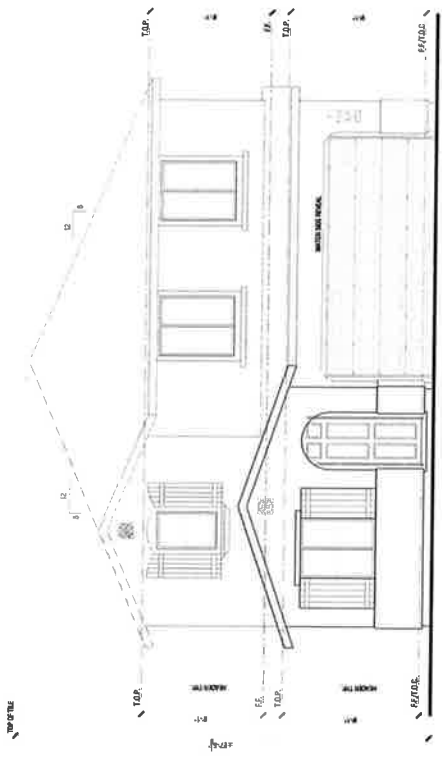
- A Shallow pitch composition shingle roof (18" Eaves | 12" Rakes)
- B Gable roof with secondary front facing gable elements
- C Board and batten siding, with shaped outlookers at front facing gables
- D Lap siding accents at gable ends
- E Stucco finish (primary exterior wall material)
- F Metal sectional garage door with opt. glass
- G Sonoma Ranch panel style, and 6" recess
- H Window grids at front elevation: (2x2 upper only)
- I Optional coach light
- J Tapered column resting on stone pier



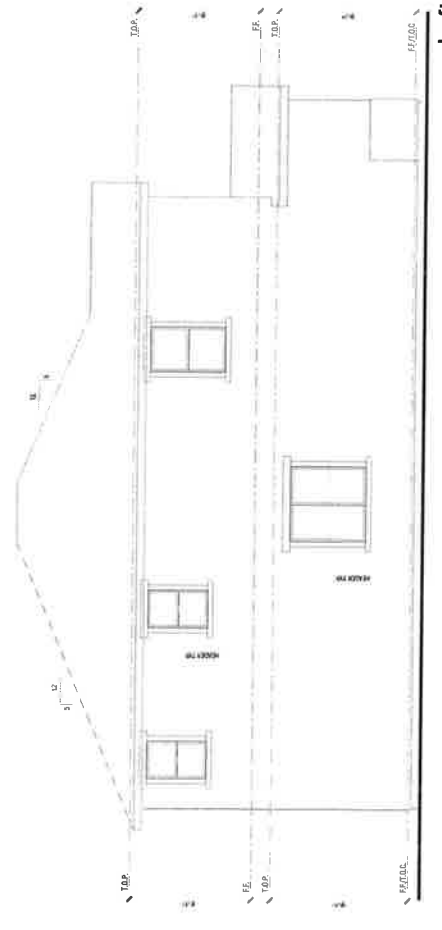
**C | Craftsman**

**PEARL N913**  
Front Elevations

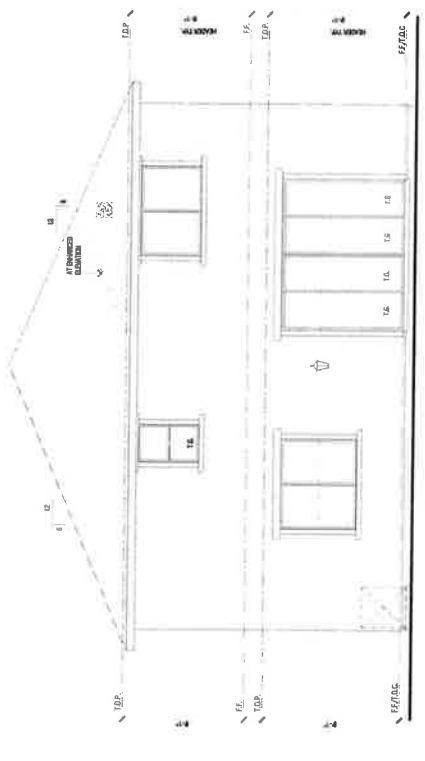




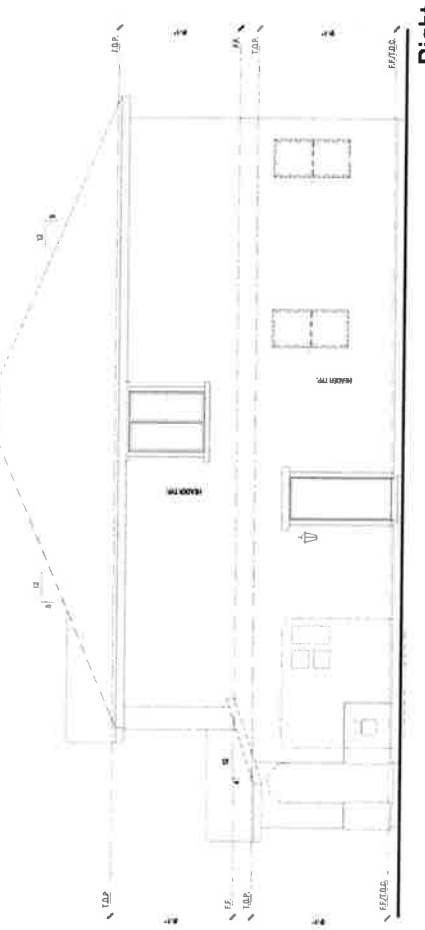
Front



Left



Rear



Right

**PEARL N913 | A - Spanish Colonial**  
Building Elevations

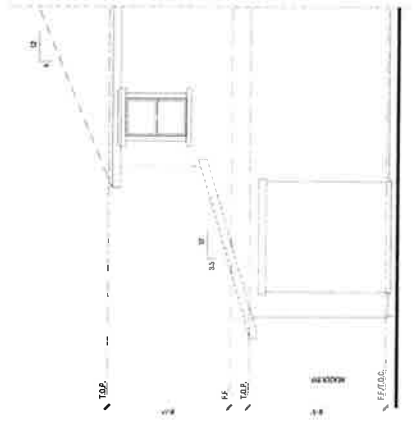
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A3.5

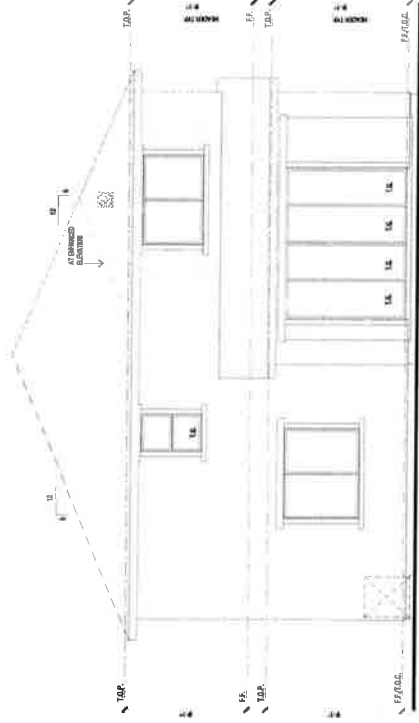


FOLSOM, CA

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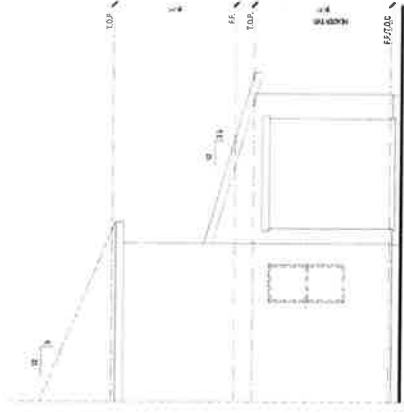


Left



Rear

Optional Covered Patio



Right

**PEARL N913 | A - Spanish Colonial**  
 Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A3.6



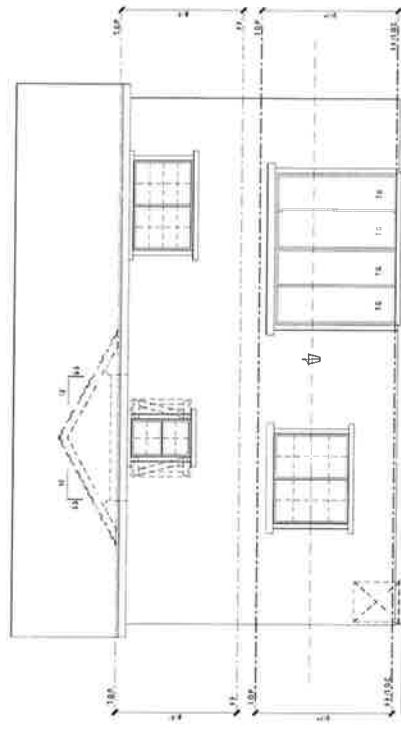
© 2019 WILLIAM HEZMUALCH ARCHITECTS, INC. DBA WHA. | 2018S46 | 06-30-19



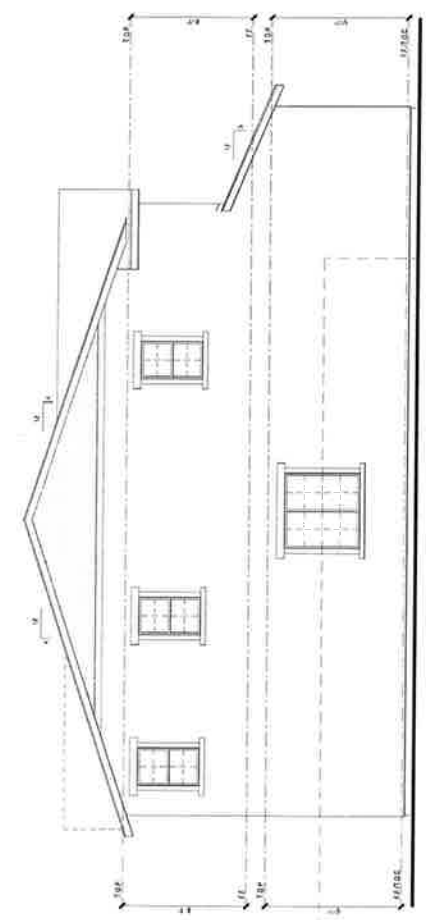
FOLSOM, CA



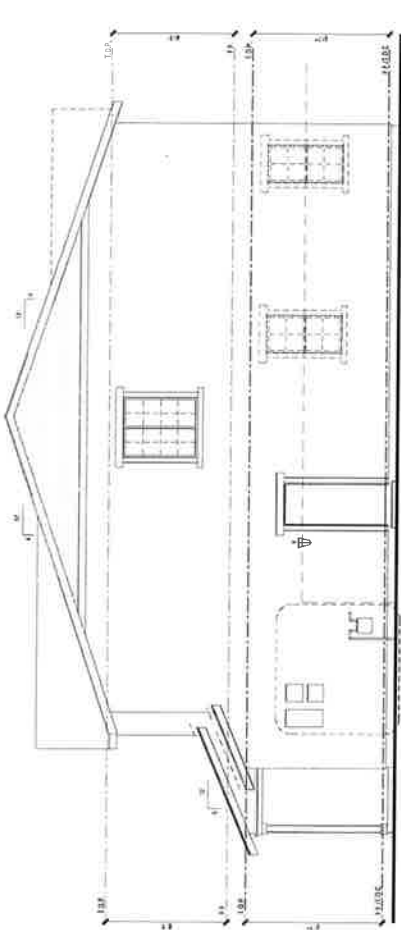
Front



Rear



Left



Right

**PEARL N913 | B - Western Farmhouse**  
Building Elevations

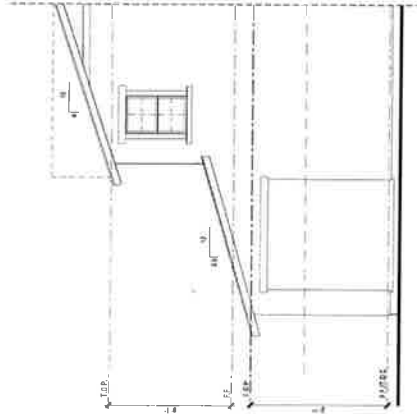


A3.7

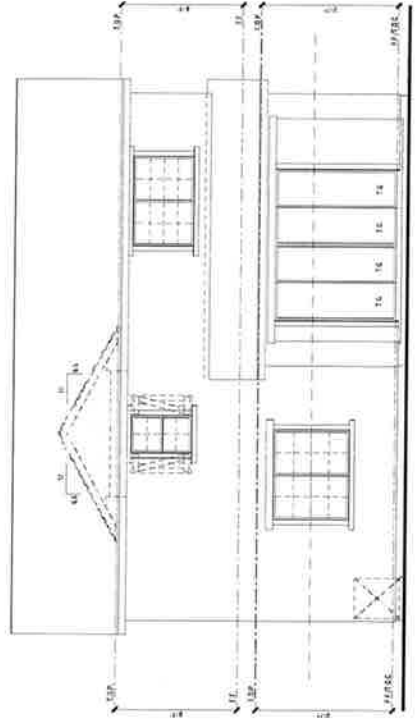
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

FOLSOM, CA



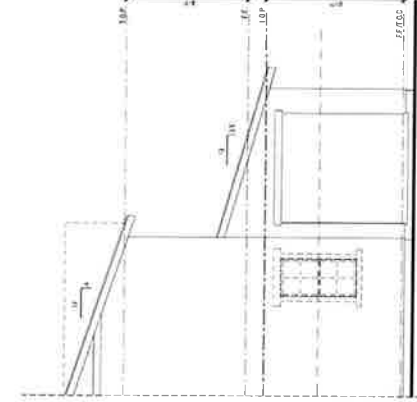


Left



Rear

Optional Covered Patio



Right

**PEARL N913 | B - Western Farmhouse**  
 Building Elevations

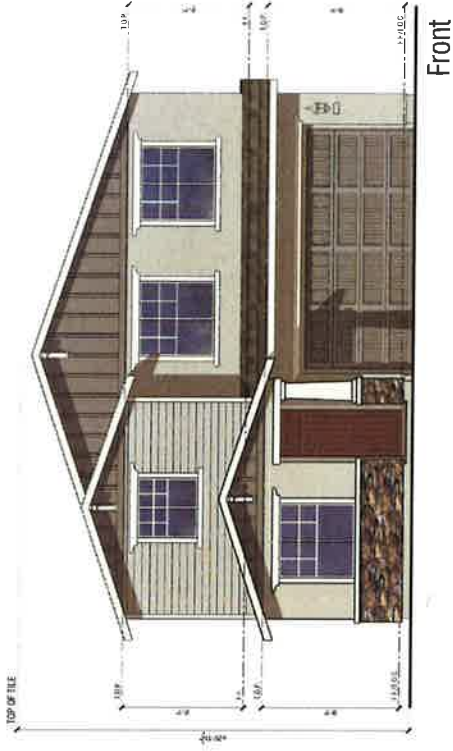
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A3.8

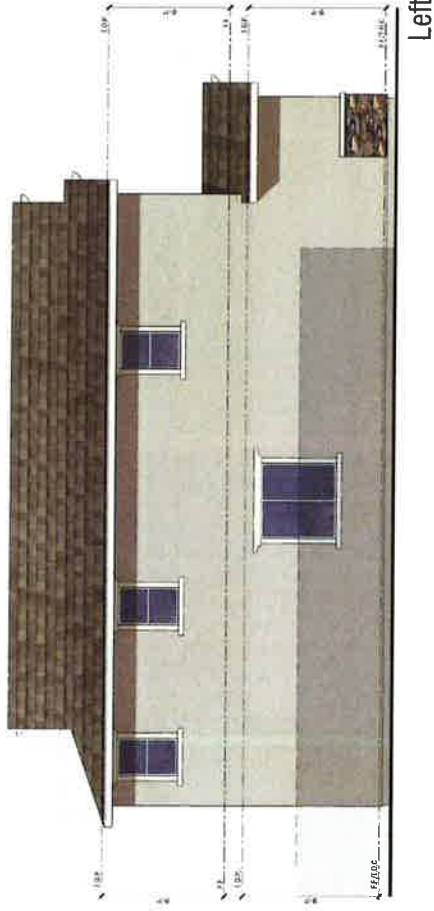


FOLSOM, CA

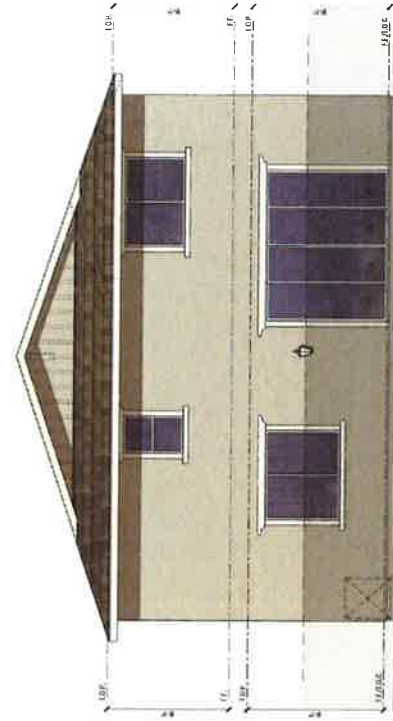
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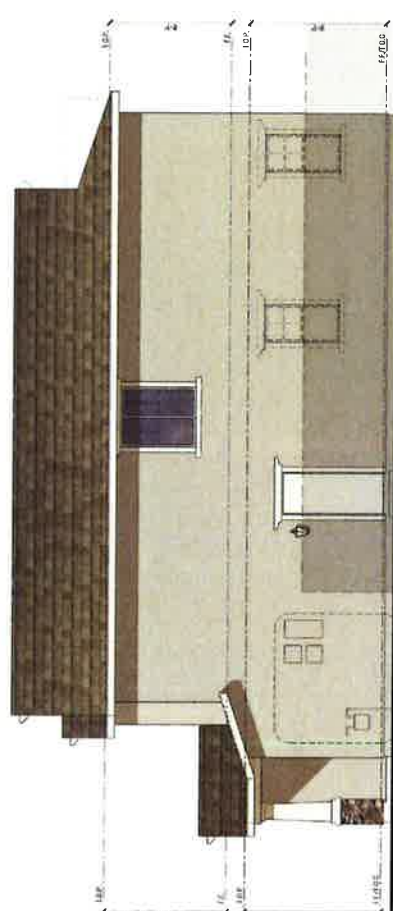
Front



Left



Rear



Right

**PEARL N913 | C - Craftsman**

Building Elevations

COLOR SCHEME #9

LIBRARY SCHEME 10A

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

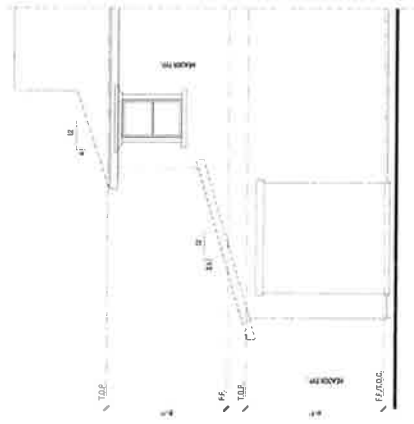
A3.9



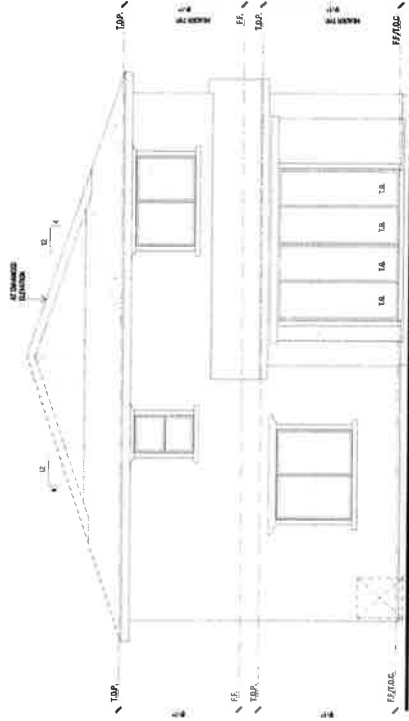
© 2019 WILLIAM HERMALHALCH ARCHITECTS, INC. DBA WHA | 2018336 | 05-30-19



FOLSOM, CA

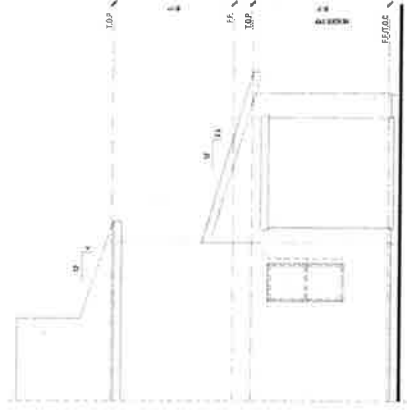


Left



Rear

Optional Covered Patio



Right

**PEARL N913 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

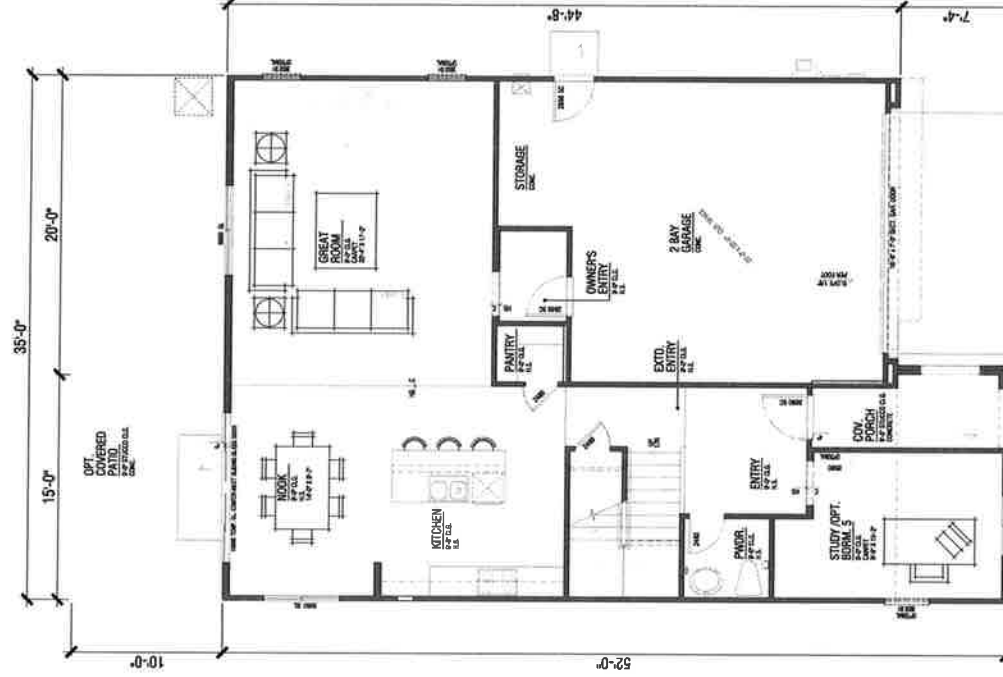
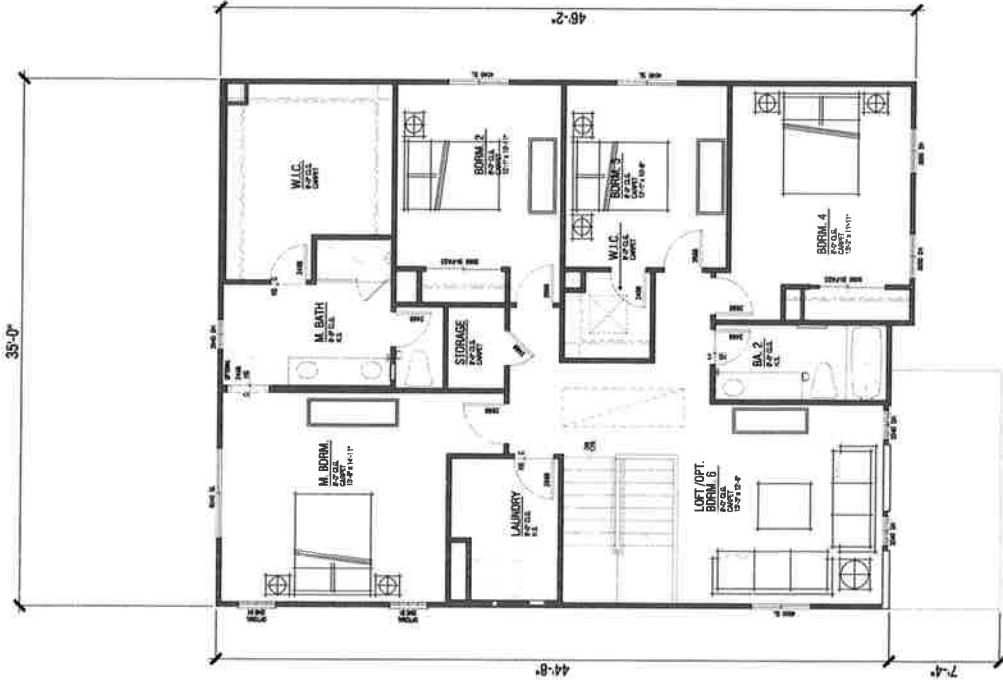
A3.10



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# MOONSTONE N914

2,638 SF

4 Bdrm | 2 Bath | Study | Loft

Opt. Bdrm 5 w/ Ba. 3 | Opt. Bdrm 6

Opt. Bath 3 w/ Study | Opt. Alt. Kitchen

2 - Bay Garage

9/8' Plates

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A4.1.1



FOLSOM, CA

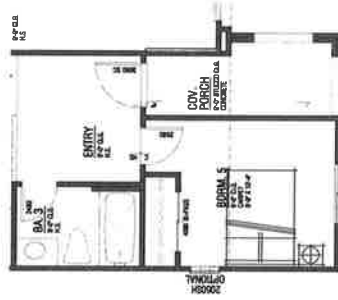
OPT.  
COVERED  
PATIO  
12' x 12' x 10' 0" DIA.  
DWC



Opt. Alt. Kitchen



Opt. Bath 3 w/ Study



Opt. Bedroom 5 w/ Bath 3



Opt. Bedroom 6

## MOONSTONE N914

### Opt. Floor Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

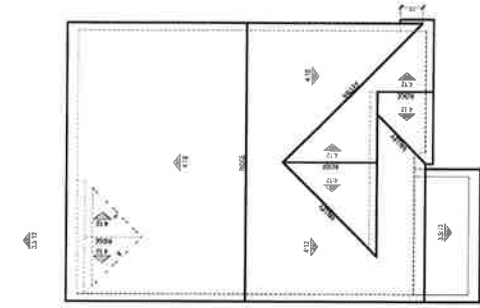
A4.1.2

WHA.

RICHMOND  
AMERICAN HOMES

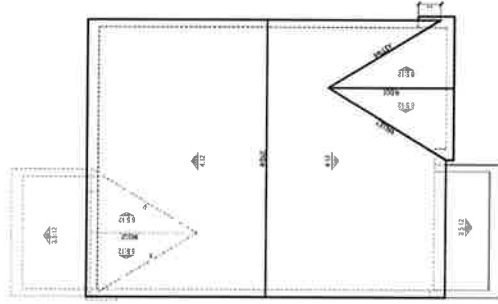
FOLSOM, CA

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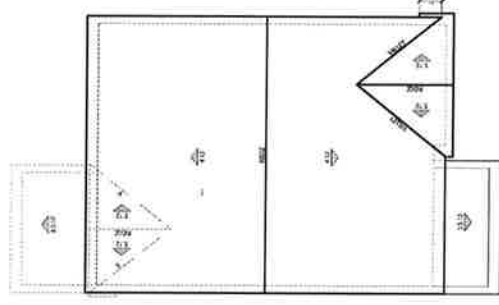
**C | Craftsman**

Eave 18" / Rake 12"  
Composition Shingle



**B | Western Farmhouse**

Eave 18" / Rake 12"  
Composition Shingle



**A | Spanish Colonial**

Eave 18" / Rake 12"  
Concrete 'S' Tile

**MOONSTONE N914**

Roof Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A4.2





COLOR SCHEME #2  
LIBRARY SCHEME 8D

**A | Spanish Colonial**



COLOR SCHEME #8  
LIBRARY SCHEME 8A

**C | Craftsman**



COLOR SCHEME #4  
LIBRARY SCHEME 7H

**B | Western Farmhouse**

**MOONSTONE N914**

Front Elevations



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

A4.3

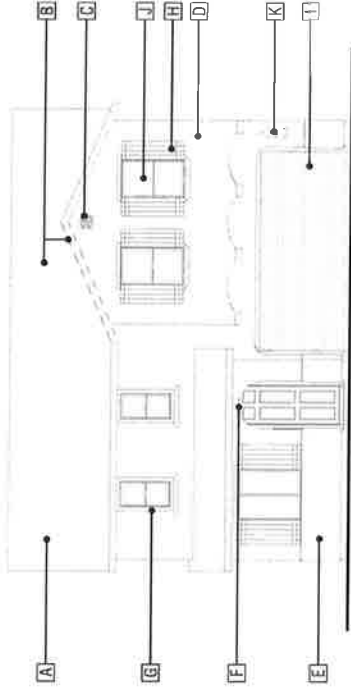
FOLSOM, CA

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**Design Elements | Spanish Colonial:**

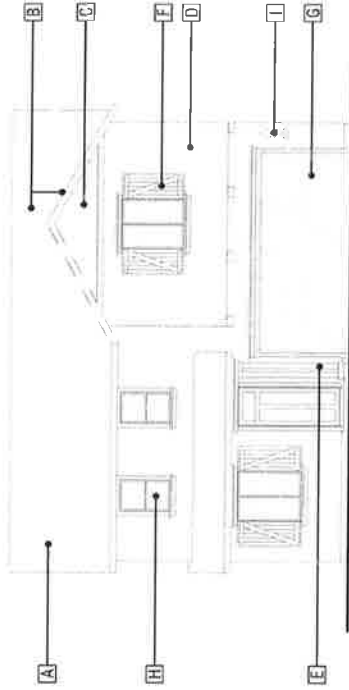
- A Shallow pitch concrete, 5' tile roof (18" Eaves | 12" Rakes)
- B Hipped roof with secondary front facing gable elements
- C Engineered cast stone medallion at front facing gable ends
- D Stucco finish (primary exterior wall material)
- E Thickened stucco base
- F Full arch element at entry porch
- G Recess windows at front elevation (min 2")
- H Decorative plank-style shutters at select windows
- I Metal sectional garage door with opt. glass
- J Springford Square panel style, and 8" recess
- K Window grids at front elevations: 2x4
- L Optional coach light



**A | Spanish Colonial**

**Design Elements | Western Farmhouse:**

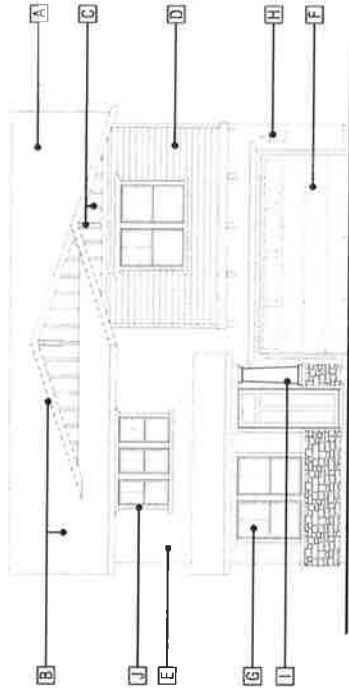
- A Steep pitch composition shingle roof (18" Eaves | 12" Rakes)
- B Gable roof with secondary front facing gable elements
- C Lap siding at front facing gable ends
- D Stucco finish (primary exterior wall material)
- E Double porch posts
- F Decorative plank-style shutters with diagonal brace at select windows
- G Metal sectional garage door with opt. glass, Ranch panel style, and 8" recess
- H Window grids at front elevation: 2x4
- I Optional coach light



**B | Western Farmhouse**

**Design Elements | Craftsman:**

- A Shallow pitch composition shingle roof (18" Eaves | 12" Rakes)
- B Gable roof with secondary front facing gable elements
- C Board and batten siding, with shaped outlookers at front facing gables
- D Lap siding accents at gable ends
- E Stucco finish (primary exterior wall material)
- F Metal sectional garage door with opt. glass, Sonoma Ranch panel style, and 8" recess
- G Window grids at front elevation: (2x2 upper only)
- H Optional coach light
- I Tapered column resting on stone pier
- J Ganged windows at select locations

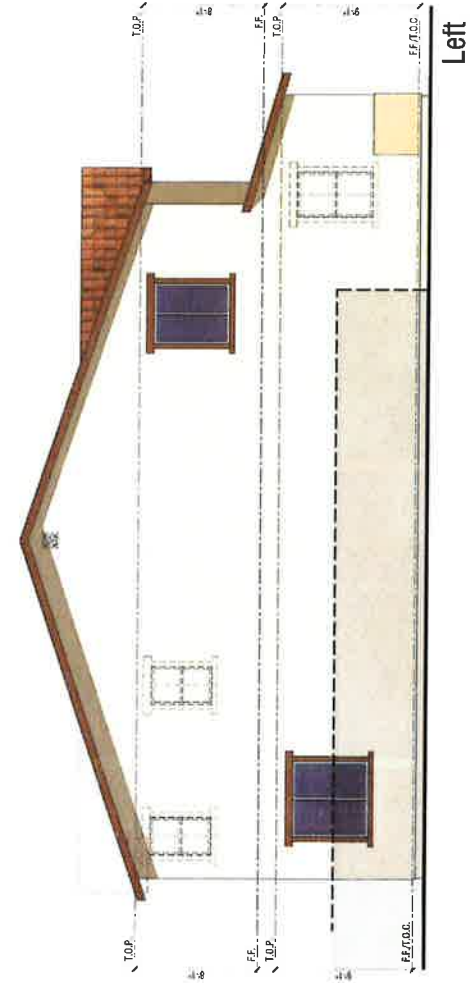


**C | Craftsman**

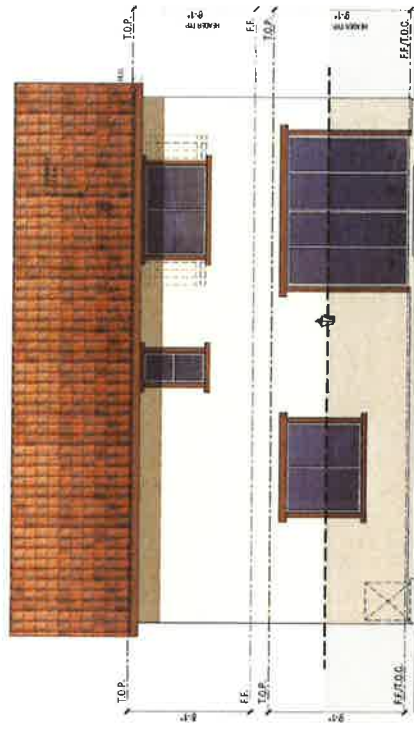
**MOONSTONE N914**  
Front Elevations



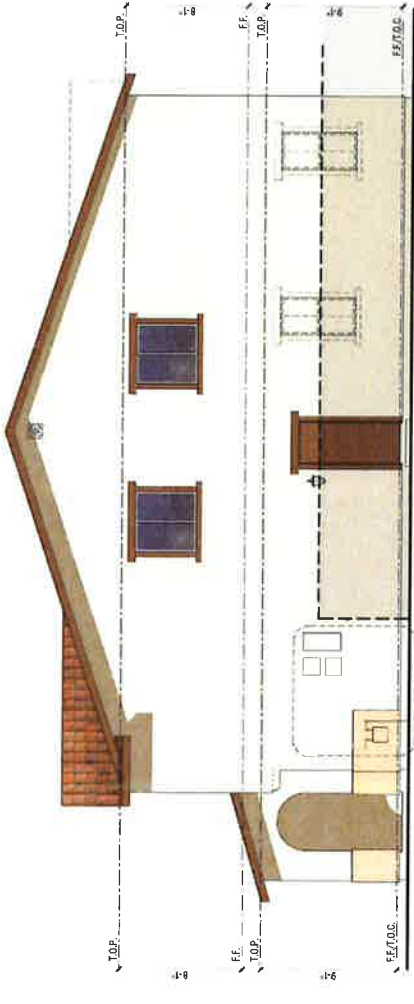
Front



Left



Rear



Right

**MOONSTONE N914 | A - Spanish Colonial**

Building Elevations  
 COLOR SCHEME #2  
 LIBRARY SCHEME 8D

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

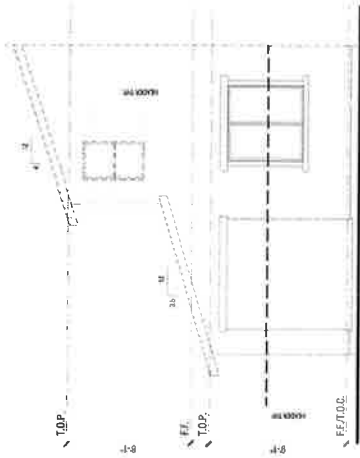
A4.5



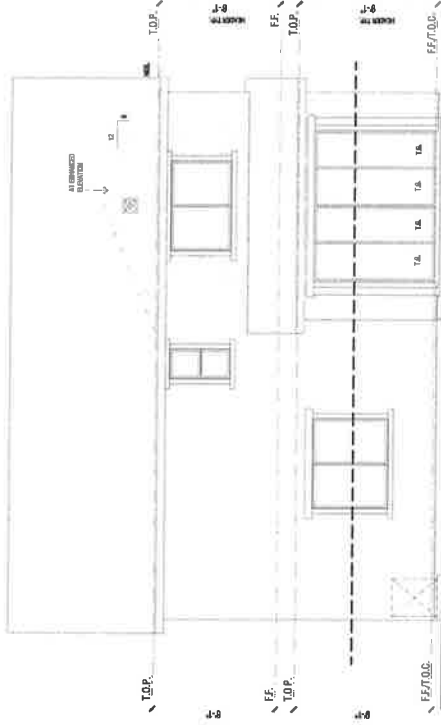
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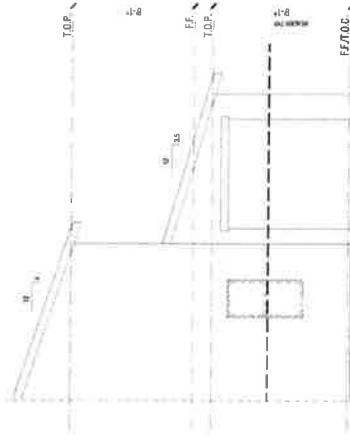


Left



Rear

Optional Covered Patio



Right

**MOONSTONE N914 | A - Spanish Colonial**  
 Building Elevations

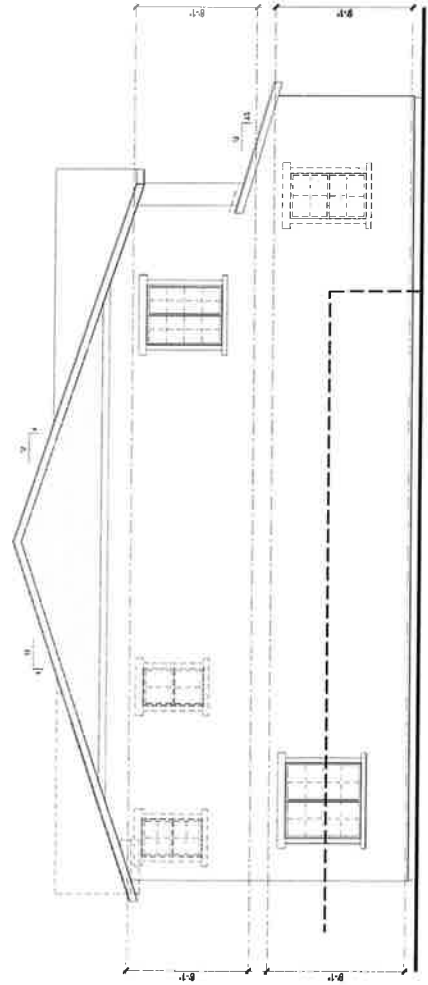
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

FOLSOM, CA

A4.6



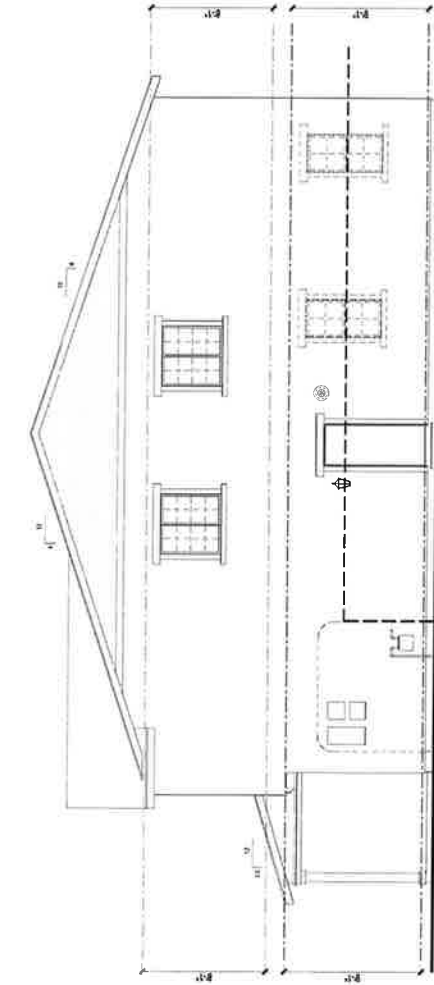




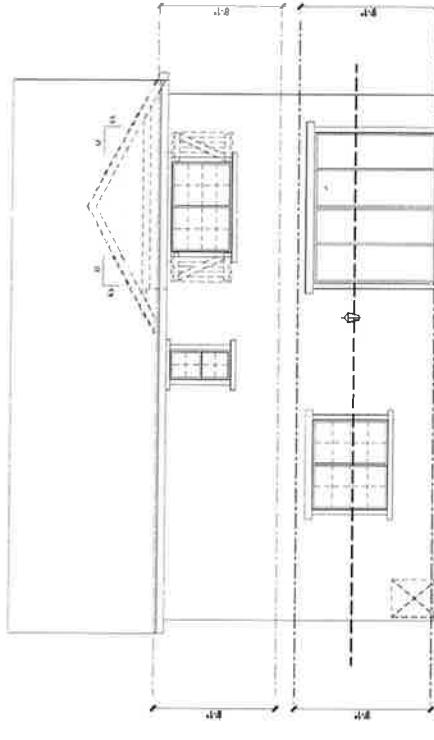
Left



Front



Right



Rear

**MOONSTONE N914 | B - Western Farmhouse**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

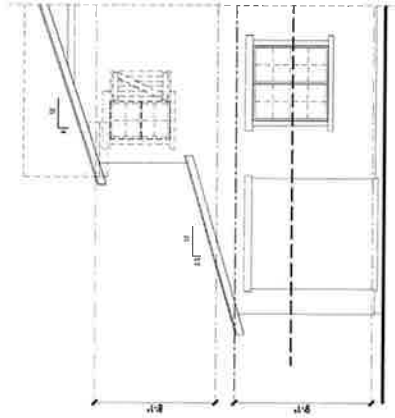
A4.7

**WHA.**

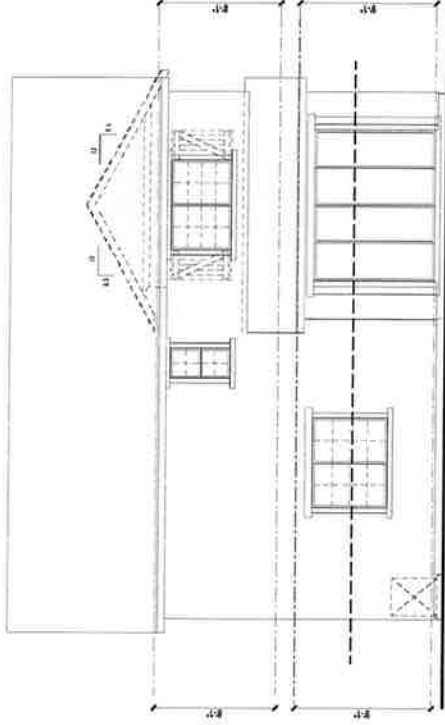
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FOLSOM, CA



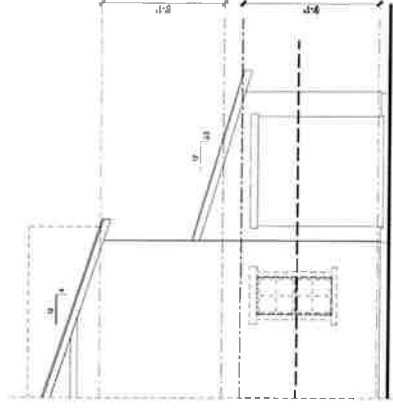


Left



Rear

Optional Covered Patio



Right

**MOONSTONE N914 | B - Western Farmhouse**  
 Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

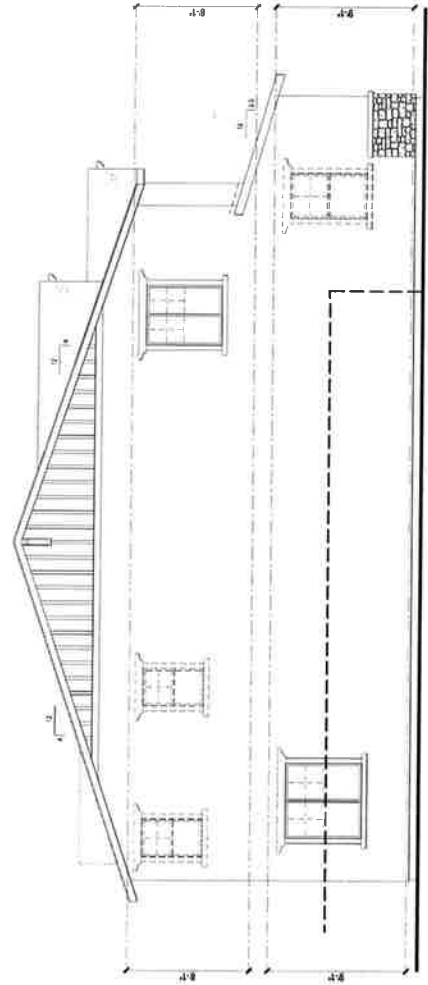
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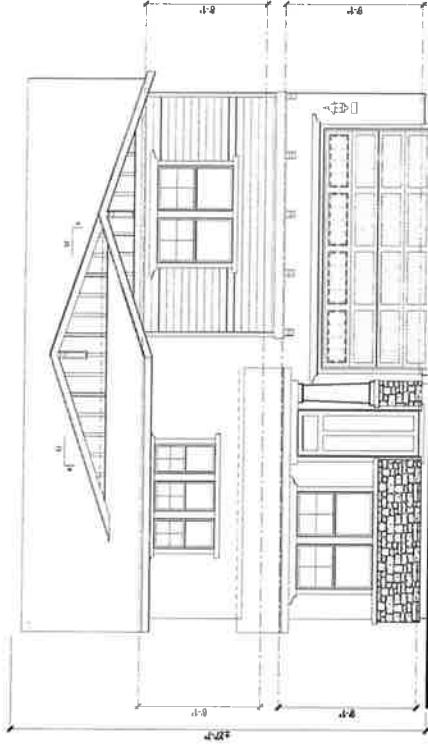
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FOLSOM, CA

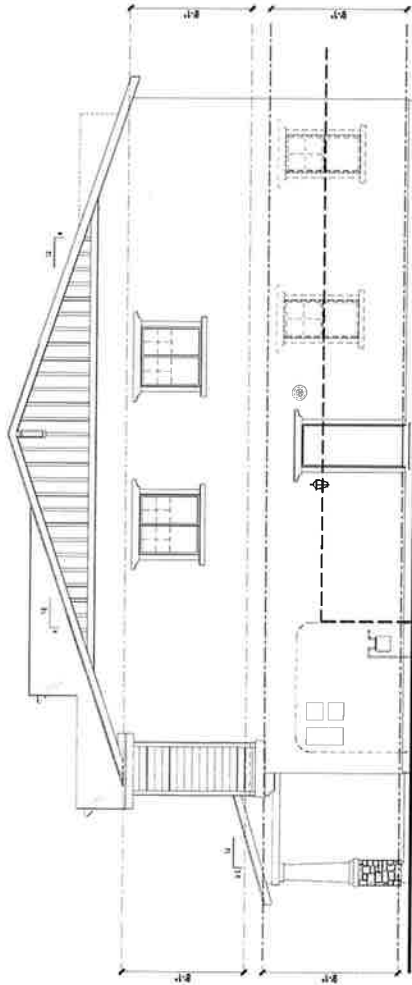




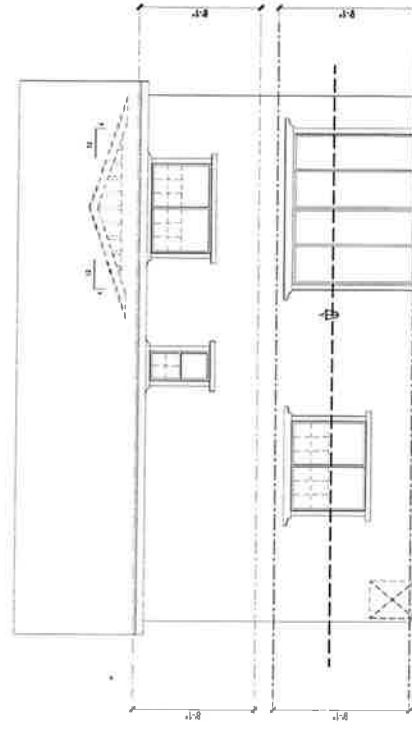
Left



Front



Right



Rear

**MOONSTONE N914 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

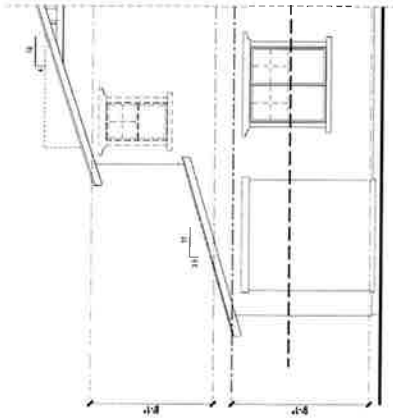
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**WHA.**  
ARCHITECTS

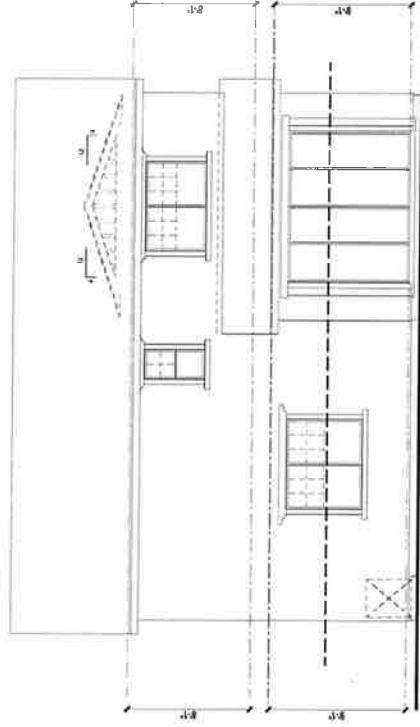
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**RICHMOND**  
AMERICAN HOMES

FOLSOM, CA

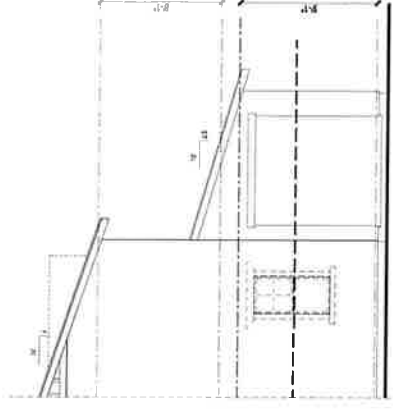


Left



Rear

Optional Covered Patio



Right

**MOONSTONE N914 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

FOLSOM, CA

A4.10



# WHITE ROCK SPRINGS RANCH

## DESIGN REVIEW

Alan, N202	2,202 Sq. Ft.
Sutherland, N827	2,420 Sq. Ft.
Andrea, N670	2,779 Sq. Ft.
Alexa, N590	3,006 Sq. Ft.

### Architectural Styles

*A—Spanish Colonial*

*B—Western Farmhouse*

*C—Craftsman*



## Spanish Colonial

- 18" Eaves | 12" Rakes
- Concrete 'S' tiles
- Shallow pitched roof: range 3 to 5 and 12 (5 and 12 at main ridge typ.)
- Hipped roof with secondary front facing gable elements
- Metal accent with stucco recess at front facing gable ends
- Primary exterior wall material: stucco
- Recess windows at front elevations
- Thickened stucco base
- Full arch element at entry porch
- Plank-style shutters at select windows
- Garage door recess: 8" | Sonoma panel style
- Window grids at front elevations: 2x2

## Western Farmhouse

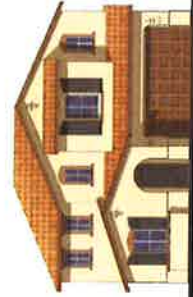
- 18" Eaves | 12" Rakes
- Concrete Flat tiles
- Steep pitched roof: range 3.5 to 6.5 and 12 (4 and 12 at main ridge typ.)
- Gable roof with secondary front facing gable elements
- Lap siding, with shaped outlooker at front facing gable ends
- Primary exterior wall material: stucco
- Simple porch post with knee brace
- Plank-style shutters with diagonal brace at select windows
- Garage door recess: 8" | Springfield Square panel style
- Window grids at front elevations: 2x4

## Craftsman

- 18" Eaves | 12" Rakes
- Concrete Shake tiles
- Shallow pitched roof: range 3 to 5 and 12 (4 and 12 at main ridge typ.)
- Gable roof with secondary front facing gable elements
- Board and batten siding, with shaped outlookers at front facing gables
- Lap siding accents at gable ends
- Primary exterior wall material: stucco
- Tapered columns resting on stone piers
- Windows are ganged at select locations and fully trimmed
- Garage door recess: 8" | Sonoma Ranch panel style
- Window grids at front elevations: 2x2 (upper only)



**ALAN II N849**  
Color Scheme #1  
Library Scheme 3D



**SUTHERLAND N827**  
Color Scheme #2  
Library Scheme 5D



**ANDREA N670**  
Color Scheme #3  
Library Scheme 6D



**ALEXA N590**  
Color Scheme #1  
Library Scheme 3D



**ALAN II N849**  
Color Scheme #4  
Library Scheme 2E



**SUTHERLAND N827**  
Color Scheme #5  
Library Scheme 7E



**ANDREA N670**  
Color Scheme #6  
Library Scheme 6E



**ALEXA N590**  
Color Scheme #4  
Library Scheme 2E



**ALAN II N849**  
Color Scheme #8  
Library Scheme 10A



**SUTHERLAND N827**  
Color Scheme #8  
Library Scheme 11A

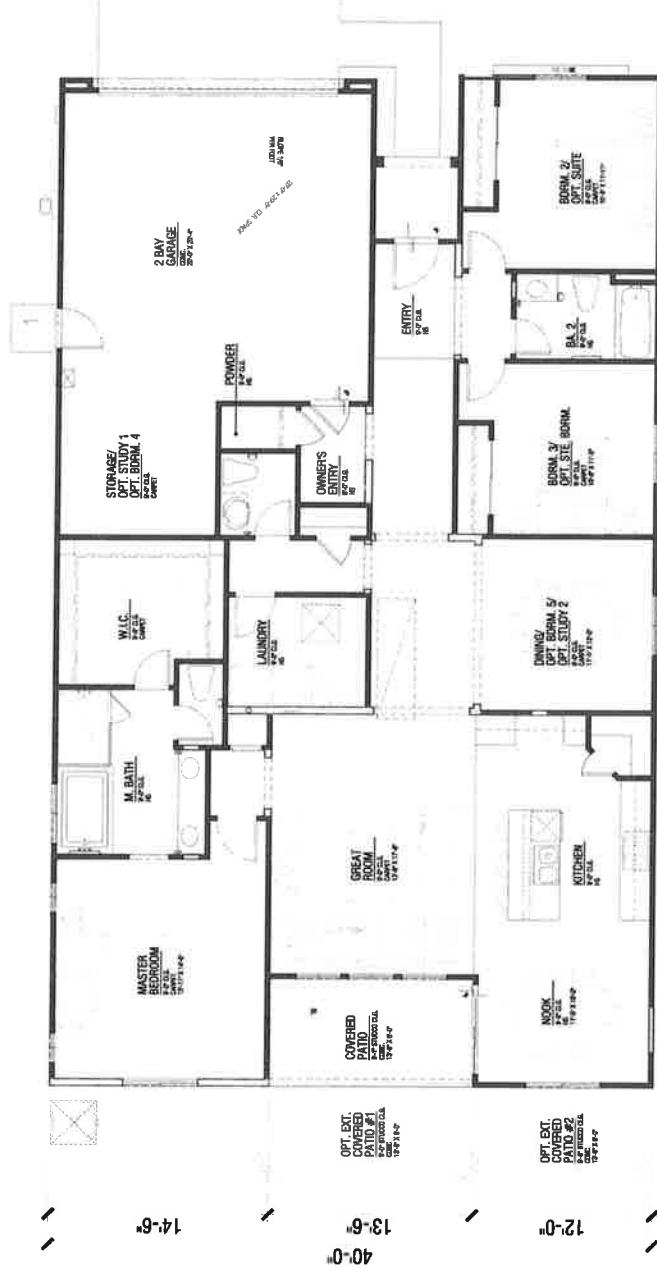


**ANDREA N670**  
Color Scheme #9  
Library Scheme 12A



**ALEXA N590**  
Color Scheme #7  
Library Scheme 10A

66'-6"



# ALAN II N849

2,088 SF

3-4 Bdrm | 2.5 Bath | Study 1

Optional Suite | Optional Study 2

Optional Storage

2- Bay Garage

9' Plate



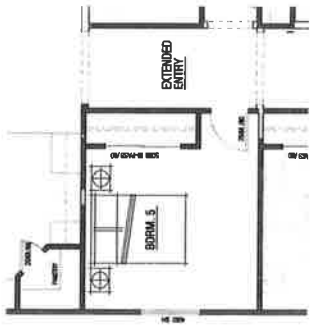
## THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

A1.1







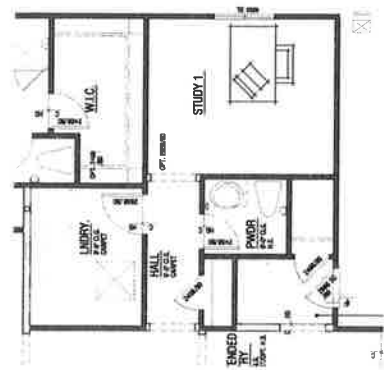
Opt. Bdrm. 5  
ilo Dining



Opt. Study 2  
ilo Dining



Opt. Gourmet Kitchen



Study 1 ilo  
Storage



Opt. Bath 3 (w/ Study)  
ilo Storage



Bdrm. 4 w/ Ba. 3 ilo  
Storage

**ALAN II N849**

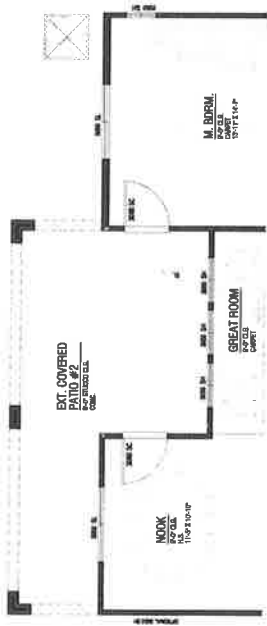
Opt. Floor Plans



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A1.2

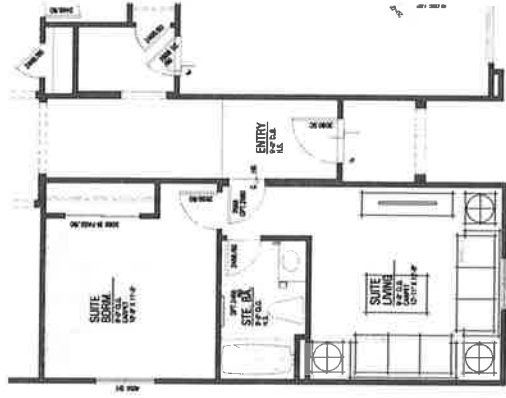




Opt. Extended Covered Patio #2



Opt. Extended Covered Patio #1



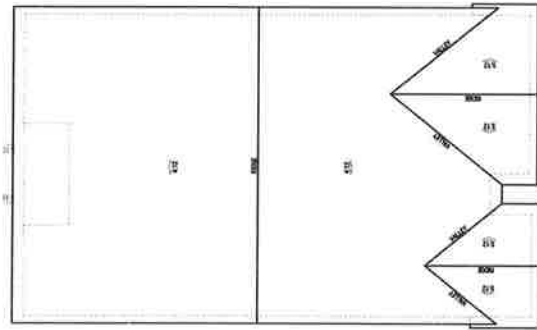
Opt. Suite 100  
Bdrm. 2 and Bdrm. 3

**ALAN II N849**  
Opt. Floor Plans

**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA**  
FOLSOM, CA

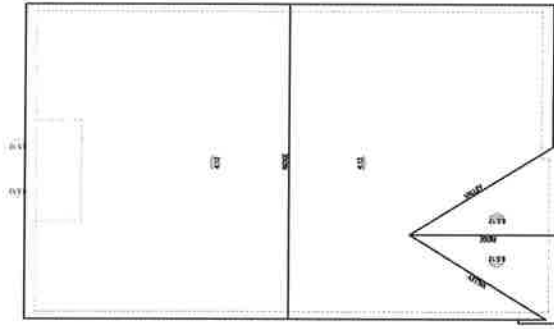
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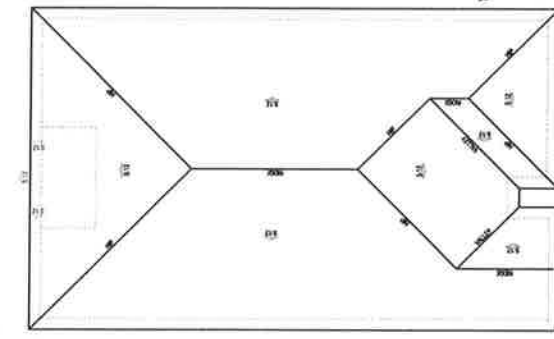
**C | Craftsman**

Eave 18" / Rake 12"  
Concrete Shake Tile



**B | Western Farmhouse**

Eave 18" / Rake 12"  
Concrete Flat Tile



**A | Spanish Colonial**

Eave 18" / Rake 12"  
Concrete S' Tile

**ALAN II N849**

Roof Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

A1.4



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**A | Spanish Colonial**

COLOR SCHEME #1  
LIBRARY SCHEME 3D



**C | Craftsman**

COLOR SCHEME #7  
LIBRARY SCHEME 10A



**B | Western Farmhouse**

COLOR SCHEME #4  
LIBRARY SCHEME 2E

**ALAN II N849**  
Front Elevations



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A1.5

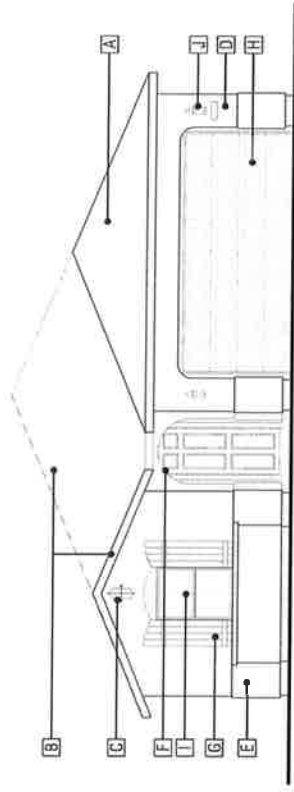


FOLSOM, CA

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**Design Elements | Spanish Colonial:**

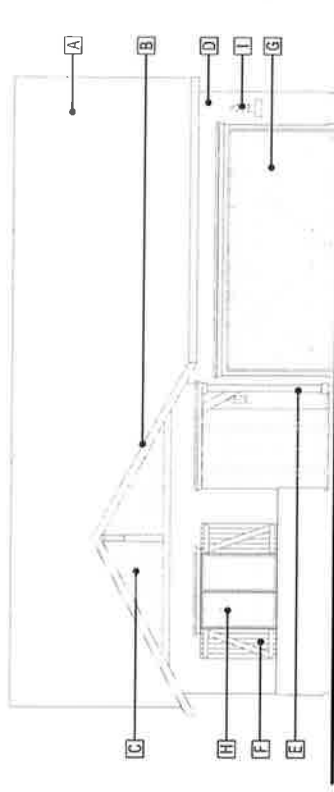
- A** Shallow pitch concrete 'S' tile roof (18" Eaves | 12" Rakes)
- B** Hipped roof with secondary front facing gable elements
- C** Metal accent with stucco recess at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Thickened stucco base
- F** Full arch element at entry porch
- G** Decorative plank-style shutters at select windows
- H** Metal sectional garage door with opt. glass,
- I** Sonoma panel style, and 8" recess
- J** Window grids at front elevations: 2x2
- K** Optional coach light



**A | Spanish Colonial**

**Design Elements | Western Farmhouse:**

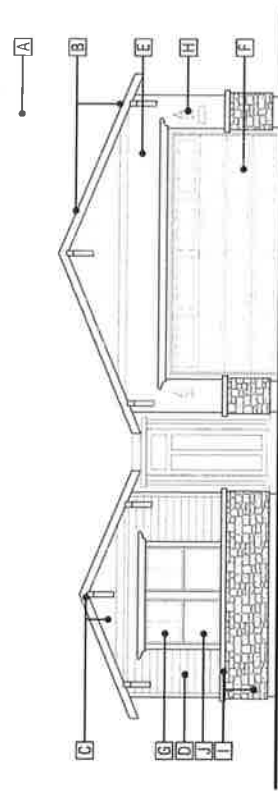
- A** Steep pitch concrete flat tile roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Lap siding, with shaped outlooker at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Simple porch post with knee brace
- F** Decorative plank-style shutters with diagonal brace at select windows
- G** Metal sectional garage door with opt. glass,
- H** Springfield Square panel style, and 8" recess
- I** Window grids at front elevation: 2x4
- J** Optional coach light



**B | Western Farmhouse**

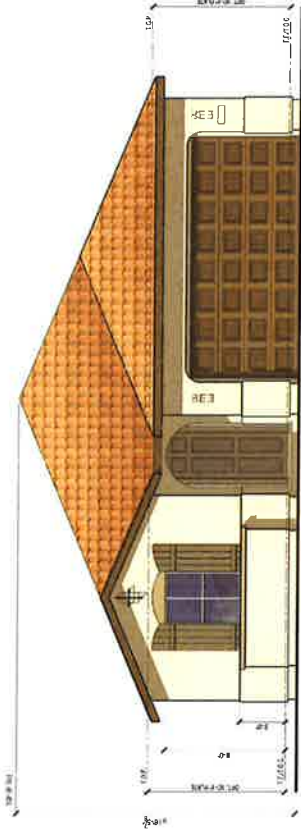
**Design Elements | Craftsman:**

- A** Shallow pitch concrete shake tile roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Board and batten siding, with shaped outlookers at front facing gables
- D** Lap siding accents at gable ends
- E** Stucco finish (primary exterior wall material)
- F** Metal sectional garage door with opt. glass,
- G** Sonoma Ranch panel style, and 8" recess
- H** Window grids at front elevation: (2x2 upper only)
- I** Optional coach light
- J** Manufactured stone veneer with stucco cap
- K** Ganged windows at select locations

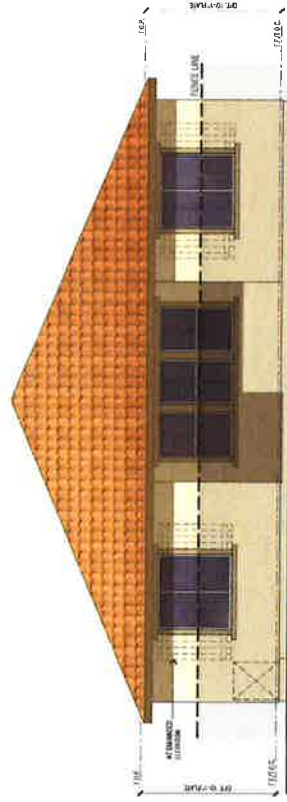


**C | Craftsman**

**ALAN II N849**  
Front Elevations



Front



Rear

**ALAN II N849 | A - Spanish Colonial**  
 Building Elevations  
 COLOR SCHEME #1  
 LIBRARY SCHEME 3D

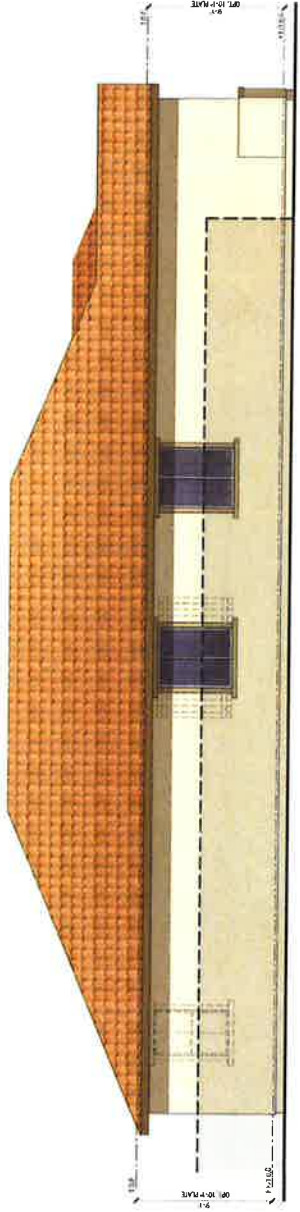
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

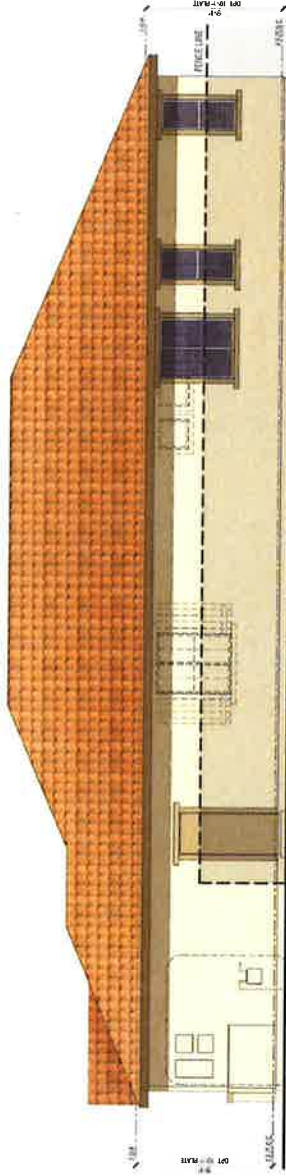
A1.7

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Left



Right

**ALAN II N849 | A - Spanish Colonial**

Building Elevations

COLOR SCHEME #1  
LIBRARY SCHEME 3D

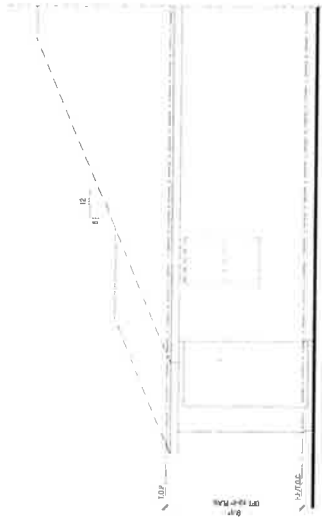
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

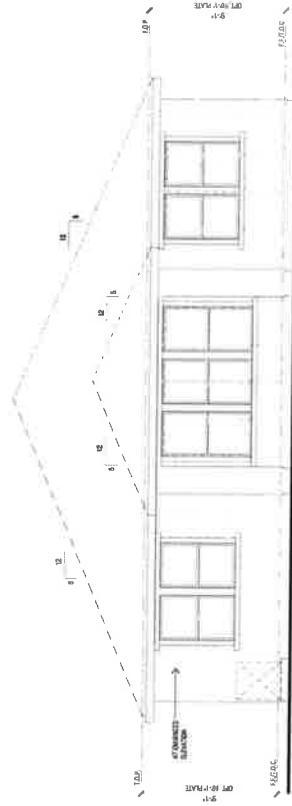
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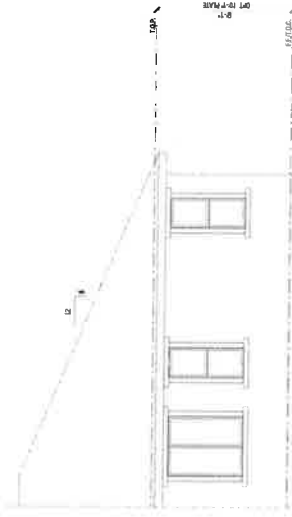




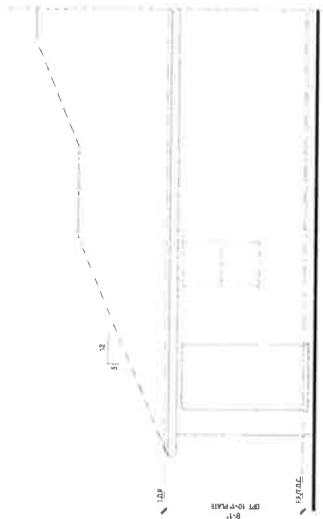
Left



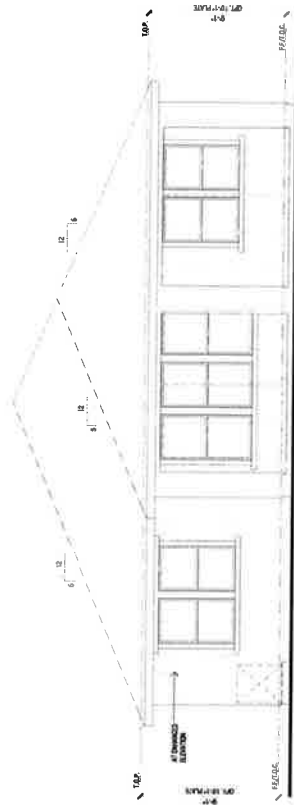
Optional Covered Patio



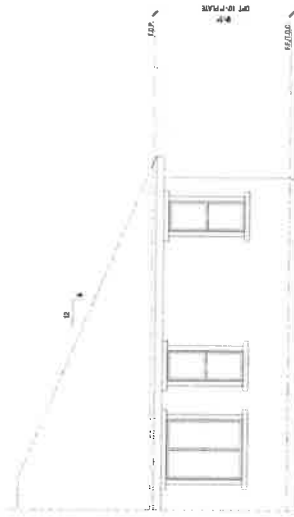
Right



Left



Optional Extended Covered Patio



Right

**ALAN II N849 | A - Spanish Colonial**  
Building Elevations



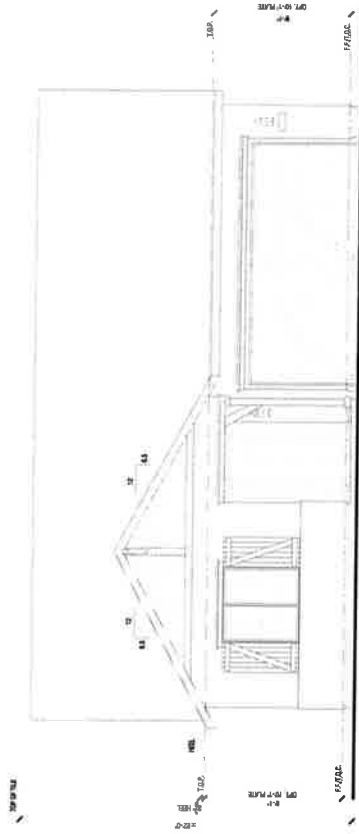
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A1.9

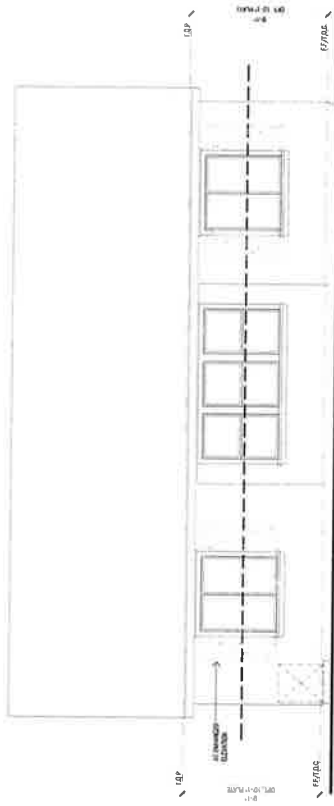


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Front



Rear

**ALAN II N849 | B - Western Farmhouse**  
 Building Elevations

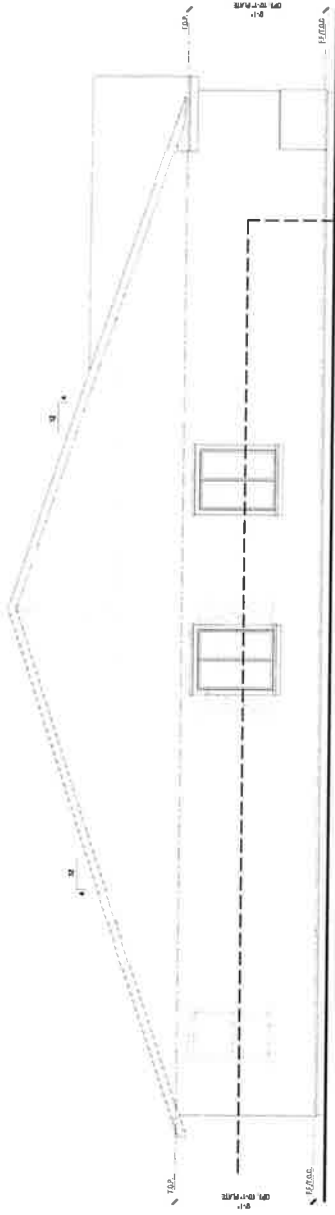
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A1.10

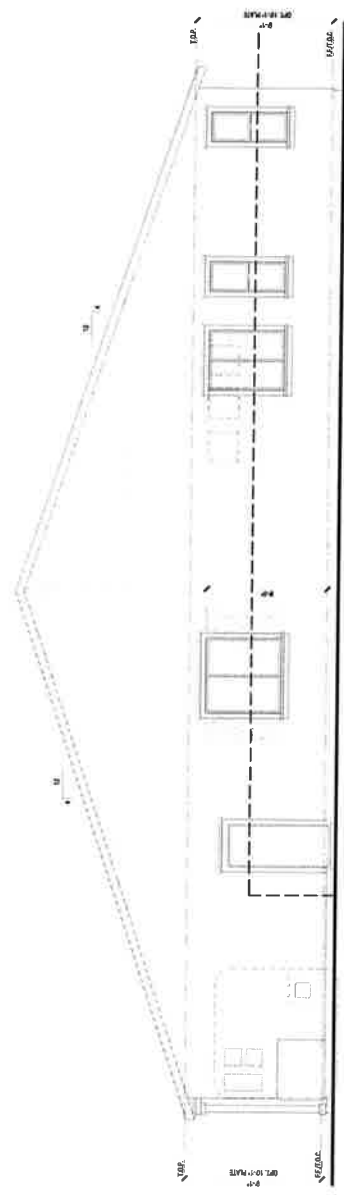


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Left



Right

**ALAN II N849 | B - Western Farmhouse**  
 Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

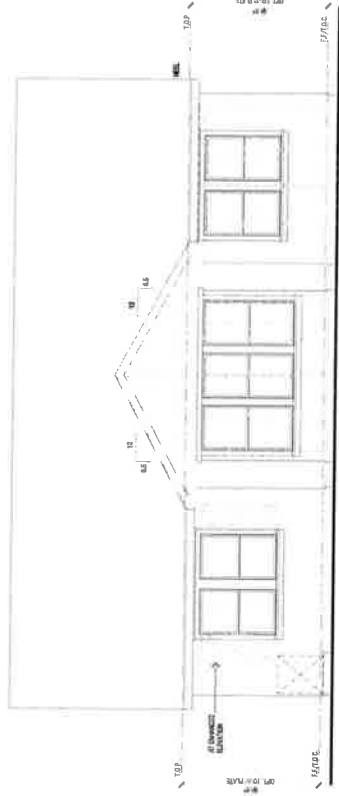
FOLSOM, CA

A1.11

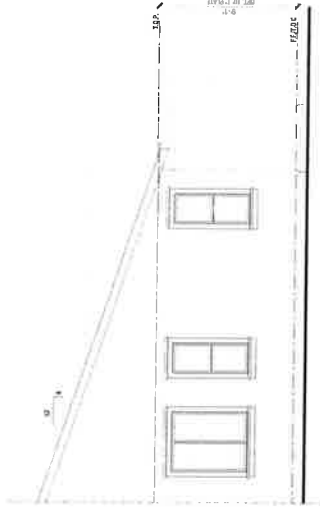


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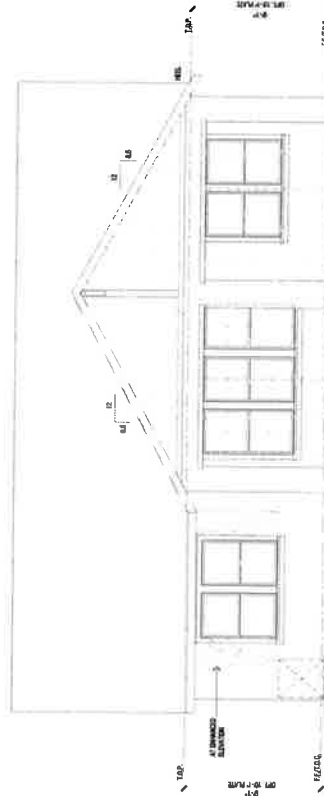




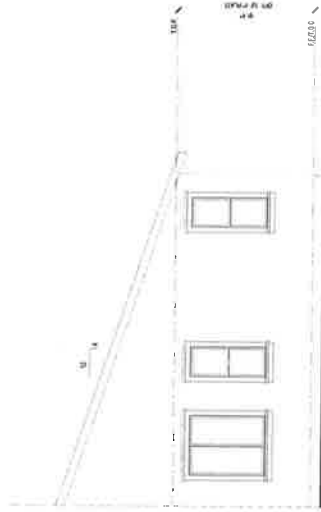
Optional Covered Patio



Right



Optional Extended Covered Patio



Right

**ALAN II N849 | B - Western Farmhouse**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

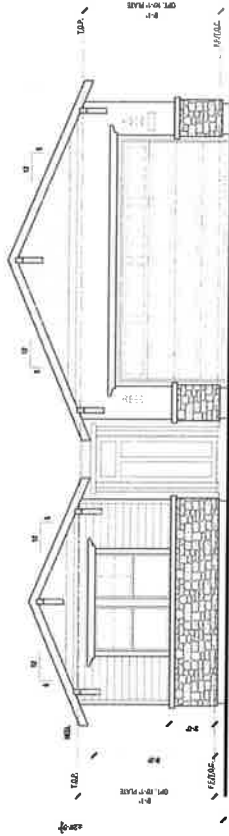
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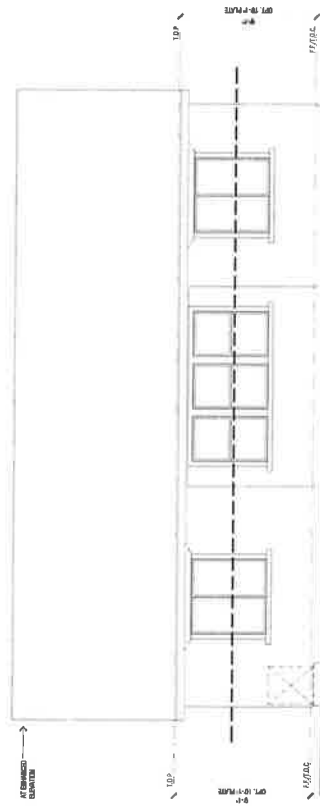
FOLSOM, CA

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TOP OF WALL  
AT FINISHED  
ELEVATION



Front



Rear

**ALAN III N849 | C - Craftsman**  
Building Elevations

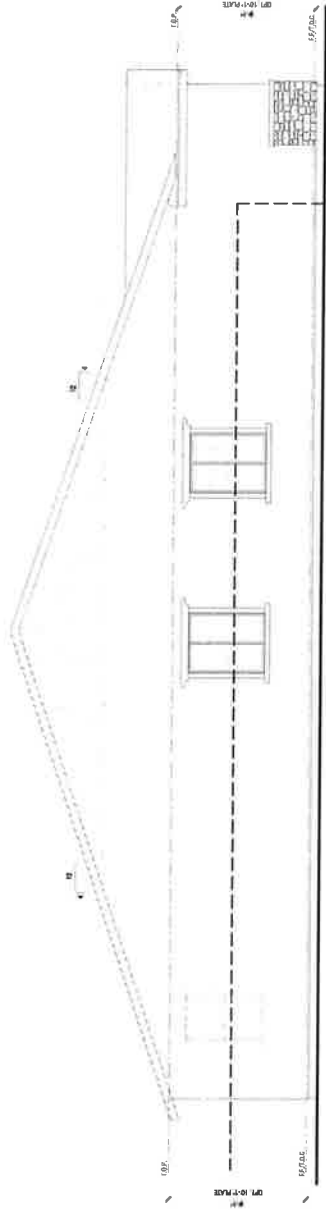
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

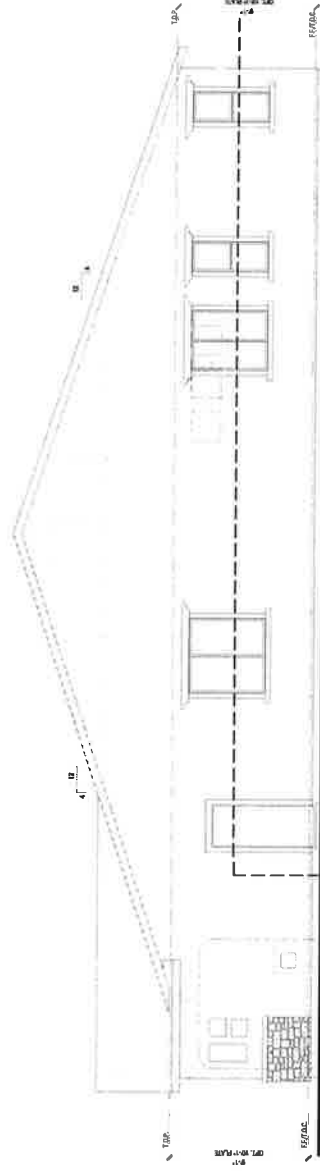
A1.13

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Left



Right

**ALAN II N849 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

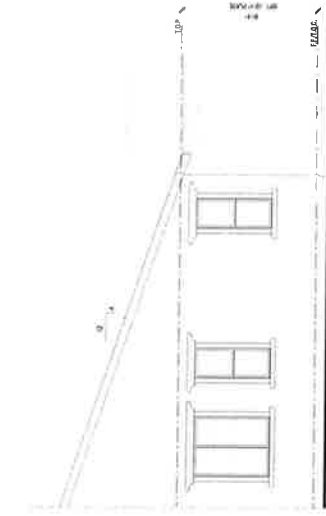
FOLSOM, CA

A1.14

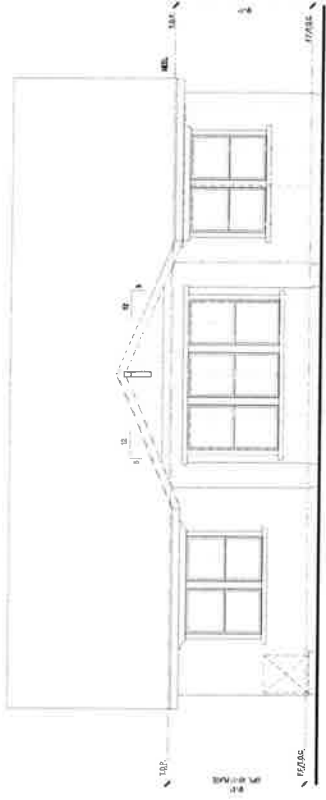


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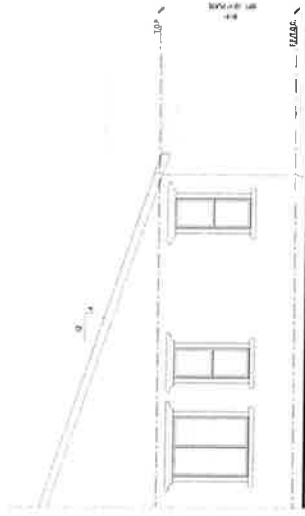




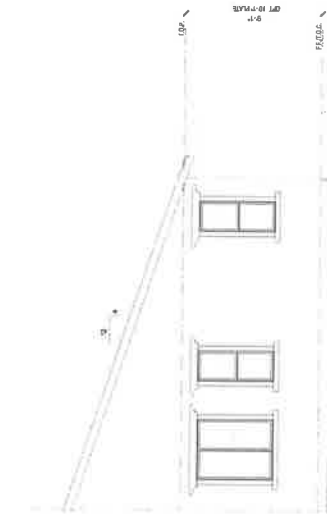
Left



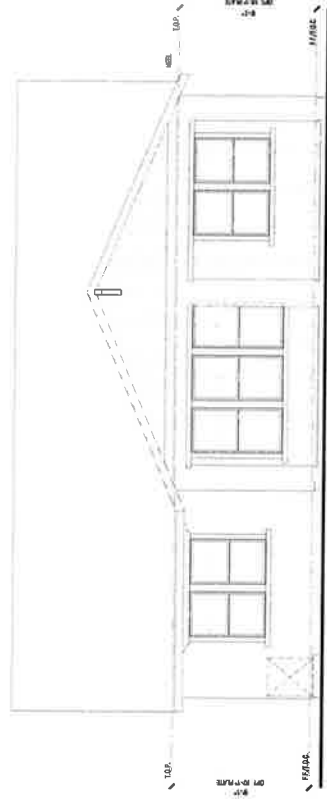
Optional Covered Patio



Right



Left



Optional Extended Covered Patio

Right

**ALAN II N849 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

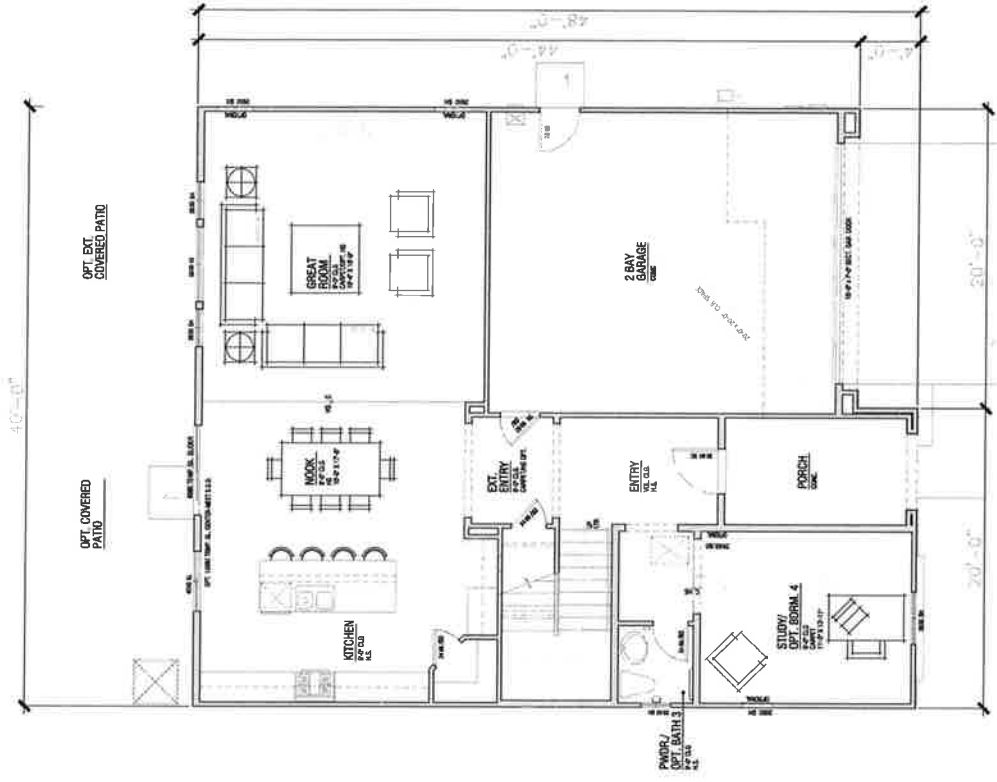
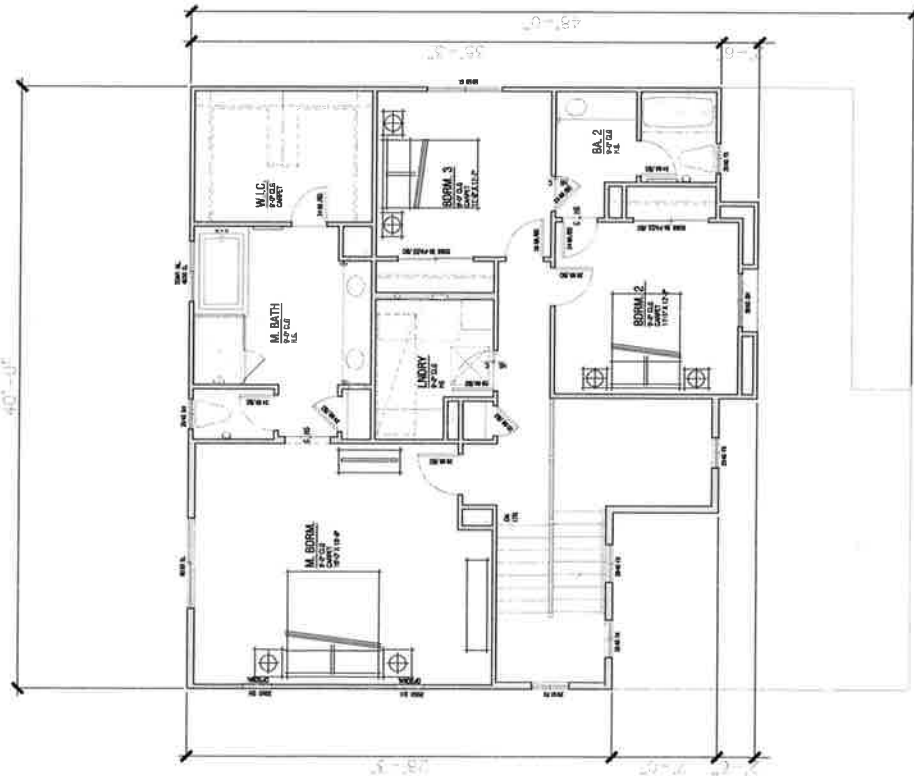
A1.15



FOLSOM, CA

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# SUTHERLAND N827

2,420 SF

3-4 Bdrm | 2.5 Bath | Study

Optional Bdrm 4

2- Bay Garage

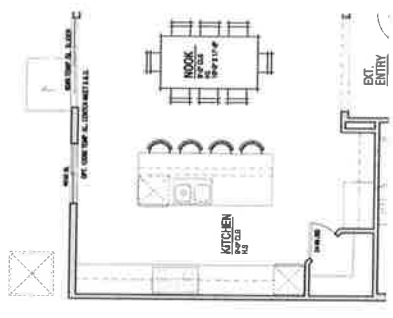
9/9 Plates

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

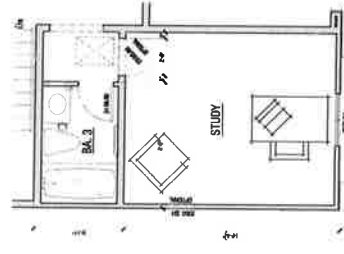
FOLSOM, CA

A2.1

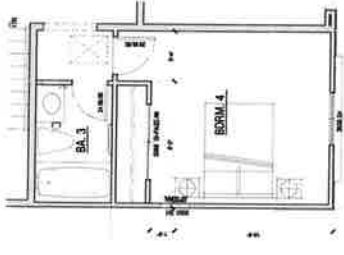




Opt. Gourmet Kitchen



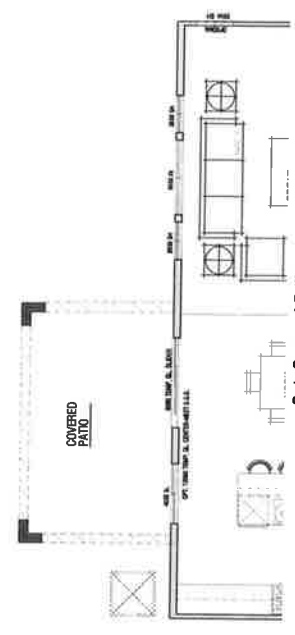
Opt. Bath 3



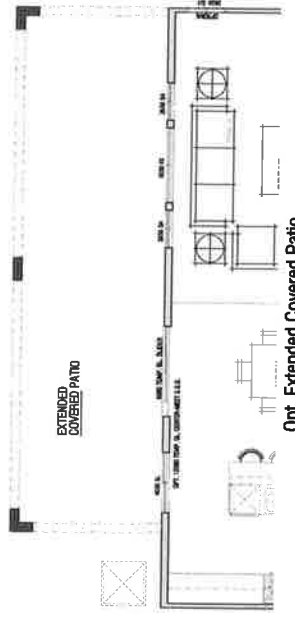
Opt. Bedroom 4 w/ Bath 3



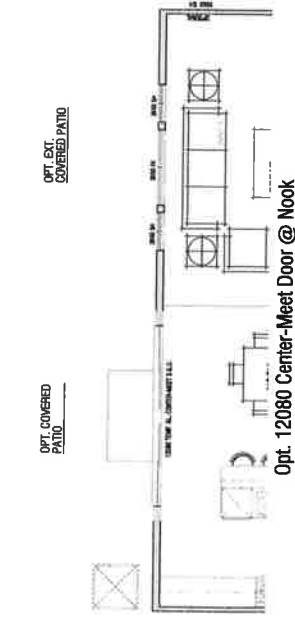
Opt. Walk-in Shower



Opt. Covered Patio



Opt. Extended Covered Patio



Opt. 12080 Center-Meet Door @ Nook

**SUTHERLAND N827**

Opt. Floor Plans

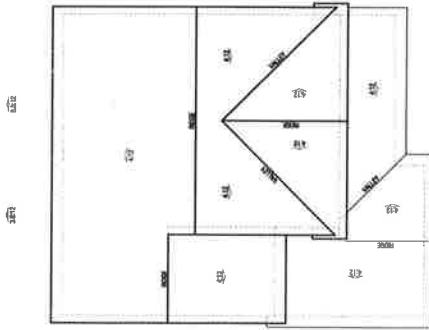
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A2.2

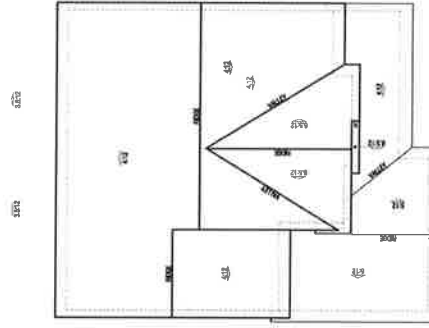


FOLSOM, CA

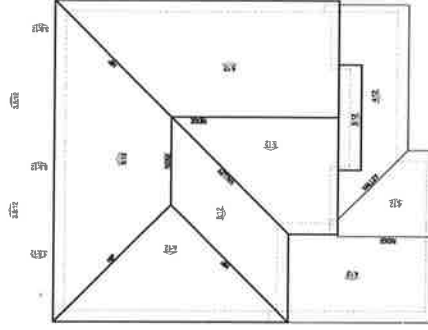
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**C | Craftsman**  
 Eave 18" / Rake 12"  
 Concrete Shake Tile



**B | Western Farmhouse**  
 Eave 18" / Rake 12"  
 Concrete Flat Tile



**A | Spanish Colonial**  
 Eave 18" / Rake 12"  
 Concrete 'S' Tile

**SUTHERLAND N827**  
 Roof Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A2.3



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COLOR SCHEME #2  
LIBRARY SCHEME 3D

**A | Spanish Colonial**



COLOR SCHEME #8  
LIBRARY SCHEME 11A

**C | Craftsman**



COLOR SCHEME #5  
LIBRARY SCHEME 7E

**B | Western Farmhouse**

**SUTHERLAND N827**

Front Elevations



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

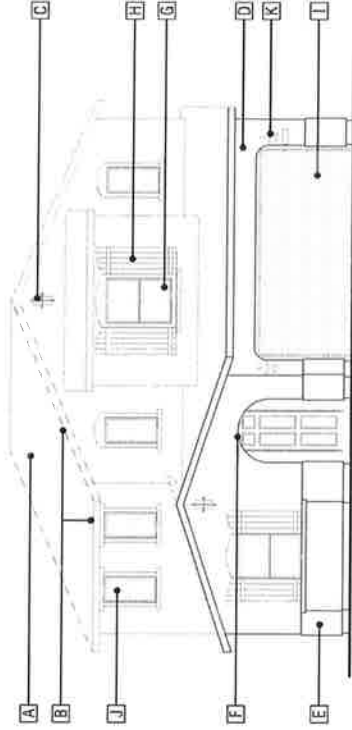
A2.4

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**Design Elements | Spanish Colonial:**

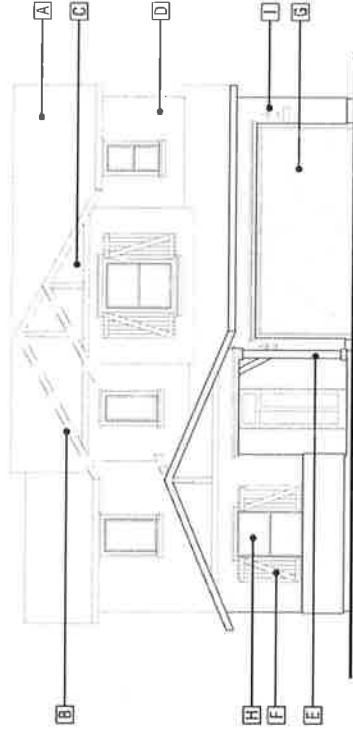
- A Shallow pitch concrete 'S' tile roof (18" Eaves | 12" Rakes)
- B Hipped roof with secondary front facing gable elements
- C Metal accent with stucco recess at front facing gable ends
- D Stucco finish (primary exterior wall material)
- E Thickened stucco base
- F Full arch element at entry porch
- G Recess windows at front elevation (min 2")
- H Decorative plank-style shutters at select windows
- I Metal sectional garage door with opt. glass,
- J Sonoma panel style, and 8" recess
- K Window grids at front elevations: 2x2
- L Optional coach light



**A | Spanish Colonial**

**Design Elements | Western Farmhouse:**

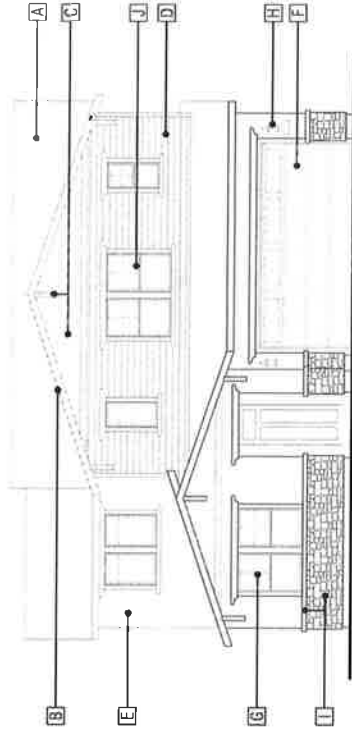
- A Steep pitch concrete flat tile roof (18" Eaves | 12" Rakes)
- B Gable roof with secondary front facing gable elements
- C Lap siding, with shaped outlooker at front facing gable ends
- D Stucco finish (primary exterior wall material)
- E Simple porch post with knee brace
- F Decorative plank-style shutters with diagonal brace at select windows
- G Metal sectional garage door with opt. glass,
- H Springford Square panel style, and 8" recess
- I Window grids at front elevation: 2x4
- L Optional coach light



**B | Western Farmhouse**

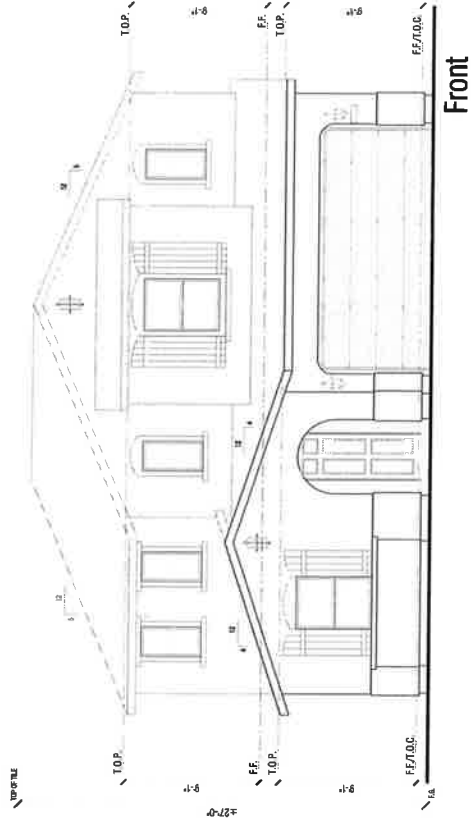
**Design Elements | Craftsman:**

- A Shallow pitch concrete shake tile roof (18" Eaves | 12" Rakes)
- B Gable roof with secondary front facing gable elements
- C Board and batten siding, with shaped outlookers at front facing gables
- D Lap siding accents at gable ends
- E Stucco finish (primary exterior wall material)
- F Metal sectional garage door with opt. glass,
- G Sonoma Ranch panel style, and 8" recess
- H Window grids at front elevation: (2x2 upper only)
- I Optional coach light
- J Manufactured stone with stucco cap
- L Ganged windows at select locations

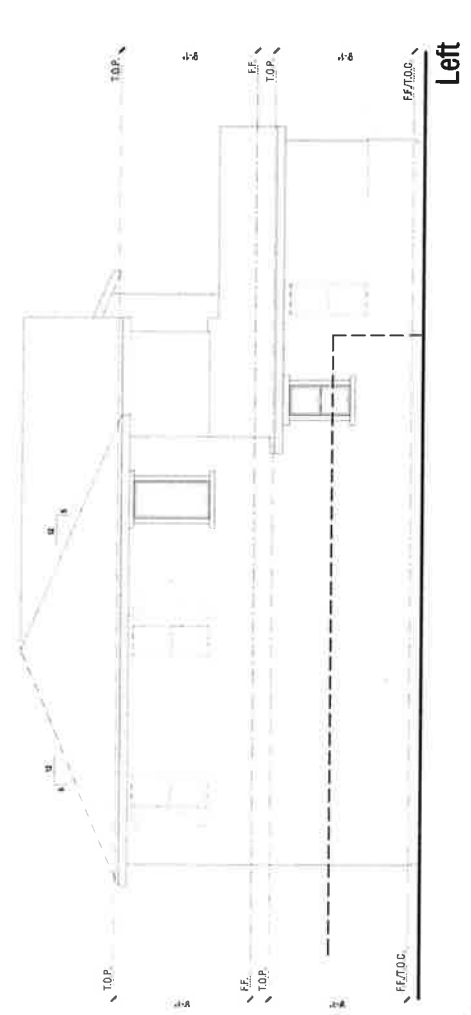


**C | Craftsman**

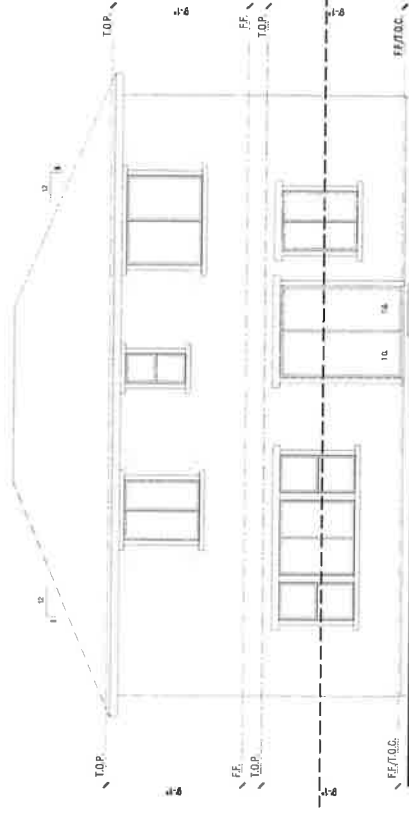
**SUTHERLAND N827**  
Front Elevations



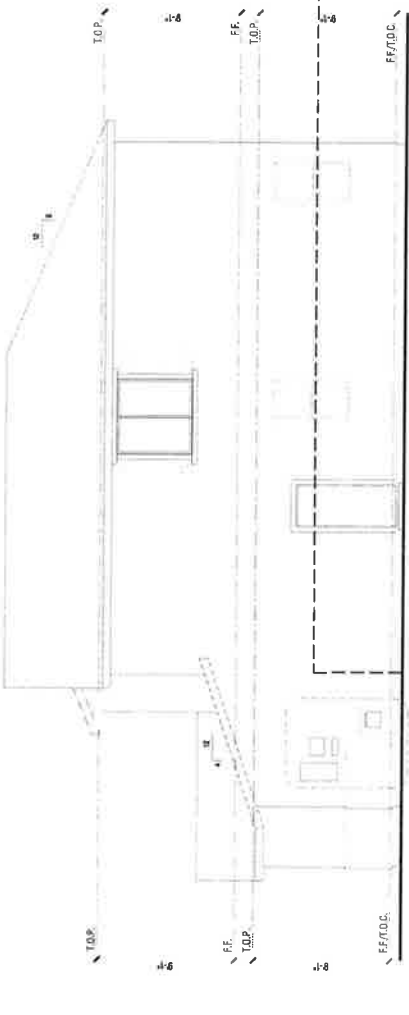
Front



Left



Rear



Right

**SUTHERLAND N827 | A - Spanish Colonial**  
 Building Elevations

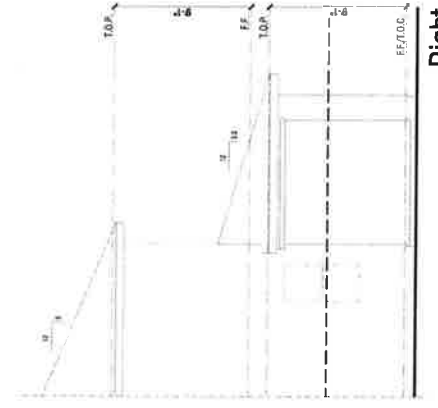
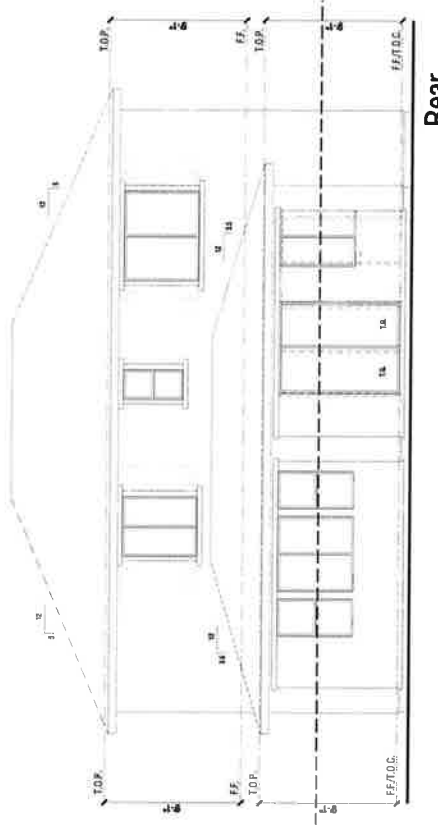
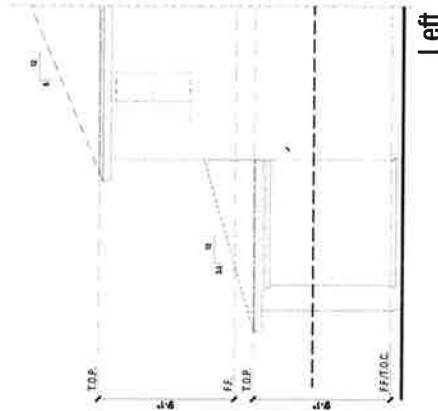
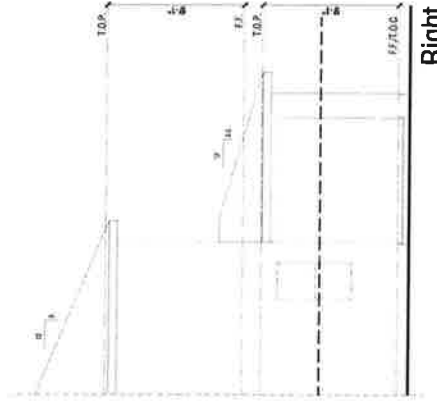
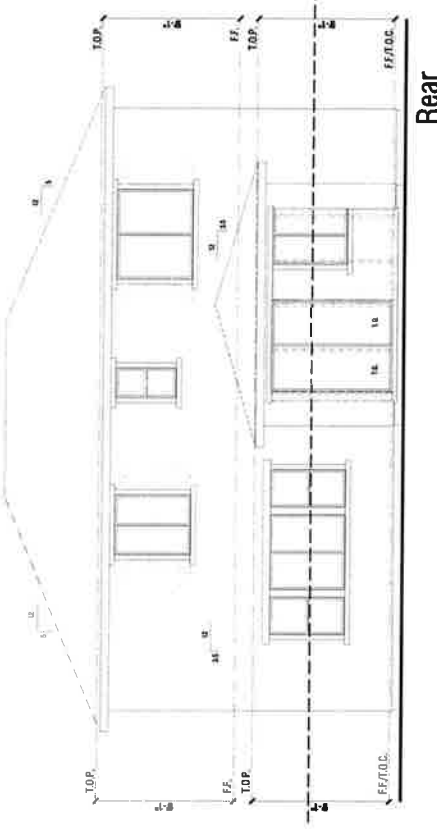
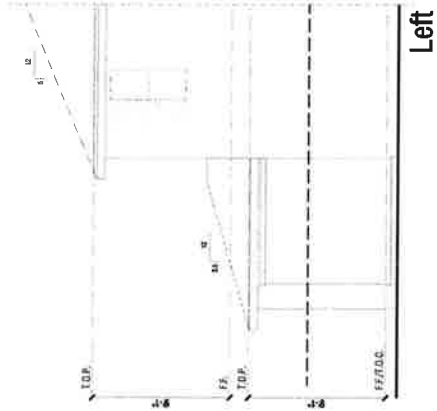
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A2.6



FOLSOM, CA

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**SUTHERLAND N827 | A - Spanish Colonial**  
Optional Covered Patio

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

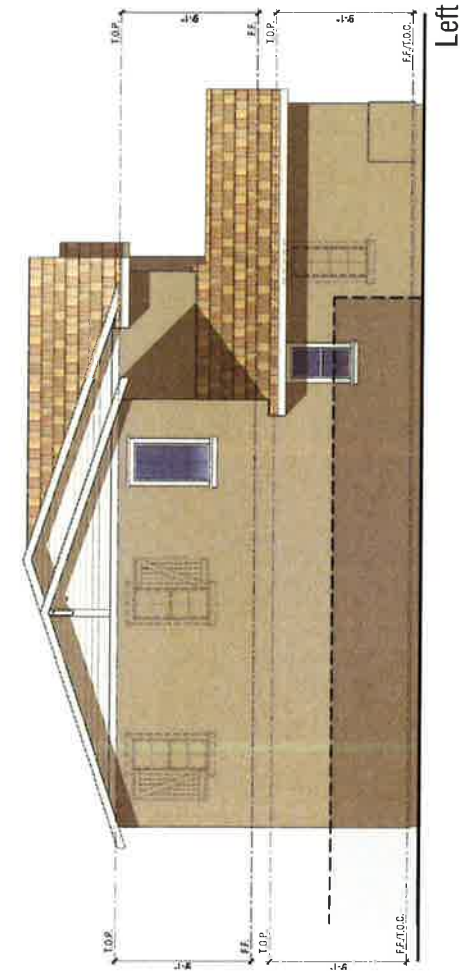
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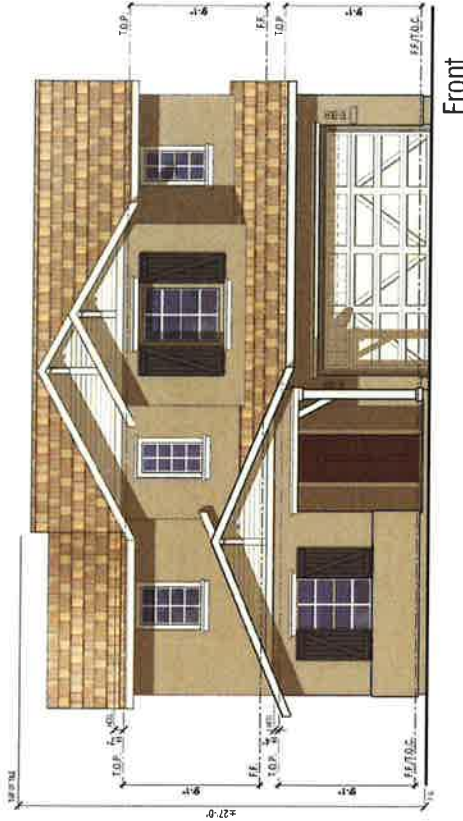
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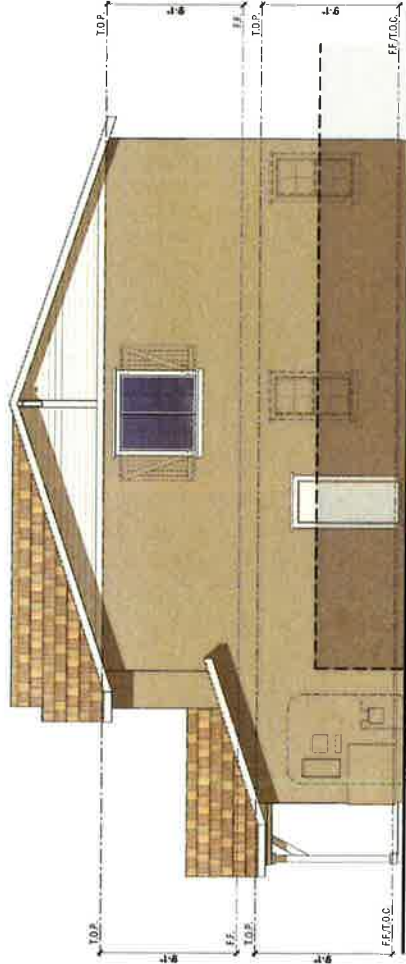




Left



Front



Right



Rear

## SUTHERLAND N827 | B - Western Farmhouse

Building Elevations

COLOR SCHEME #5

LIBRARY SCHEME 7E

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

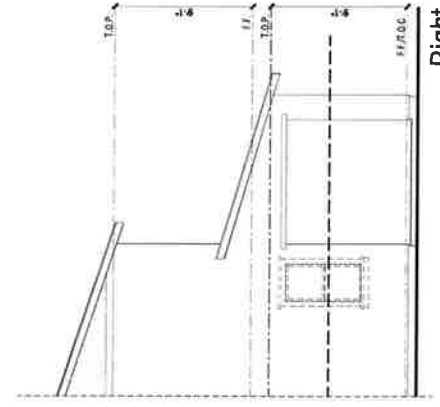
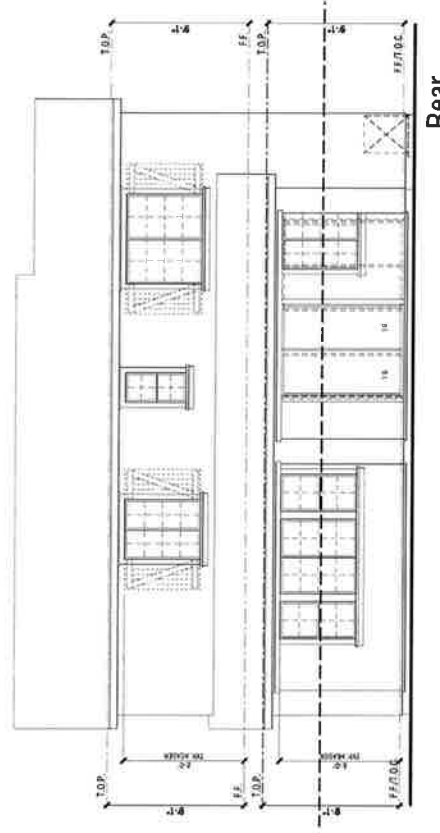
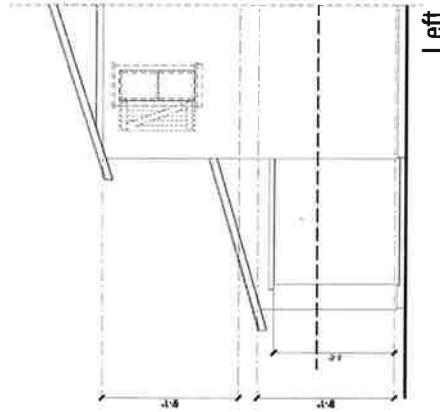
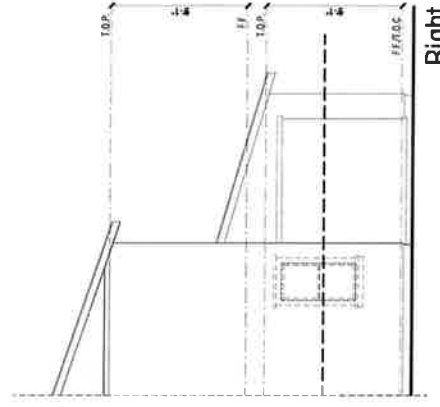
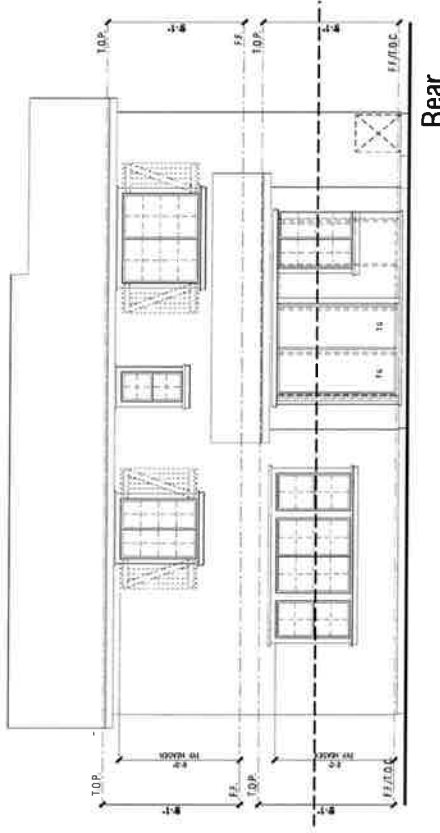
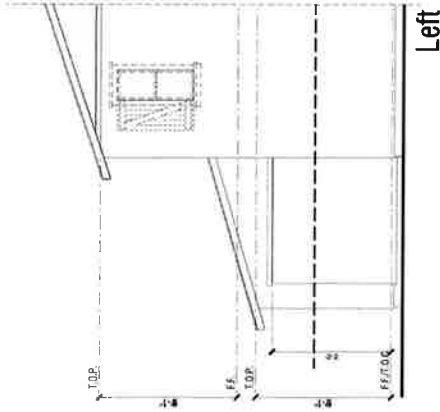
A2.8

**WHA**

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FOLSOM, CA





**SUTHERLAND N827 | B - Western Farmhouse**  
Optional Covered Patio



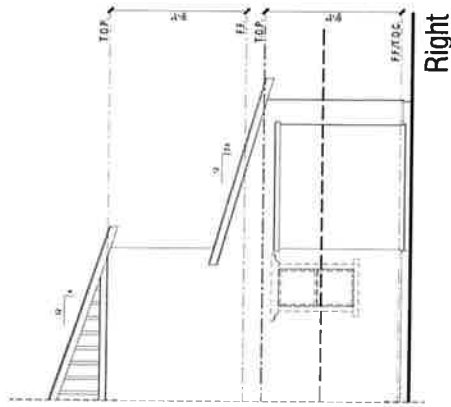
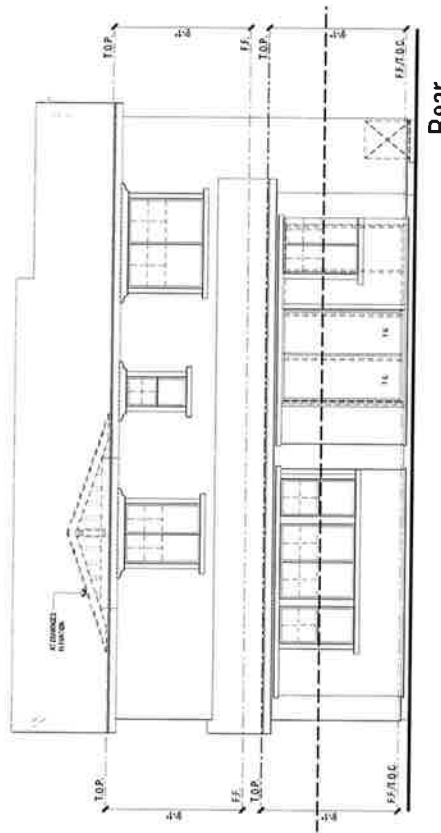
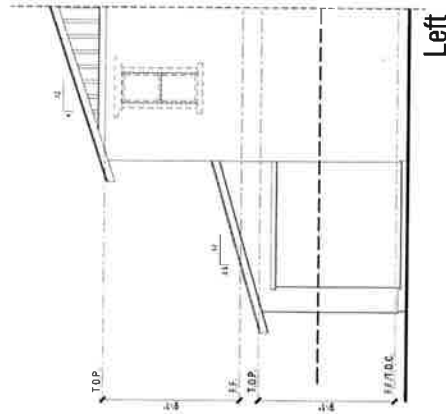
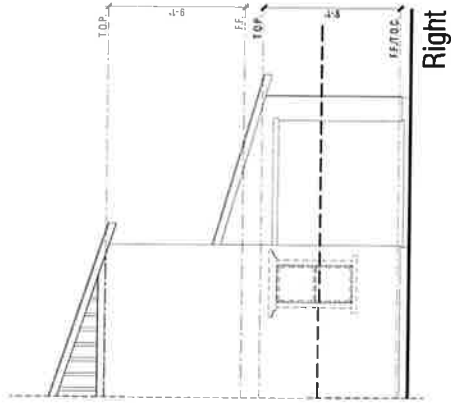
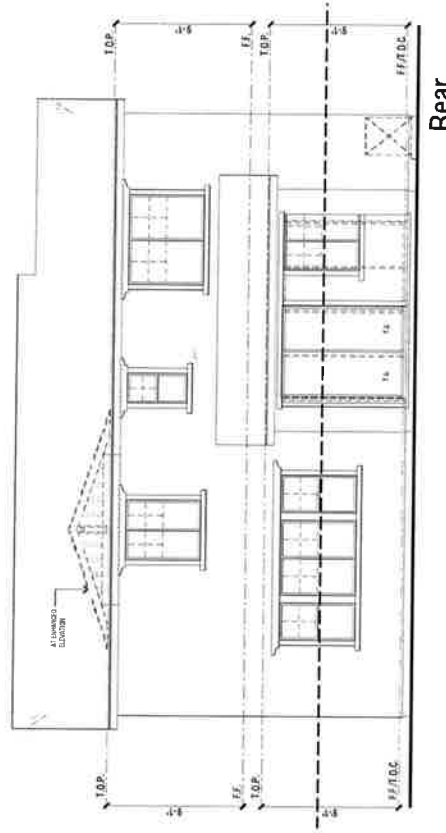
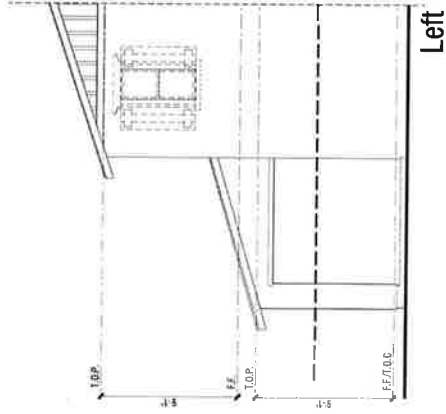
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A2.9

FOLSOM, CA







**SUTHERLAND N827 | C - Craftsman**  
Optional Covered Patio

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

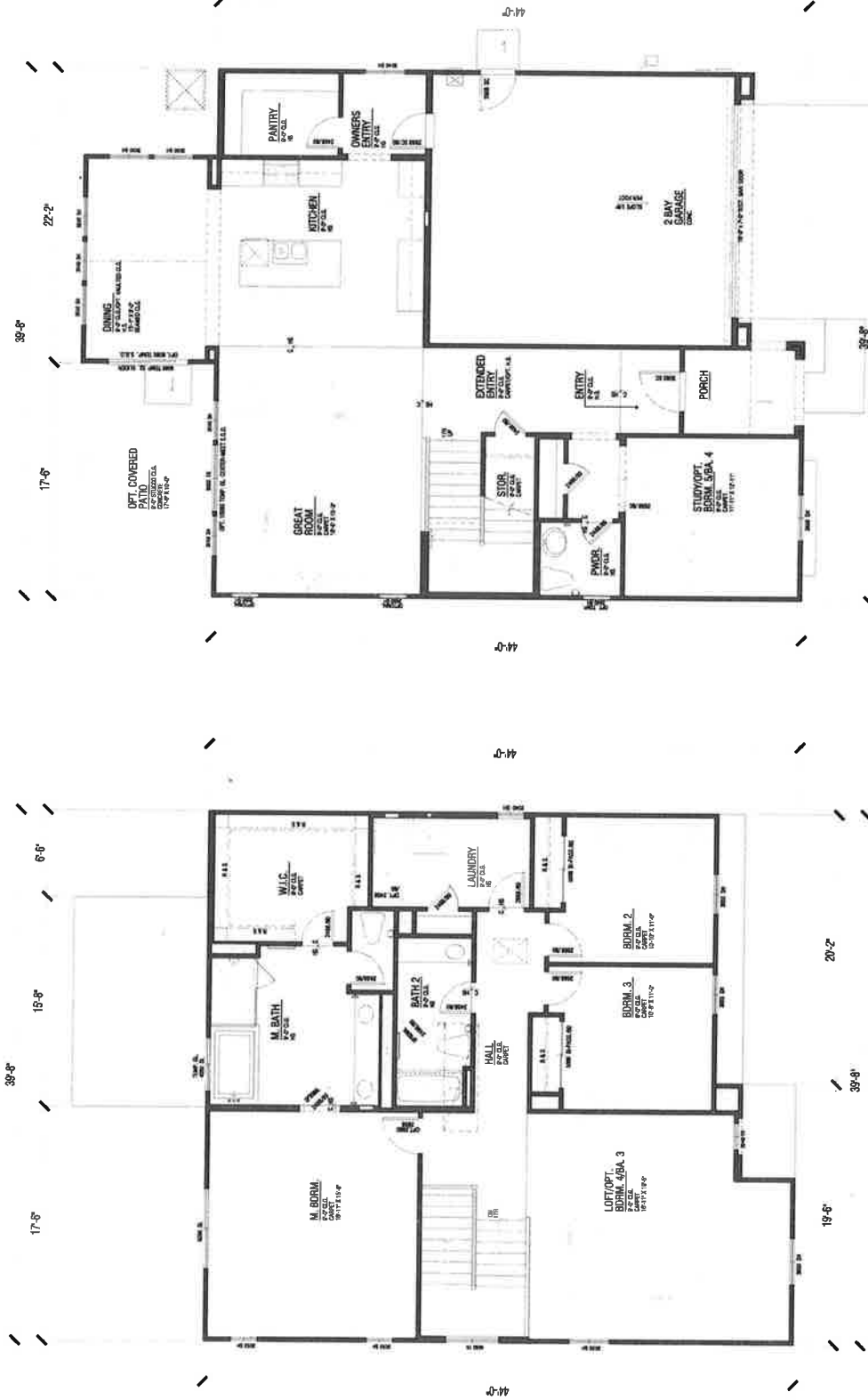
A2.11

**WHA.**



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**ANDREA N670**

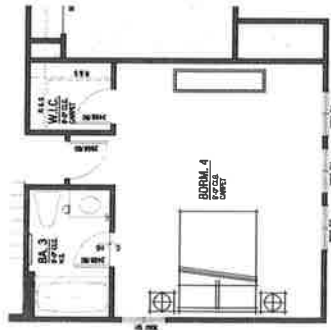
2,779 SF  
 3-5 Bdrm | 2.5-4 Bath | Loft | Study  
 Optional Bdrm 4/Bdrm 5  
 2-Bay Garage  
 9/9' Plates

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A3.1



FOLSOM, CA



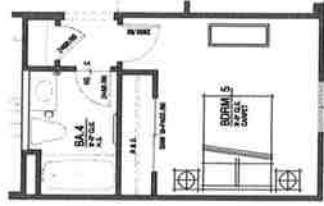
Opt. Bdrm. 4 w/ Bath 3 (Elev. C)



Opt. Bdrm. 4 w/ Bath 3 (Elev. B)



Opt. Bdrm. 4 w/ Bath 3 (Elev. A)



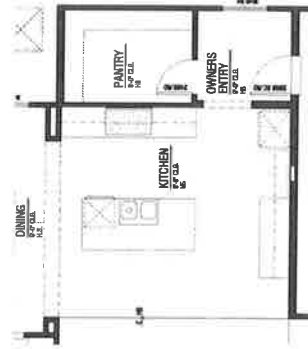
Opt. Bdrm. 5 w/ Bath 4



Opt. Extended Kitchen Island #1



Opt. Extended Kitchen Island #2



Opt. Gourmet Kitchen



Opt. Walk-in Shower

## ANDREA N670

Opt. Floor Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

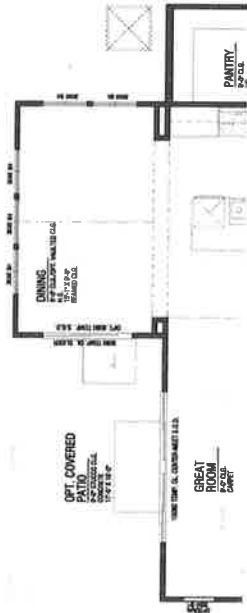
A3.2

WHA

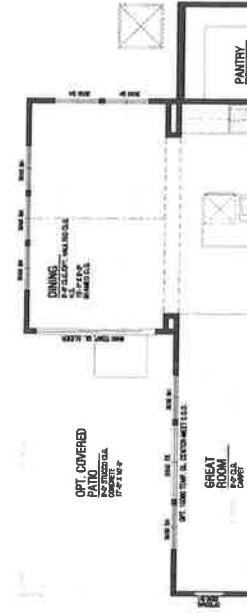
RICHMOND  
AMERICAN HOMES

FOLSOM, CA

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Opt. Center Meet 10080 at Great Room



Opt. 8080 SGD at Dining



Opt. Covered Patio

## ANDREA N670

Opt. Floor Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

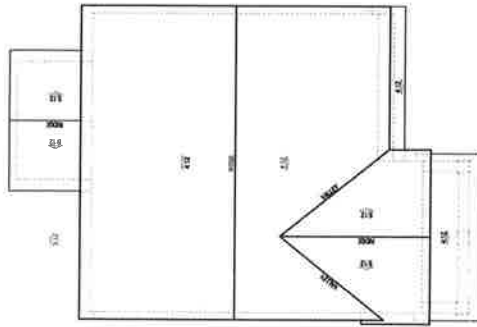
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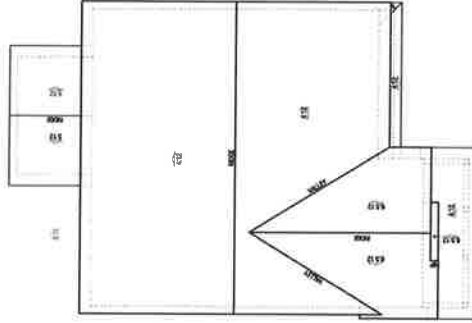
FOLSOM, CA



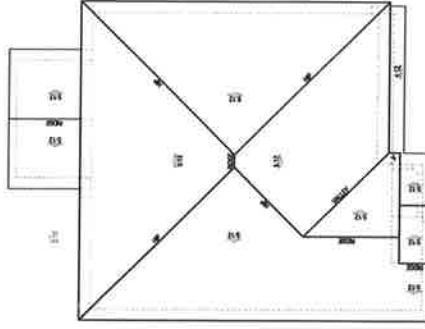




**C | Craftsman**  
 Eave 18" / Rake 12"  
 Concrete Shake Tile



**B | Western Farmhouse**  
 Eave 18" / Rake 12"  
 Concrete Flat Tile



**A | Spanish Colonial**  
 Eave 18" / Rake 12"  
 Concrete S Tile

**ANDREA N670**

Roof Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A3.4





COLOR SCHEME #3  
LIBRARY SCHEME 6D

**A | Spanish Colonial**



COLOR SCHEME #9  
LIBRARY SCHEME 12A

**C | Craftsman**



COLOR SCHEME #6  
LIBRARY SCHEME 6G

**B | Western Farmhouse**

**ANDREA N670**

Front Elevations



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

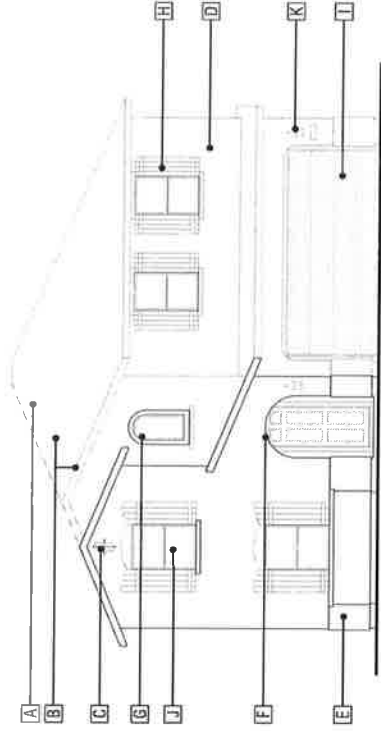
A3.5



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**Design Elements | Spanish Colonial:**

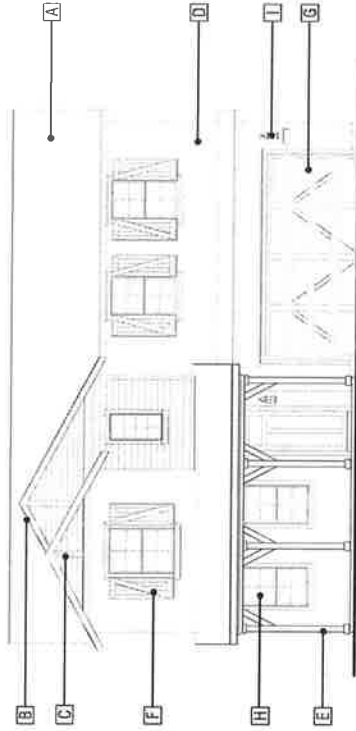
- A** Shallow pitch concrete 'S' tile roof (18" Eaves | 12" Rakes)
- B** Hipped roof with secondary front facing gable elements
- C** Metal accent with stucco recess at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Thickened stucco base
- F** Full arch element at entry porch
- G** Recess windows at front elevation (min. 2")
- H** Decorative plank-style shutters at select windows
- I** Metal sectional garage door with opt. glass
- J** Sonoma panel style, and 8" recess
- K** Window grids at front elevations: 2x2
- L** Optional coach light



**A | Spanish Colonial**

**Design Elements | Western Farmhouse:**

- A** Steep pitch concrete flat tile roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Lap siding, with shaped outlooker at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Simple porch post with knee brace
- F** Decorative plank-style shutters with diagonal brace at select windows
- G** Metal sectional garage door with opt. glass
- H** Springfield Square panel style, and 8" recess
- I** Window grids at front elevation: 2x4
- J** Optional coach light



**B | Western Farmhouse**

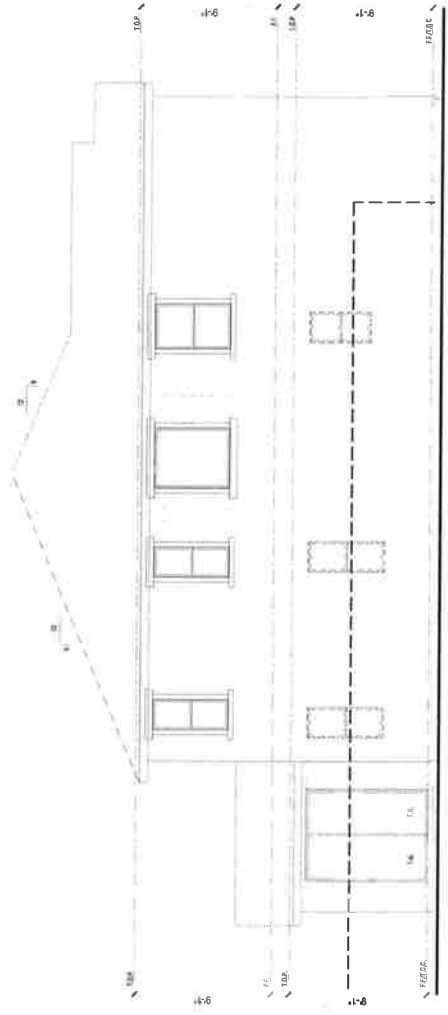
**Design Elements | Craftsman:**

- A** Shallow pitch concrete shake tile roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Board and batten siding, with shaped outlookers at front facing gables
- D** Lap siding accents at gable ends
- E** Stucco finish (primary exterior wall material)
- F** Metal sectional garage door with opt. glass
- G** Sonoma Ranch panel style, and 8" recess
- H** Window grids at front elevation: (2x2 upper only)
- I** Optional coach light
- J** Tapered columns resting on stone piers
- K** Ganged windows at select locations

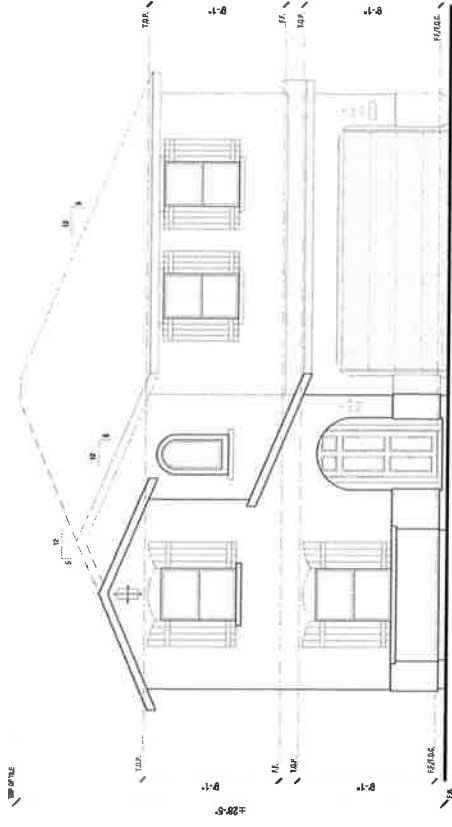


**C | Craftsman**

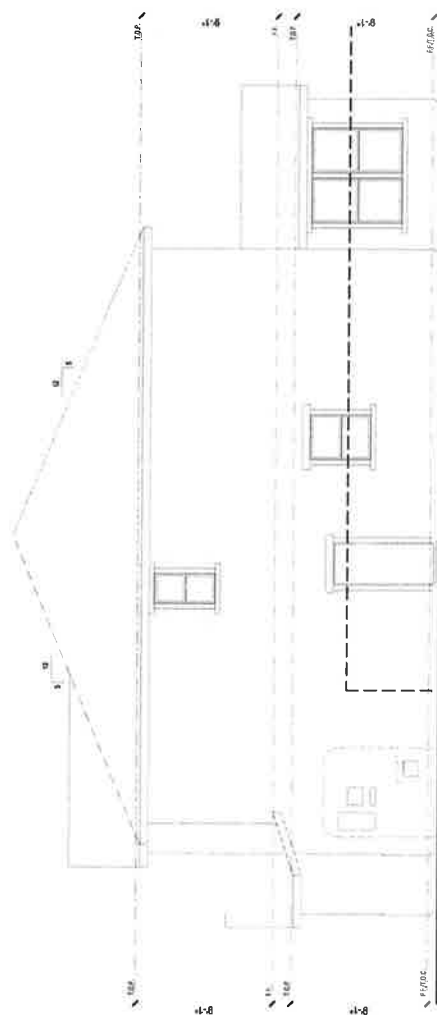
**ANDREA N670**  
Front Elevations



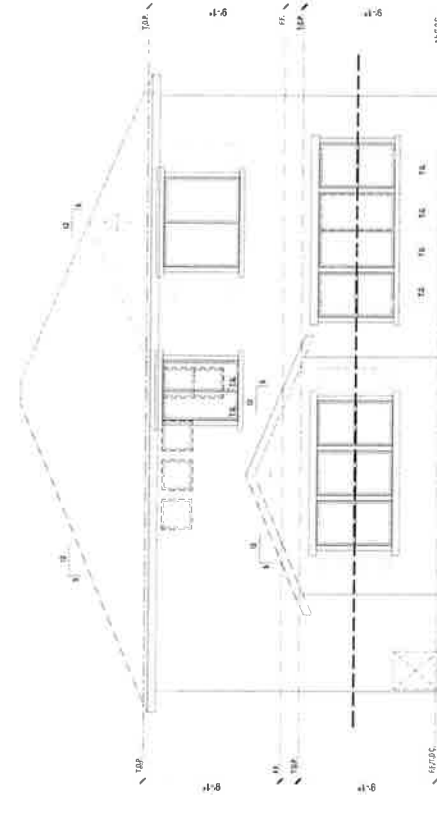
Left



Front



Right



Rear

**ANDREA N670 | A - Spanish Colonial**  
Building Elevations



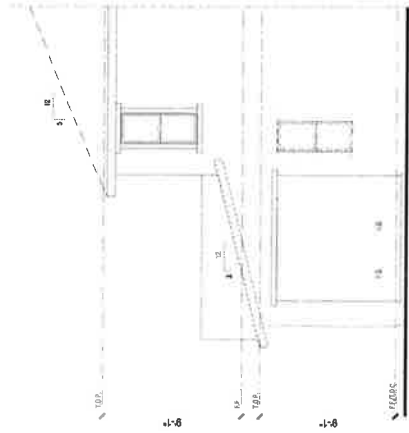
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A3.7

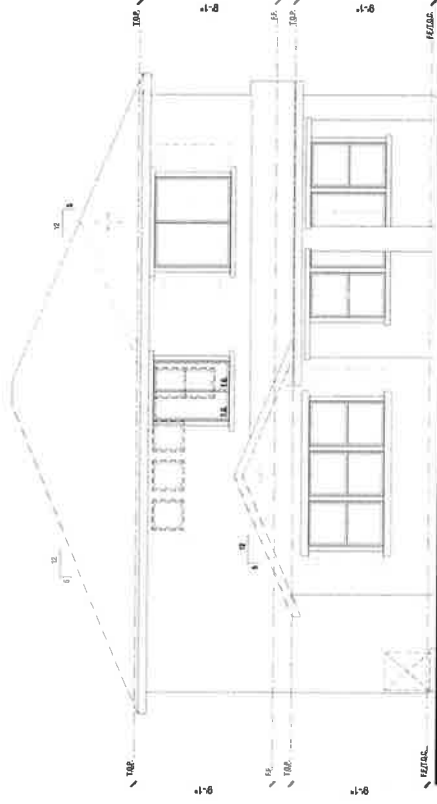


FOLSOM, CA

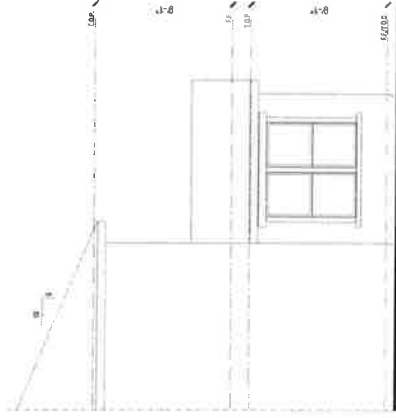
© 2019 WILLIAM HEDMANN ARCHITECTS, INC. DBA WHA | 2018947 | 05-30-19



Left



Rear



Right

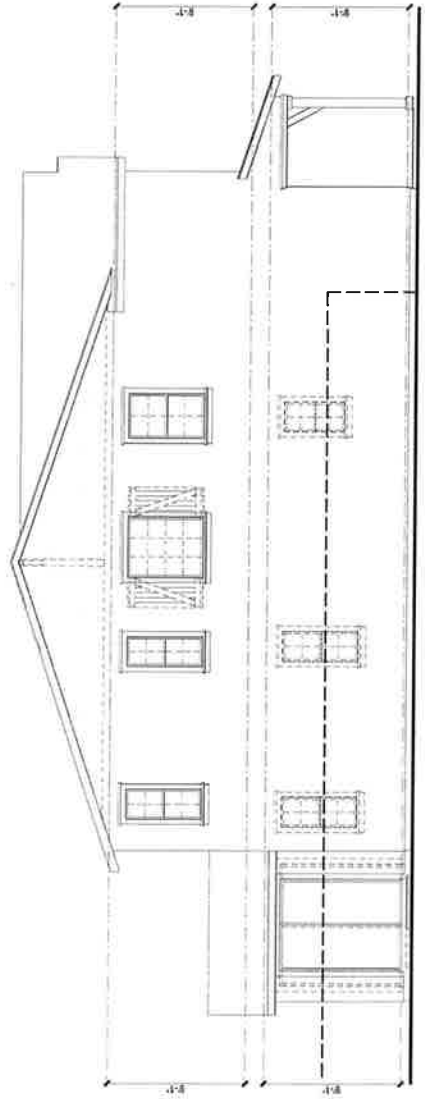
**ANDREA N670 | A - Spanish Colonial**  
Optional Covered Patio

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

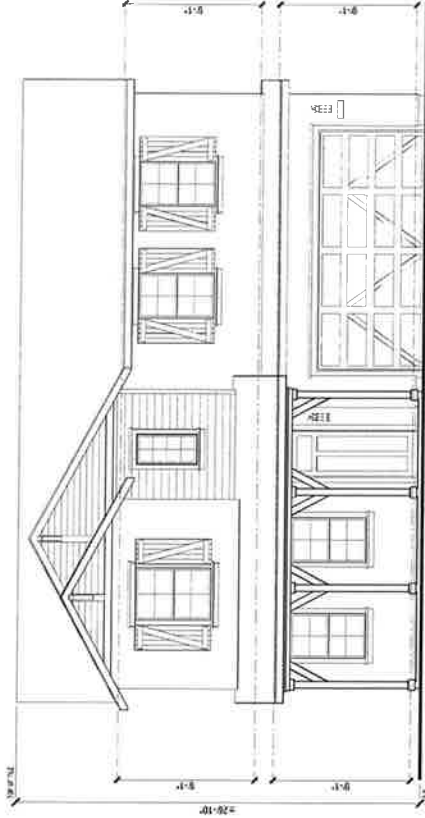
FOLSOM, CA

A3.8

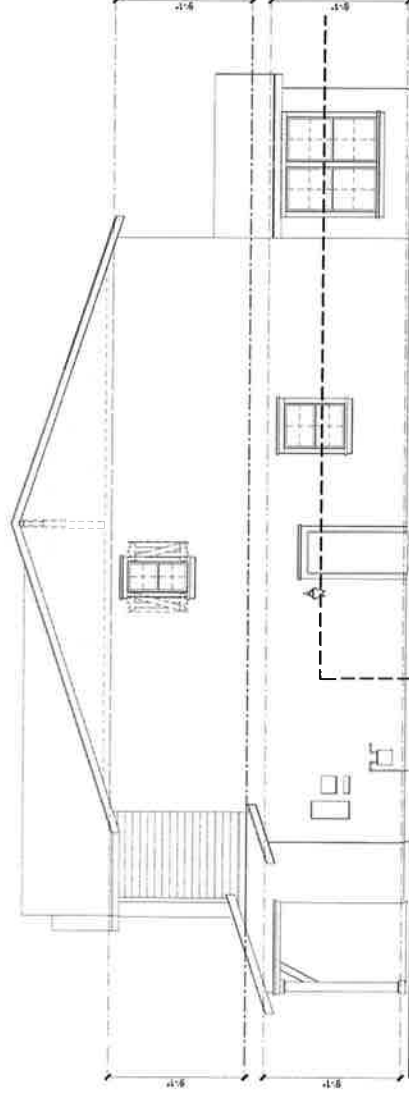




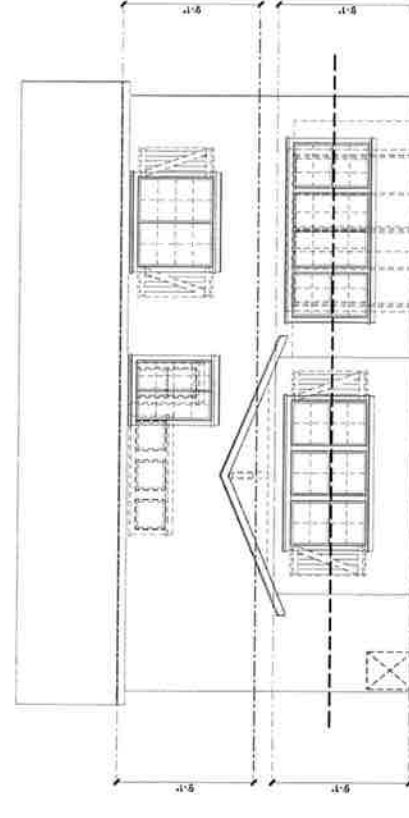
Left



Front



Right



Rear

**ANDREA N670 | B - Western Farmhouse**  
Building Elevations



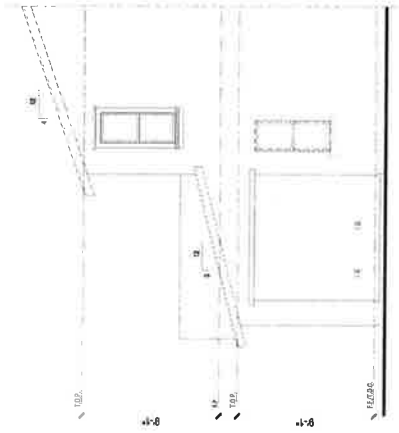
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A3.9

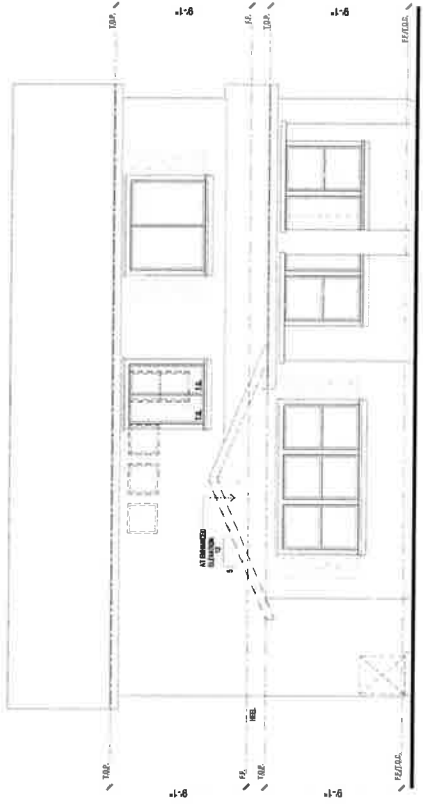


FOLSOM, CA

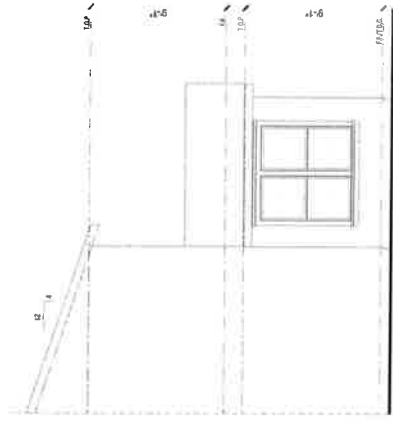
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Left



Rear



Right

**ANDREA N670 | B - Western Farmhouse**  
Optional Covered Patio

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A3.10

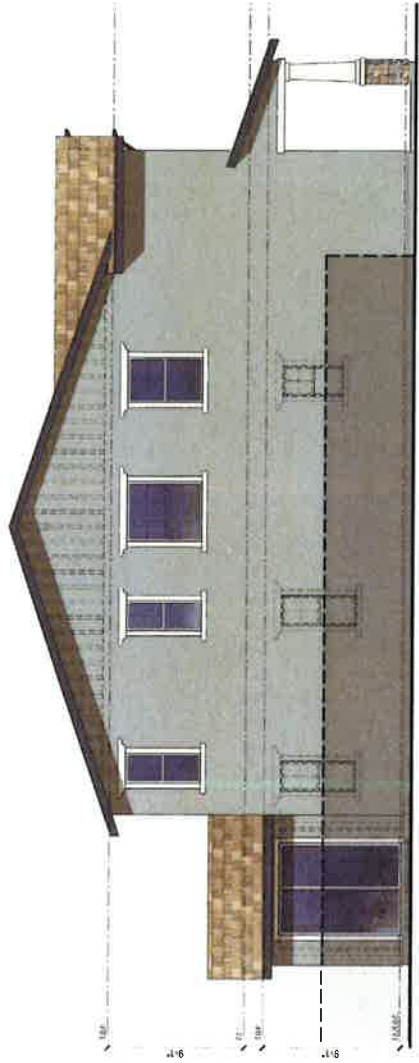


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FOLSOM, CA



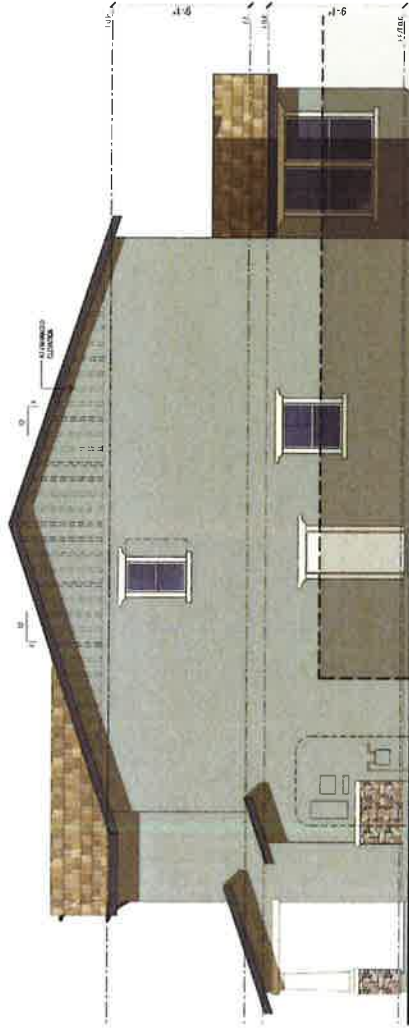




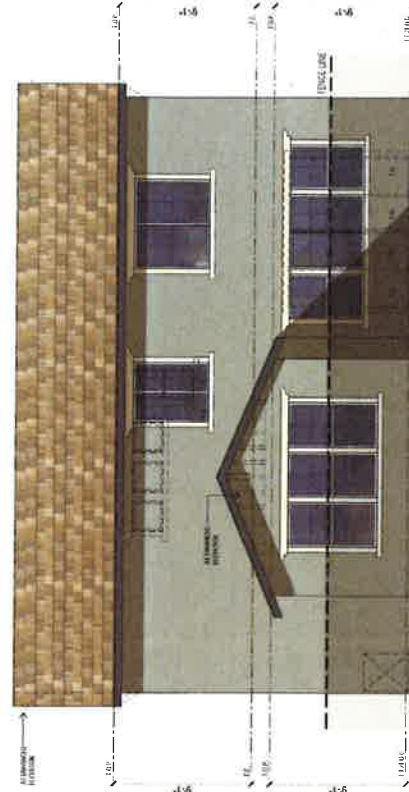
Left



Front



Right



Rear

**ANDREA N670 | C - Craftsman**

Building Elevations

COLOR SCHEME #9

LIBRARY SCHEME 12A

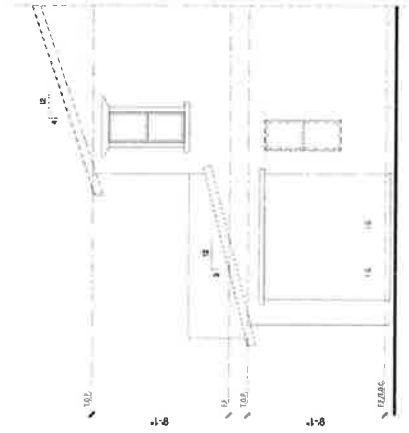
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A3.11

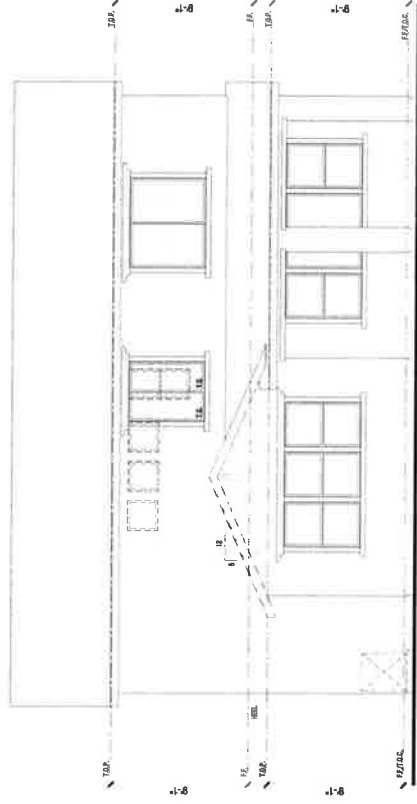


FOLSOM, CA

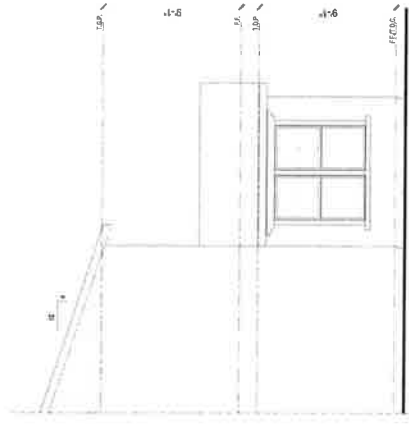
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Left



Rear



Right

**ANDREA N670 | C - Craftsman**  
Optional Covered Patio

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A3.12



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FOLSOM, CA



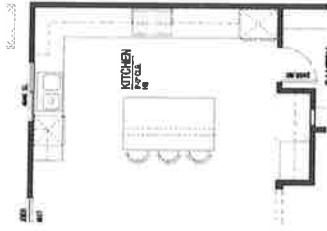




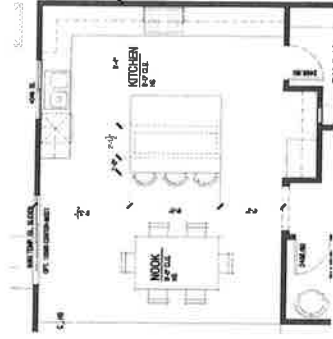
Opt. Walk-in Shower



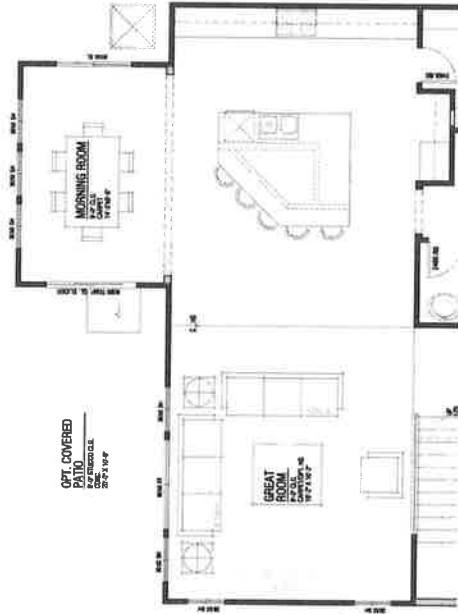
Opt. Bedroom 5 w/ Bath 3



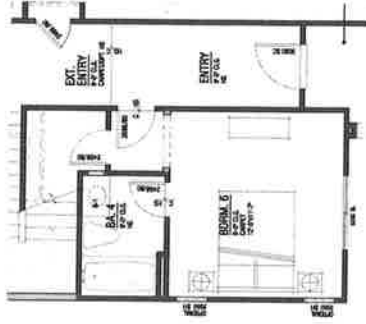
Opt. Gourmet Kitchen



Opt. Extended Island



Opt. Sun room



Opt. Bedroom 6 w/ Bath 4

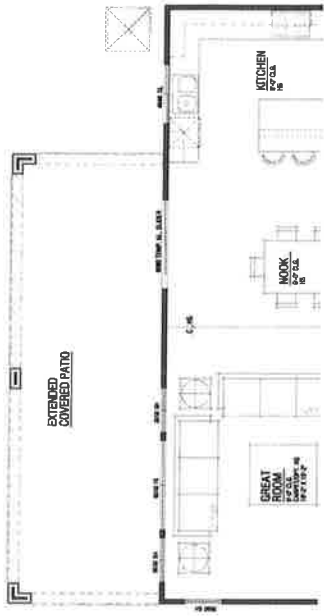
**ALEXA N590**  
Opt. Floor Plans

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

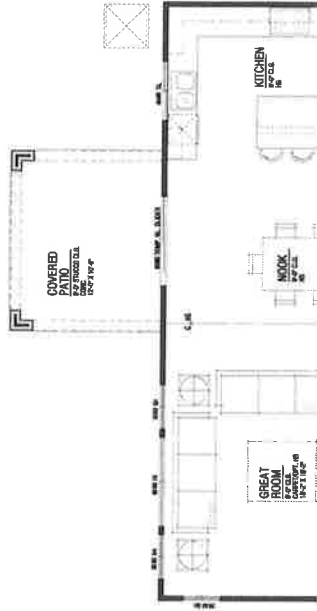
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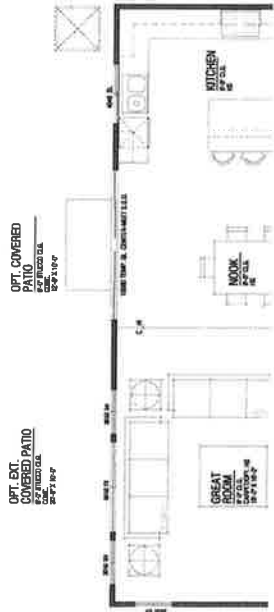
FOLSOM, CA



Opt. Extended Covered Patio



Opt. Covered Patio



Opt. 10080 Center-Meet at Nook



Opt. Covered Patio @ Sun Room

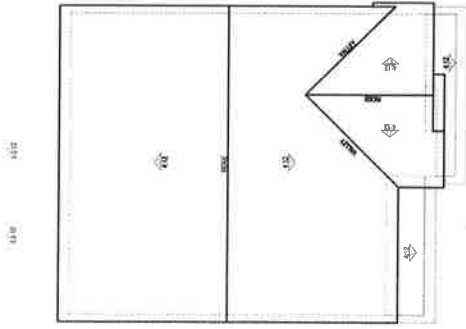
**ALEXA N590**  
 Opt. Floor Plans

FOLSOM, CA

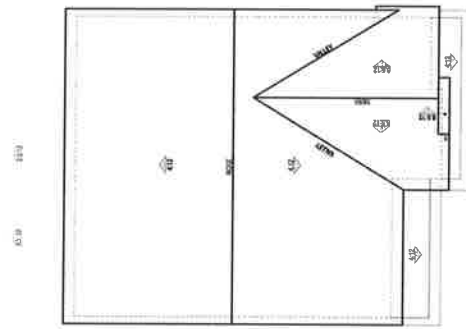
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A4.3

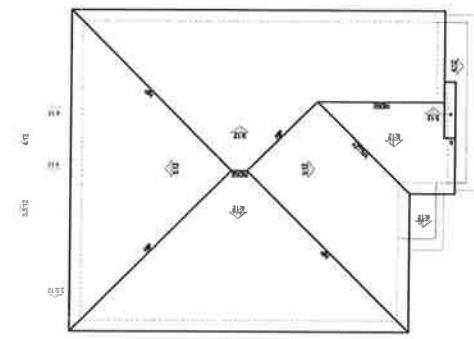




**C | Craftsman**  
 Eave 18" / Rake 12"  
 Concrete Shake Tile



**B | Western Farmhouse**  
 Eave 18" / Rake 12"  
 Concrete Flat Tile



**A | Spanish Colonial**  
 Eave 18" / Rake 12"  
 Concrete 'S' Tile

**ALEXA N590**  
 Roof Plans



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA  
 FOLSOM, CA

A4.4







**A | Spanish Colonial**  
 COLOR SCHEME #1  
 LIBRARY SCHEME 3D



**C | Craftsman**  
 COLOR SCHEME #7  
 LIBRARY SCHEME 10A



**B | Western Farmhouse**  
 COLOR SCHEME #4  
 LIBRARY SCHEME 2E

**ALEXA N590**  
 Front Elevations



THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A4.5

FOLSOM, CA

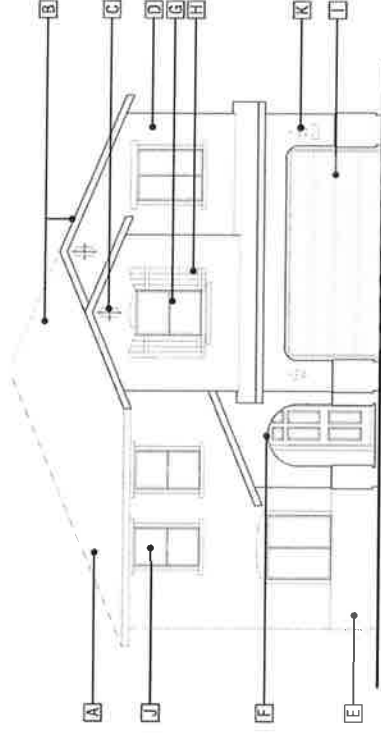
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**Design Elements | Spanish Colonial:**

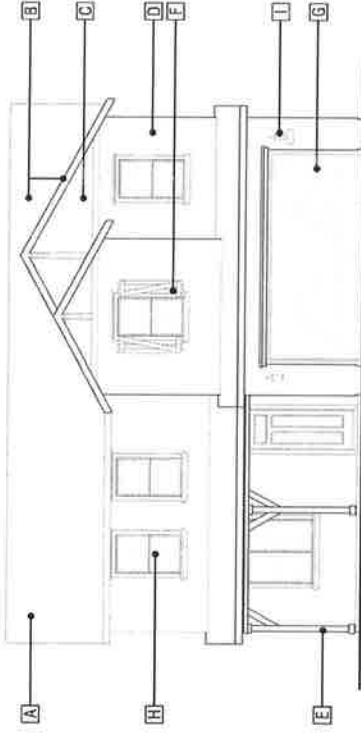
- A** Shallow pitch concrete 'S' tile roof (18" Eaves | 12" Rakes)
- B** Hipped roof with secondary front facing gable elements
- C** Metal accent with stucco recess at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Thickened stucco base
- F** Full arch element at entry porch
- G** Recess windows at front elevation (min 2")
- H** Decorative plank-style shutters at select windows
- I** Metal sectional garage door with opt. glass, Sonoma panel style, and 8" recess
- J** Window grids at front elevations: 2x2
- K** Optional coach light



**A | Spanish Colonial**

**Design Elements | Western Farmhouse:**

- A** Steep pitch concrete 'flat tile roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Lap siding, with shaped outlooker at front facing gable ends
- D** Stucco finish (primary exterior wall material)
- E** Simple porch post with knee brace
- F** Decorative plank-style shutters with diagonal brace at select windows
- G** Metal sectional garage door with opt. glass, Springfield Square panel style, and 8" recess
- H** Window grids at front elevation: 2x4
- I** Optional coach light



**B | Western Farmhouse**

**Design Elements | Craftsman:**

- A** Shallow pitch concrete shake tile roof (18" Eaves | 12" Rakes)
- B** Gable roof with secondary front facing gable elements
- C** Board and batten siding, with shaped outlookers at front facing gables
- D** Lap siding accents at gable ends
- E** Stucco finish (primary exterior wall material)
- F** Metal sectional garage door with opt. glass, Sonoma Ranch panel style, and 8" recess
- G** Window grids at front elevation: (2x2 upper only)
- H** Optional coach light
- I** Tapered columns resting on stone piers
- J** Ganged windows at select locations



**C | Craftsman**

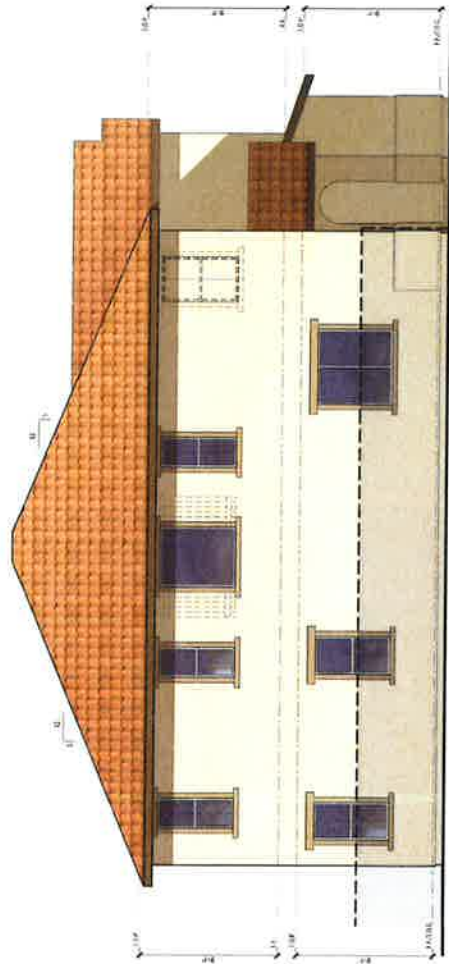
**ALEXA N590**  
Front Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

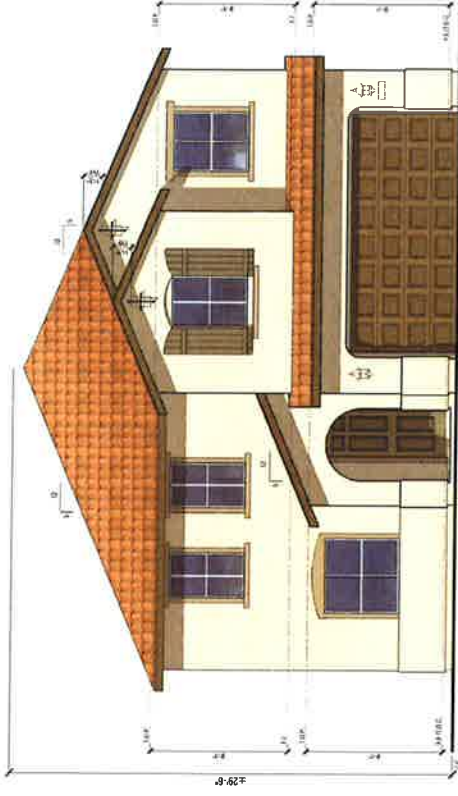
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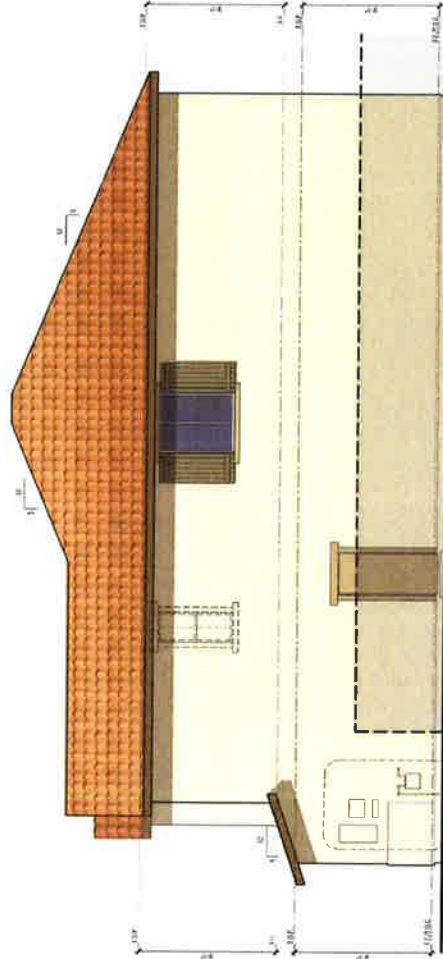
FOLSOM, CA



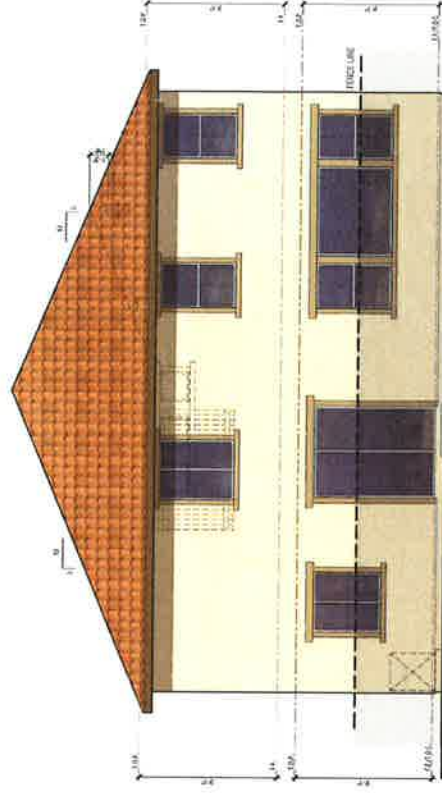
Left



Front



Right



Rear

## ALEXA N590 | A - Spanish Colonial

Building Elevations

COLOR SCHEME #1

LIBRARY SCHEME 3D

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

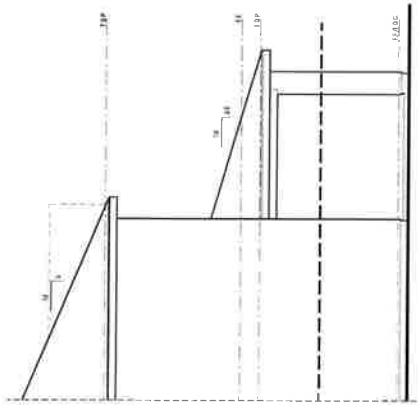
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WHA

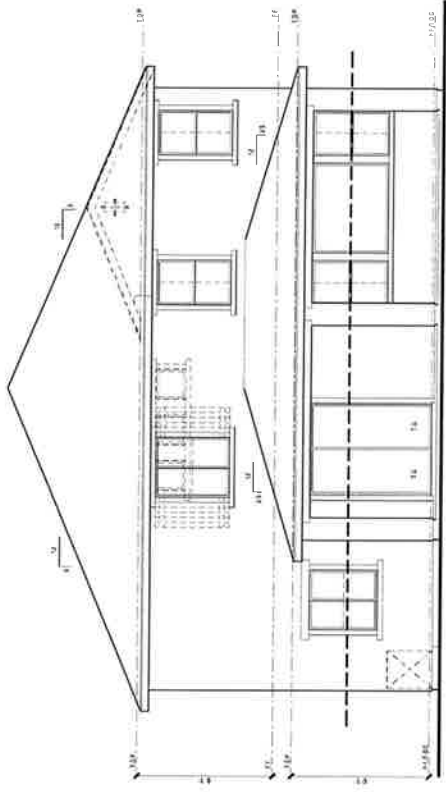
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FOLSOM, CA

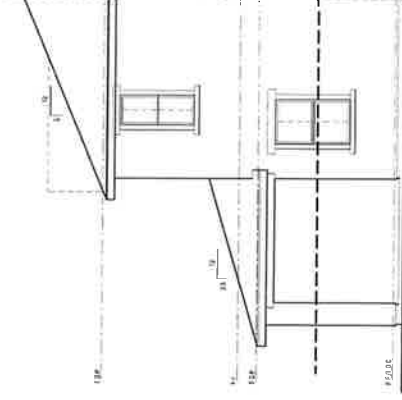




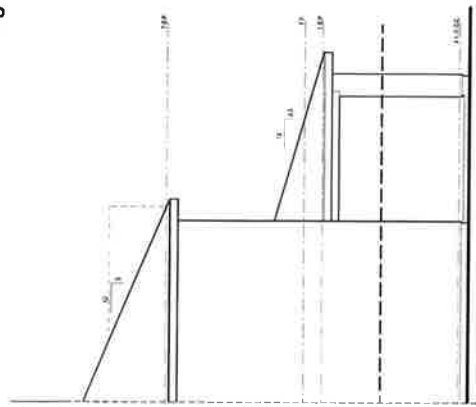
Right



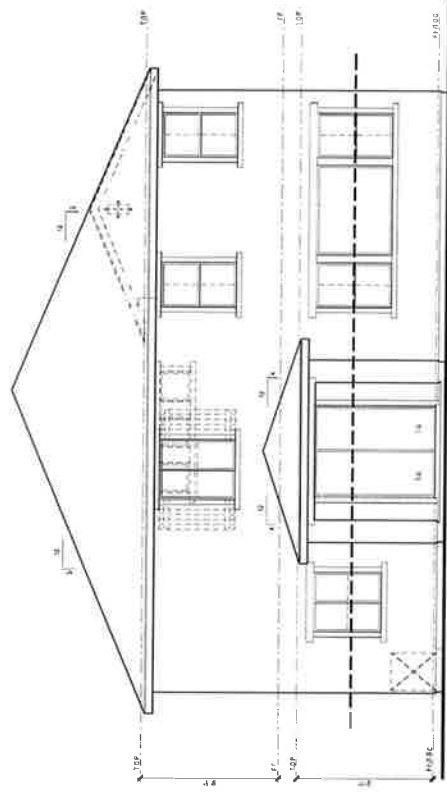
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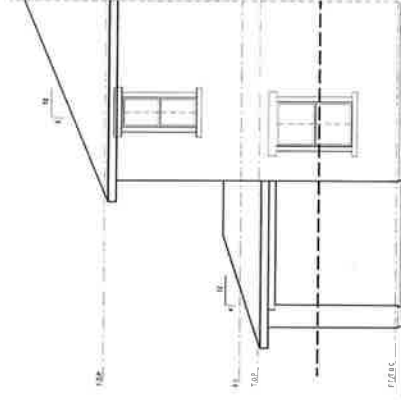
Left



Right



Rear



Left

**ALEXA N590 | A - Spanish Colonial**  
Building Elevations



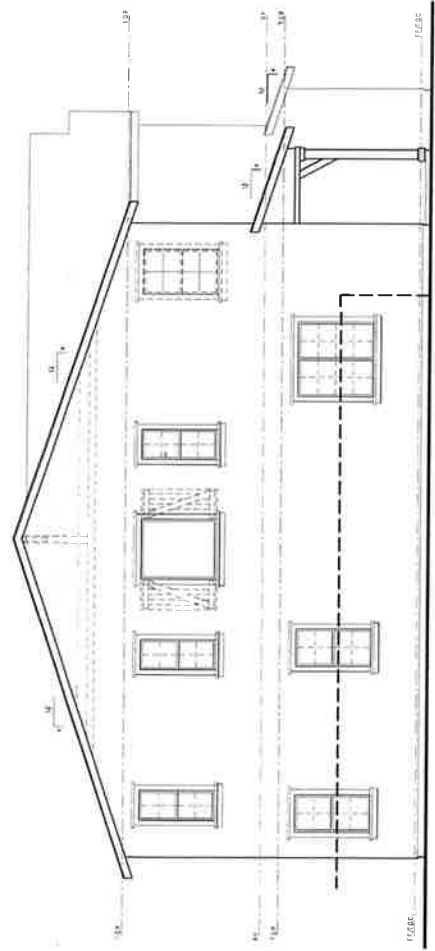
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

FOLSOM, CA

A4.8



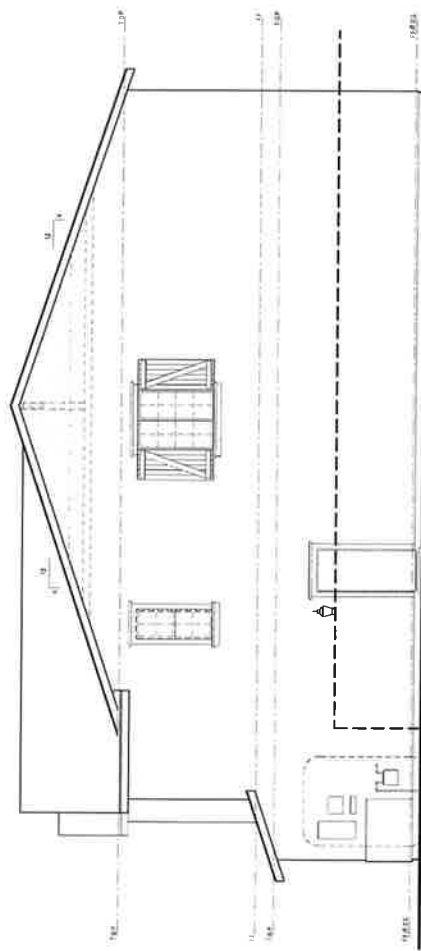
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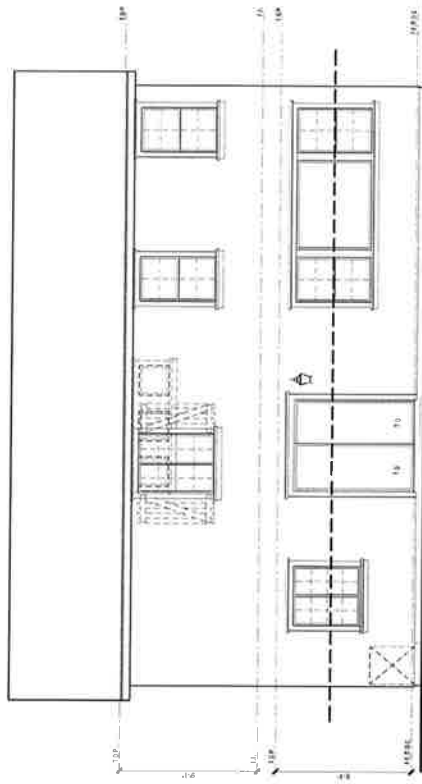
Left



Front



Right



Rear

**ALEXA N590 | B - Western Farmhouse**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

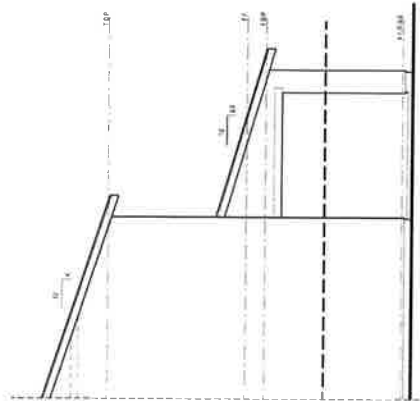
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FOLSOM, CA

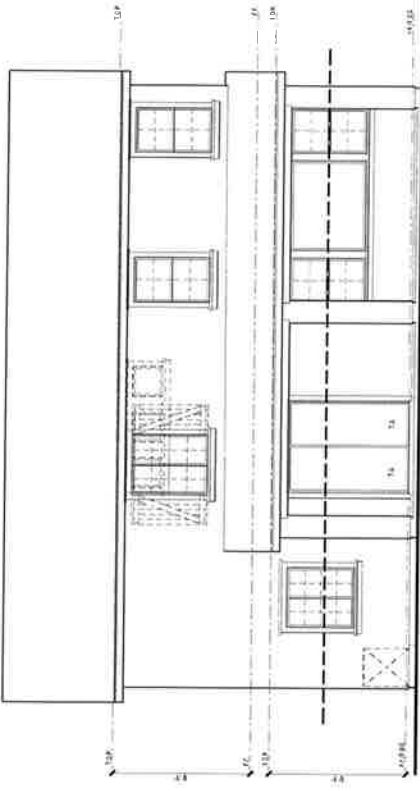
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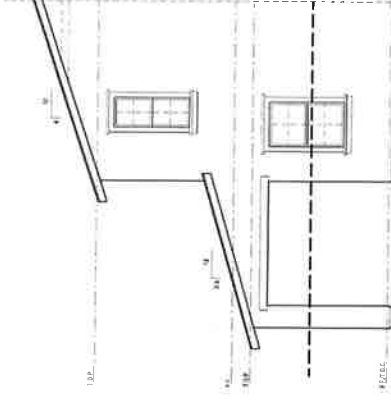




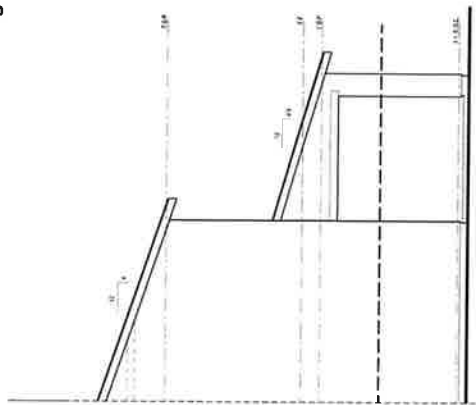
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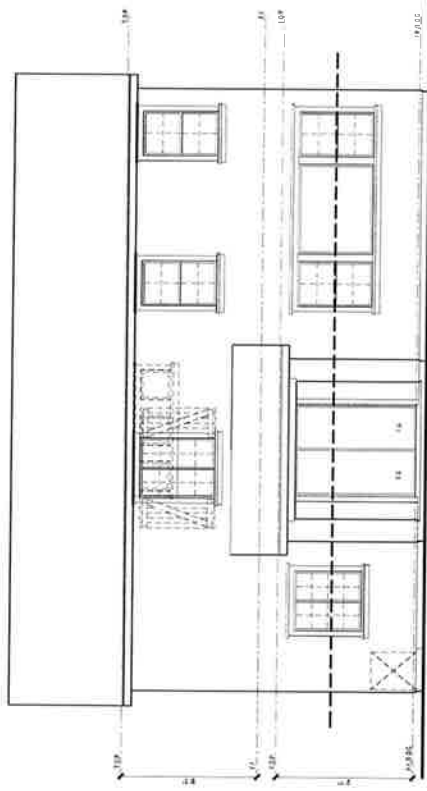
Rear



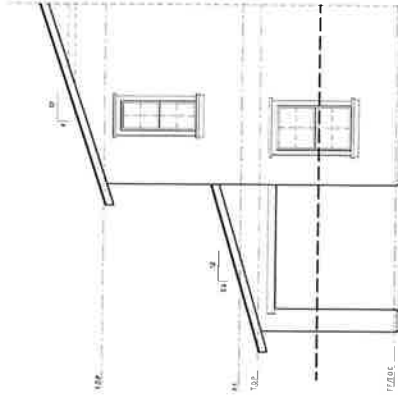
Left



Right



Rear



Left

**ALEXA N590 | B - Western Farmhouse**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

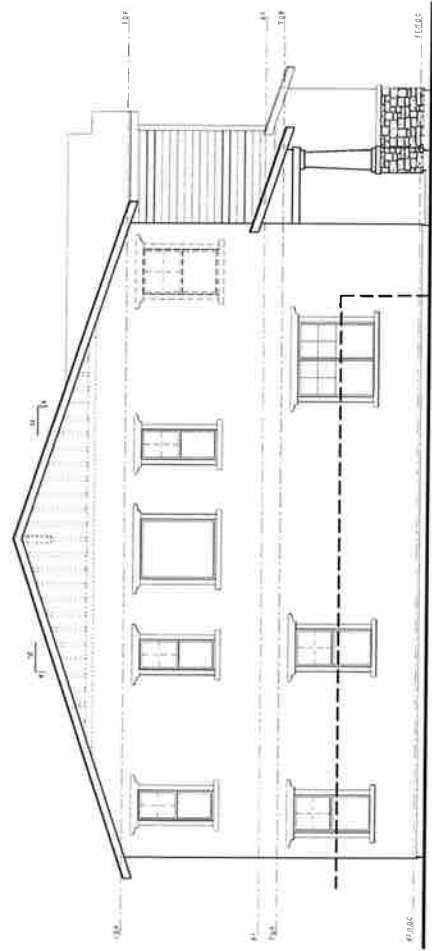
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**WHA.**



FOLSOM, CA

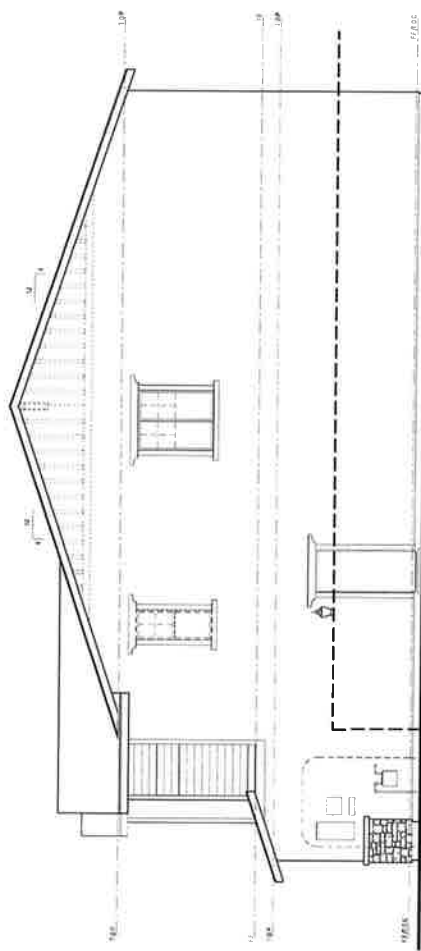
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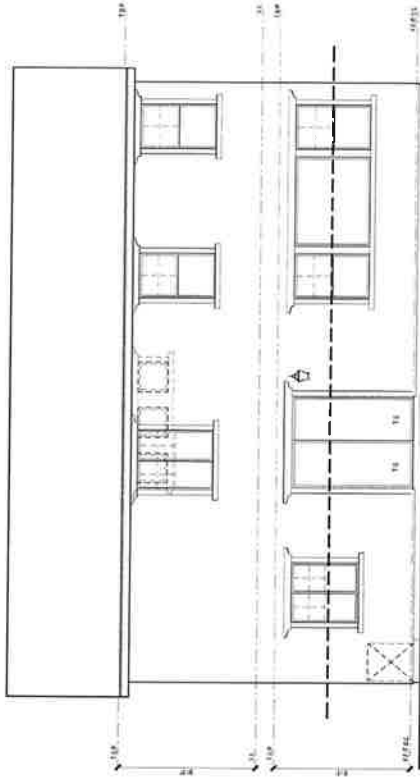
Left



Front



Right



Rear

**ALEXA N590 | C - Craftsman**  
Building Elevations



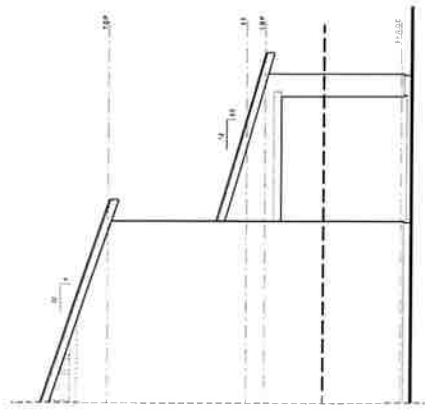
THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A4.11

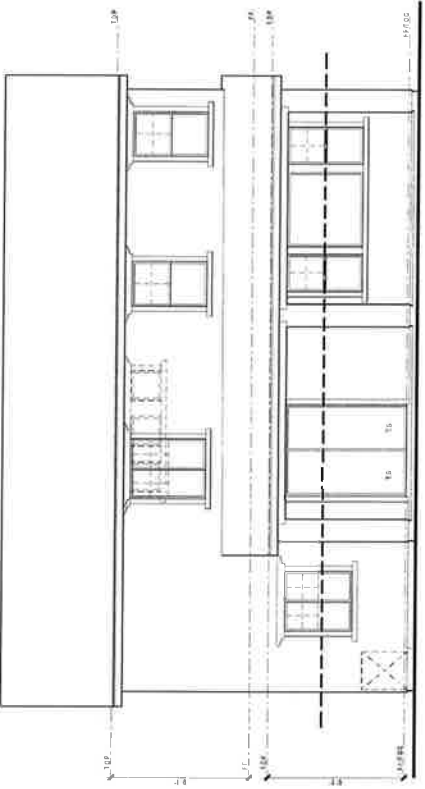


FOLSOM, CA

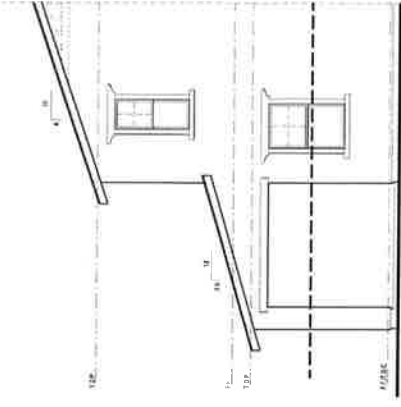
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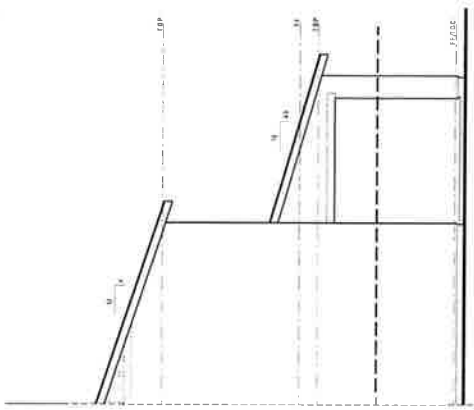
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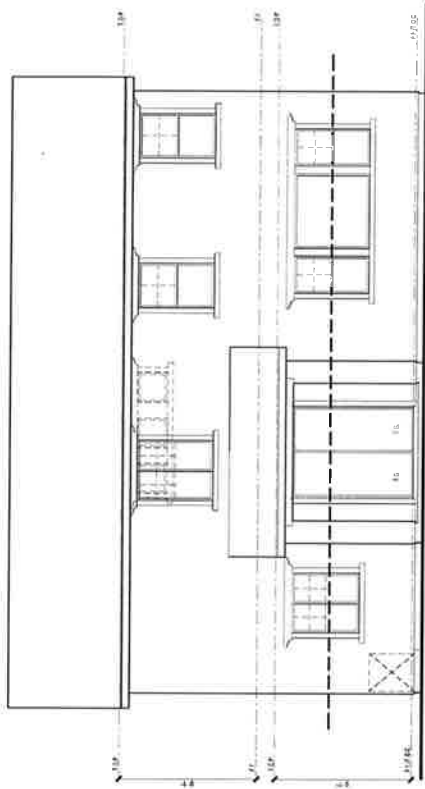
Rear



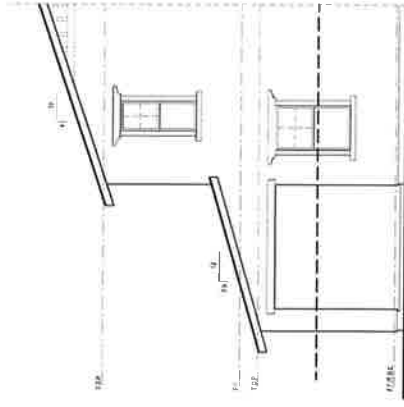
Left



Right



Rear



Left

**ALEXA N590 | C - Craftsman**  
Building Elevations

THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

A4.12

**WHA.**

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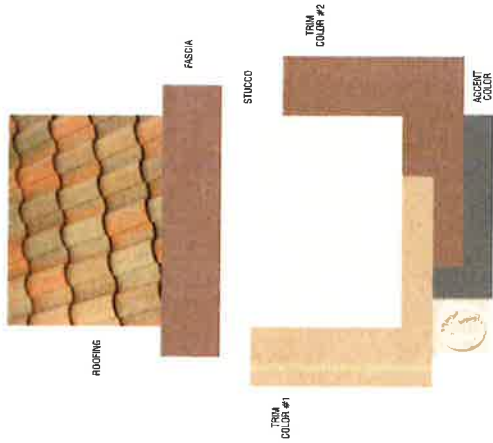


FOLSOM, CA



**Attachment 9**  
**Color and Materials Schemes**  
**Dated July 21, 2019**

### Color Scheme #1



**SCHEME 1**  
 X: Exclusions Only  
 Spanish Colonial

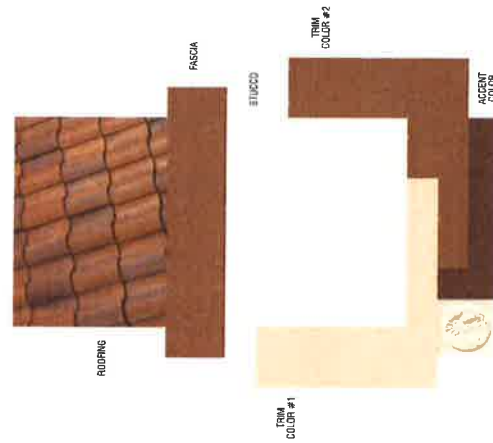
**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised 08/24/18 | 2018346

#### Exterior Color & Materials

SCHEME 1 OF 3  
 08/24/2018 10:00 AM

Material	Color	Manufacturer
Roofing	Light Tan/Red	Logan
Fascia	Black	Logan
Stucco	White	Logan
Trim Color #1	Black	Logan
Trim Color #2	Black	Logan
Accent Color	Black	Logan

### Color Scheme #2



**SCHEME 2**  
 X: Exclusions Only  
 Spanish Colonial

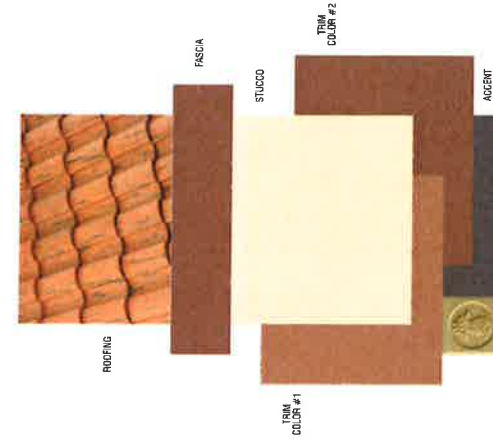
**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised 08/24/18 | 2018346

#### Exterior Color & Materials

SCHEME 2 OF 3  
 08/24/2018 10:00 AM

Material	Color	Manufacturer
Roofing	Light Tan/Red	Logan
Fascia	Black	Logan
Stucco	White	Logan
Trim Color #1	Black	Logan
Trim Color #2	Black	Logan
Accent Color	Black	Logan

### Color Scheme #3



**SCHEME 3**  
 X: Exclusions Only  
 Spanish Colonial

**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised 08/24/18 | 2018346

#### Exterior Color & Materials

SCHEME 3 OF 3  
 08/24/2018 10:00 AM

Material	Color	Manufacturer
Roofing	Light Tan/Red	Logan
Fascia	Black	Logan
Stucco	White	Logan
Trim Color #1	Black	Logan
Trim Color #2	Black	Logan
Accent Color	Black	Logan

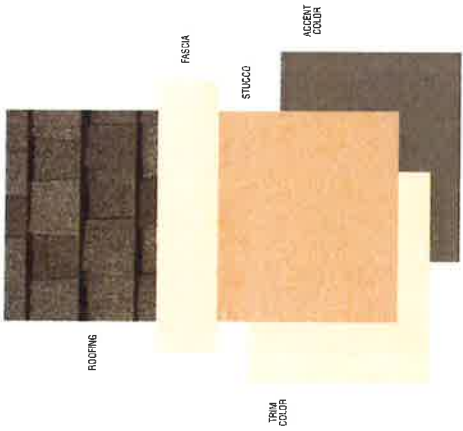
## Exterior Color & Materials

# THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

CM-1



### Color Scheme #4



**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised: 09/14/18 | 2018246

#### Exterior Color & Materials

8 SLEWING DR. WESTFARM FARMHOUSE  
 Folsom, CA 95630

Material	Color	Manufacturer
Roofing	Dark Brown	Timberline
Fascia	Light Beige	Timberline
Trim	Medium Brown	Timberline
Stucco	Light Beige	Timberline
Accent	Dark Brown	Timberline

### Color Scheme #5



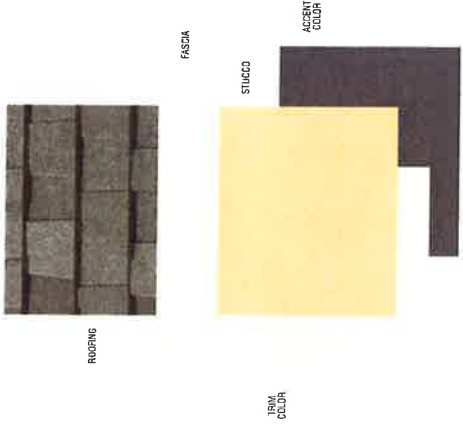
**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised: 09/14/18 | 2018246

#### Exterior Color & Materials

8 SLEWING DR. WESTFARM FARMHOUSE  
 Folsom, CA 95630

Material	Color	Manufacturer
Roofing	Dark Brown	Timberline
Fascia	Light Beige	Timberline
Trim	Medium Brown	Timberline
Stucco	Light Beige	Timberline
Accent	Dark Brown	Timberline

### Color Scheme #6



**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised: 09/14/18 | 2018246

#### Exterior Color & Materials

8 SLEWING DR. WESTFARM FARMHOUSE  
 Folsom, CA 95630

Material	Color	Manufacturer
Roofing	Dark Brown	Timberline
Fascia	Light Beige	Timberline
Trim	Medium Brown	Timberline
Stucco	Light Beige	Timberline
Accent	Dark Brown	Timberline

## Exterior Color & Materials

# THE COLLECTION AT WHITE ROCK SPRINGS RANCH - LADERA

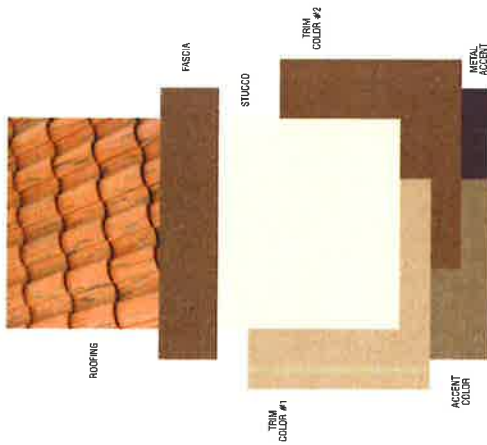
CM-2



FOLSOM, CA



### Color Scheme #1



**SCHEME 1**  
 X Elevations Only  
 Spanish Colonial

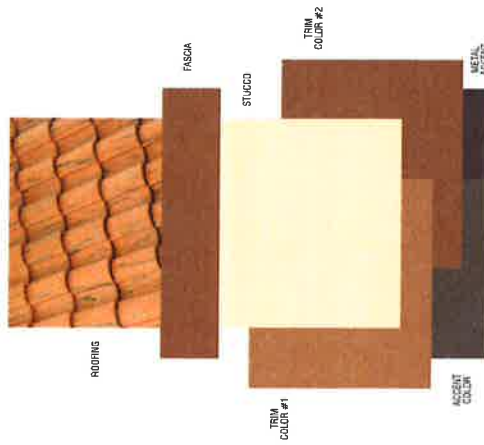
**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Release 08/25/18 | 201837

#### Exterior Color & Materials

SCHEME 1 OF 3  
 (For Material and Scheme #2)

Roofing	Material	Color	Manufacturer
Roofing	Roofing	Dark Brown	Timberline
Fascia	Wood	Dark Brown	Timberline
Stucco	Stucco	White	Benjamin Moore
Trim Color #1	Trim	SW 7006	Benjamin Moore
Trim Color #2	Trim	SW 7006	Benjamin Moore
Accent Color	Accent	SW 7006	Benjamin Moore
Metal Accent	Metal	Black	Benjamin Moore

### Color Scheme #2



**SCHEME 2**  
 X Elevations Only  
 Spanish Colonial

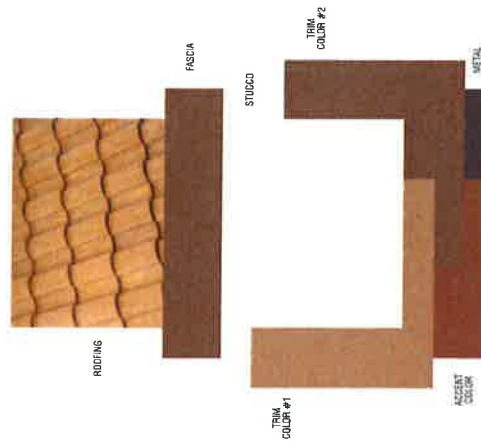
**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Release 08/25/18 | 201837

#### Exterior Color & Materials

SCHEME 2 OF 3  
 (For Material and Scheme #3)

Roofing	Material	Color	Manufacturer
Roofing	Roofing	Dark Brown	Timberline
Fascia	Wood	Dark Brown	Timberline
Stucco	Stucco	White	Benjamin Moore
Trim Color #1	Trim	SW 7006	Benjamin Moore
Trim Color #2	Trim	SW 7006	Benjamin Moore
Accent Color	Accent	SW 7006	Benjamin Moore
Metal Accent	Metal	Black	Benjamin Moore

### Color Scheme #3



**SCHEME 3**  
 X Elevations Only  
 Spanish Colonial

**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Release 08/25/18 | 201837

#### Exterior Color & Materials

SCHEME 3 OF 3  
 (For Material and Scheme #1)

Roofing	Material	Color	Manufacturer
Roofing	Roofing	Dark Brown	Timberline
Fascia	Wood	Dark Brown	Timberline
Stucco	Stucco	White	Benjamin Moore
Trim Color #1	Trim	SW 7006	Benjamin Moore
Trim Color #2	Trim	SW 7006	Benjamin Moore
Accent Color	Accent	SW 7006	Benjamin Moore
Metal Accent	Metal	Black	Benjamin Moore

## Exterior Color & Materials

# THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

CM-1



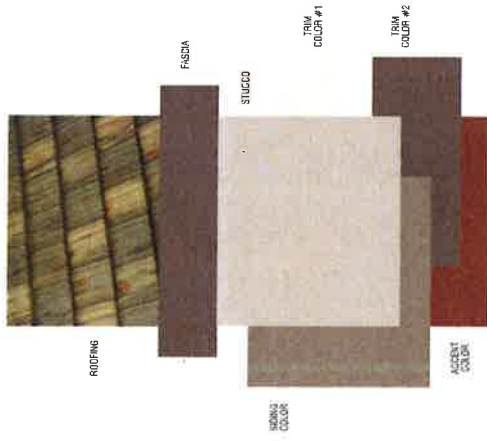
FOLSOM, CA

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### Color Scheme #7



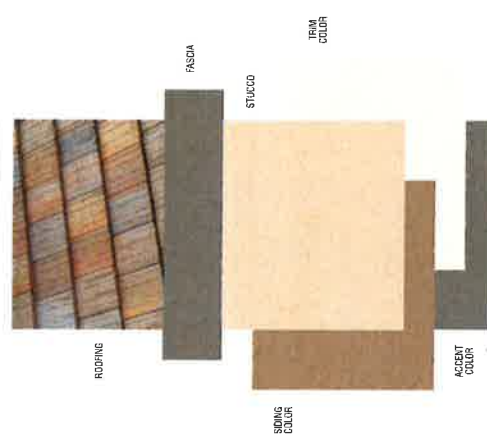
**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised 06/21/19 | 201847

#### Exterior Color & Materials

SCHEME 7 OF 9  
 Per Material Color Scheme OK

Roofing	Material	Color	Manufacturer
Roofing	Timberline Shingles	Dark Brown	Timberline
Fascia	Timberline	Dark Brown	Timberline
Stucco	Timberline	Light Tan	Timberline
Trim Color #1	Timberline	Medium Tan	Timberline
Trim Color #2	Timberline	Dark Brown	Timberline

### Color Scheme #8



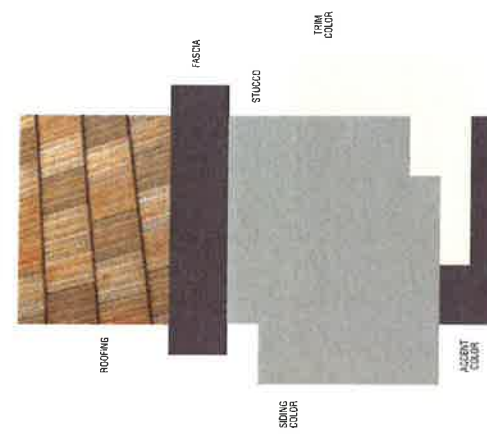
**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised 06/21/19 | 201847

#### Exterior Color & Materials

SCHEME 8 OF 9  
 Per Material Color Scheme OK

Roofing	Material	Color	Manufacturer
Roofing	Timberline Shingles	Dark Brown	Timberline
Fascia	Timberline	Dark Brown	Timberline
Stucco	Timberline	Light Tan	Timberline
Trim Color	Timberline	Medium Tan	Timberline
Accent Color	Timberline	Dark Brown	Timberline

### Color Scheme #9



**THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA**  
 Folsom, California  
 RICHMOND AMERICAN HOMES - NORTHERN CALIFORNIA DIVISION  
 Revised 06/21/19 | 201847

#### Exterior Color & Materials

SCHEME 9 OF 9  
 Per Material Color Scheme OK

Roofing	Material	Color	Manufacturer
Roofing	Timberline Shingles	Dark Brown	Timberline
Fascia	Timberline	Dark Brown	Timberline
Stucco	Timberline	Light Tan	Timberline
Trim Color	Timberline	Medium Tan	Timberline
Accent Color	Timberline	Dark Brown	Timberline

### Exterior Color & Materials

## THE COLLECTION AT WHITE ROCK SPRINGS RANCH - MESA

CM-3



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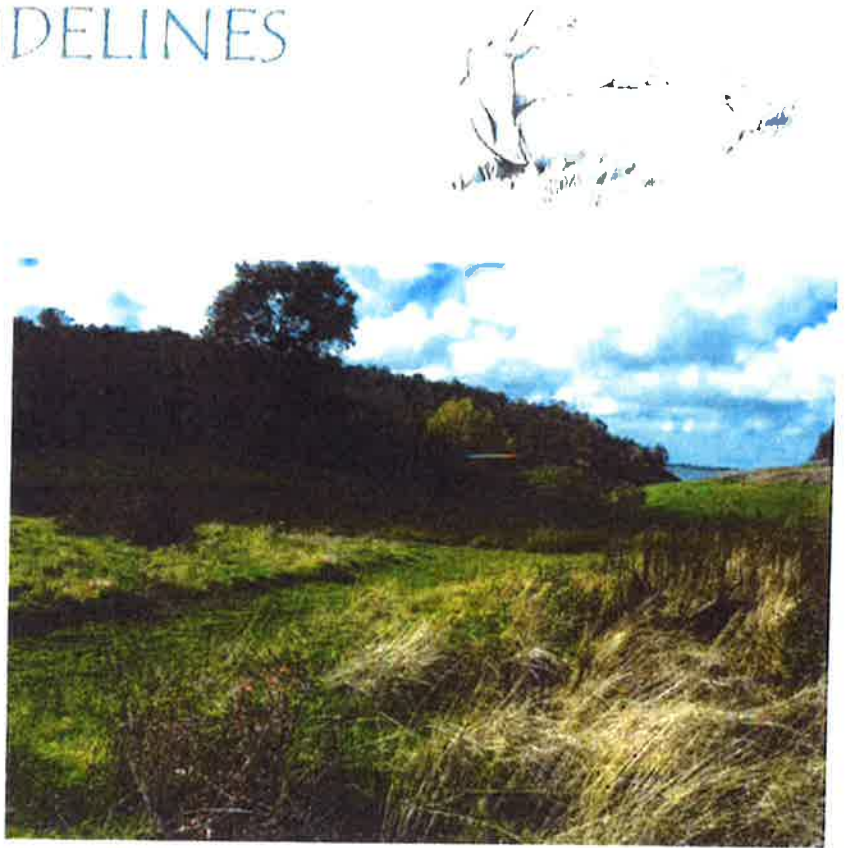
Planning Commission  
White Rock Springs Ranch/Carr Trust Subdivision Residential Design Review (PN 19-310)  
October 16, 2019

**Attachment 10**  
**White Rock Springs Ranch Design Guidelines**

# WHITE ROCK SPRINGS RANCH

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## DESIGN GUIDELINES



# 2

## ARCHITECTURAL DESIGN GUIDELINES

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Pringsheim Gardens and Associates

## 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 STYLES



## GENERAL ARCHITECTURAL GUIDELINES

### Edge Conditions

Edge conditions are situations where home sites are visible from public ways, major arterials, community perimeter edges, and open space. Side and rear elevations visible from the public realm, such as open spaces and major roadways, shall incorporate the same enhanced details used on the front elevation. Homes sites that are highly visible warrant special attention to any visible building faces to present an authentic and cohesive appearance. The continuation of style-specific architectural elements from the front facade around to the side and rear elevations creates an authentic architectural statement. Blank, unadorned building faces are never permitted. The front elevation should be highly detailed; the rear elevation should exhibit the same style-specific architectural elements; typical side elevations may exhibit fewer style-specific architectural elements, while corner lots will feature the same consistent level of detail on both the side and rear elevations.

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 incorporated in the design of the side and rear elevations along edge conditions:



- A balance of hip and gable roof forms;
- Single-story elements;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Use of multiple building materials;
- Varied window shapes and sizes;
- Detail elements (as listed under each architectural style) used on the front elevation shall be applied to the side and rear elevations.



MAP OF LOTS WITH EDGE CONDITIONS



**LEGEND**

Symbol	Description
	Side-yard Edge Condition
	Rear-yard Edge Condition



## 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 White Rock Springs Ranch 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; garage side plotting of homes is prohibited on corners; architecturally enhanced corner treatment is encouraged;
- 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-story (up to 35' max.); or
- Balcony on corner side.

ROOF FORMS AND CORNER BUILDING EXAMPLES



## 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.



FRONT ELEVATION EXAMPLES





## 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 recessed 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. 

Shading alternatives for west-facing shall be complementary to and appropriate for the architectural style of the home. Shading alternatives may include:

- Trellises as described above;
- Applied shed roof elements over windows;
- Cloth, metal, or wood awnings as appropriate to the building's architectural style



FEATURE WINDOW EXAMPLES



Example of a Juliet Balcony



Example of Decorative Sills and Shutters



Example of a Feature Window

## 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 from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- Where appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.

### *Street Facing Garages*

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

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



GARAGE DOOR TREATMENT EXAMPLES



Porte Cachere with Garage at Rear of House



Example of Separated Three Car Garage



Example of Separated Three Car Garage



## 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*

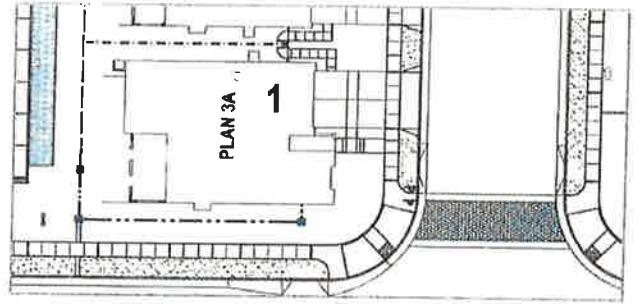
In each single-family detached neighborhood with a **minimum** of up to 50 homes, provide:

- Three floor plans.
- Two 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.
- A minimum of three different color schemes for each floor plan.

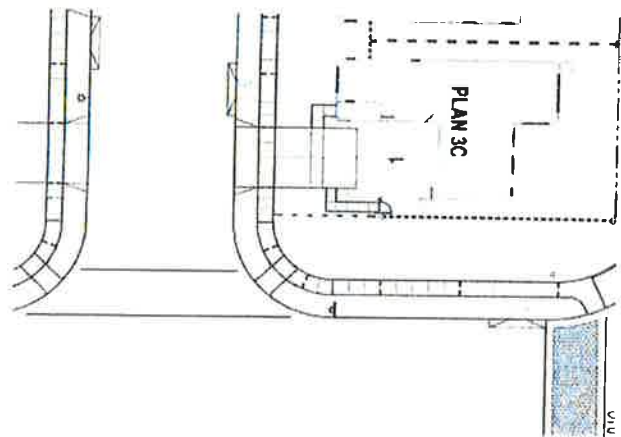
In each single-family detached neighborhood with **more** than 50 homes, provide:

- Four floor plans.
- Three elevations for each floor plan using a minimum of **three** architectural styles. Elevations shall be significantly different in appearance.
- A minimum of three 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, per the examples shown to the right.



Examples of preferred Corner Lot Street Facing Garage Placement



Examples of undesirable Corner Lot Street Facing 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. Two of the same floor plan/elevations shall not be plotted next to each other or directly across the street from one another. This avoids repetition and helps to convey the idea that a neighborhood has been built over time. (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 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.



Example of a Variety of Architectural Styles

### *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 any one of the following, 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 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 Folsom Municipal Code. If visible to the public realm from the front, side or rear lot line, the accessory structure shall include the same detail-style elements used in the primary structure's architecture.



## Lighting

Appropriate lighting is essential in creating a welcoming evening atmosphere for the White Rock Springs Ranch community. As a forward-thinking community, White Rock Springs Ranch 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

White Rock Springs Ranch 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.

The following styles can be used within White Rock Springs Ranch:

- Spanish Colonial
- Monterey
- Western Farmhouse
- Craftsman
- California Ranch
- California Wine Country
- California Prairie

Additional architectural styles compatible with the intent of these guidelines and the neighborhood vision will be reviewed and approved by the Architectural Review Committee on a case by case basis.

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.

## 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 or 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.



SPANISH COLONIAL EXAMPLES



## MONTEREY

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

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

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

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

### *Monterey Style Elements:*

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



MONTEREY EXAMPLES



## 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.



WESTERN FARMHOUSE EXAMPLES



## 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.

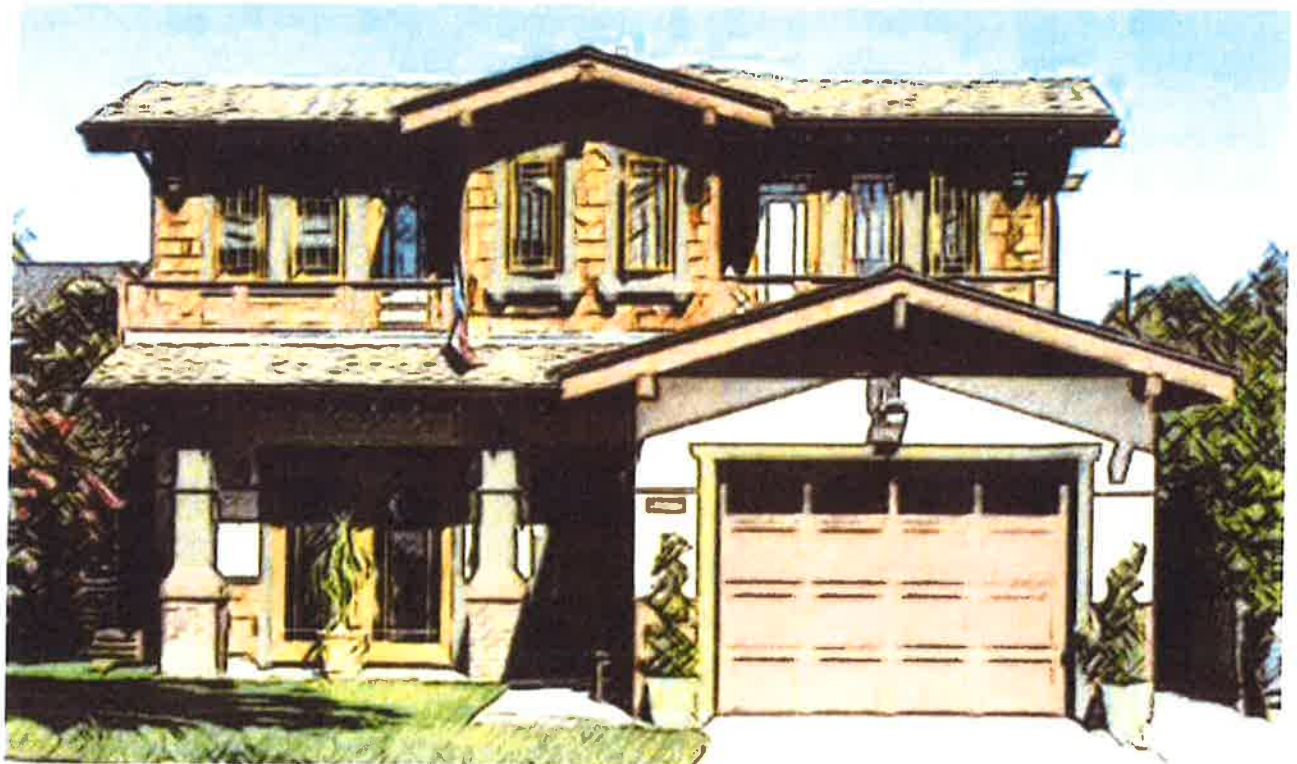
Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect was the 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.

### *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 or shingle 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.



CRAFTSMAN EXAMPLES



## CALIFORNIA RANCH

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

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

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

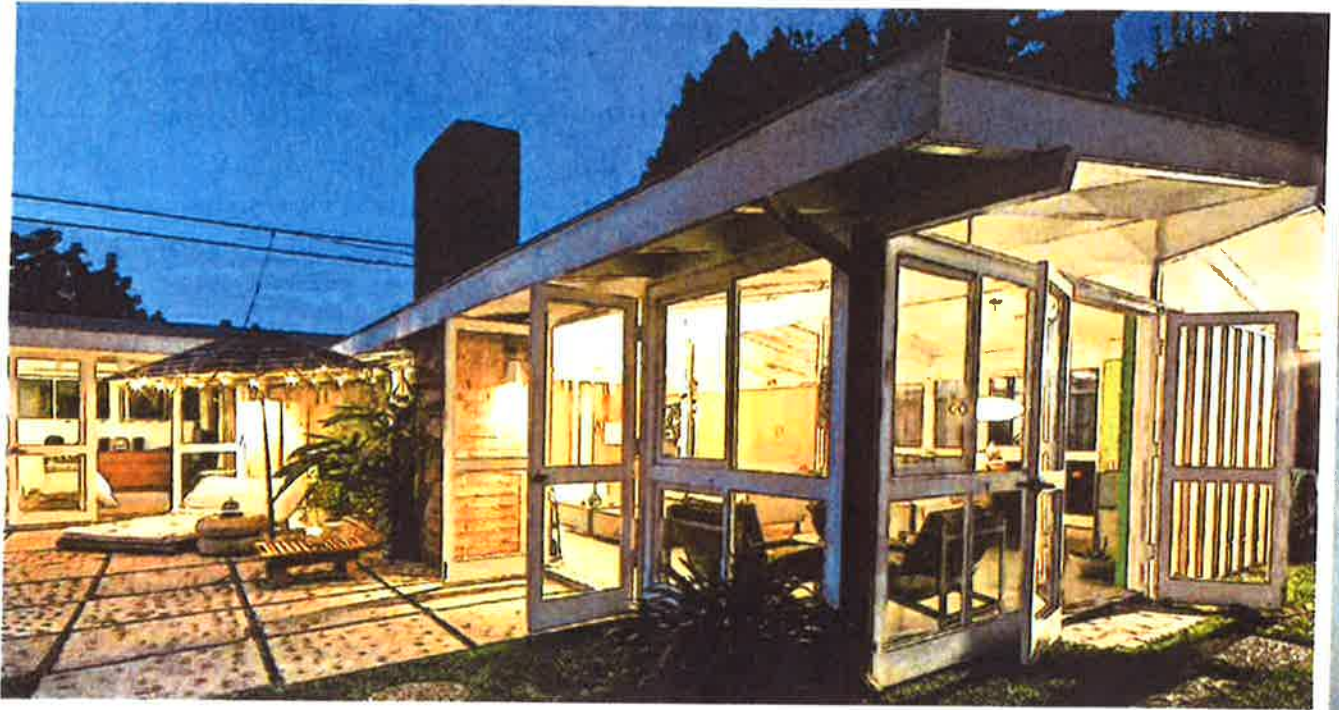
Details and elements of the elevation of a Ranch should be chosen as a set identifying a cohesive style. Brick and stucco combinations with overly simple sill trim under wide windows with no other detailing suggests a Prairie feel, while all stucco, recessed windows, and exposed rusticated wood calls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

### *California Ranch Style Elements:*

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



CALIFORNIA RANCH EXAMPLES



## CALIFORNIA WINE COUNTRY

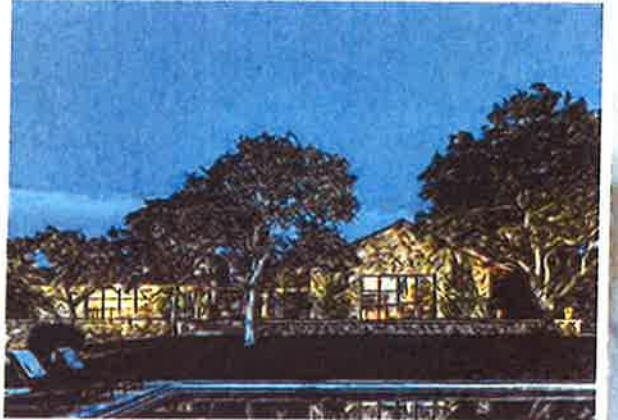
California Wine Country architecture is typically a simple structure that takes advantage of 360 degree views while staying true to the nature of the land. This rustic and sophisticated style is appreciative of the surrounding topography and softens the lines between indoor and outdoor living. The California Wine Country style is diverse and borrows details from Tuscan and European architecture and reworks them into something that is particularly California. This casual and sophisticated style incorporates the agricultural vernacular into the structure and creates a form that is luxurious yet approachable.

### *California Wine Country Style Elements:*

- Simple rectangular form may be layered to create casual massing; often asymmetrical.
- Low-pitched gabled primary roofs (3:12 to 5:12) are common.
- Shed porches are typical.
- Roofs are typically barrel tile or "S"-tile.
- Exposed rafter tails enhance an elevation.
- Stucco can be the primary wall material, but overgrouted stone or brick is also common.
- Windows with head and sill trim or full surrounds are typical.
- Rustic column posts and wood railings are typical.
- A massive chimney (battered or tapered) clad in stucco, stone, or brick is common.
- Wood trellises, shutters, and/or applied sheds over windows are typical details.



CALIFORNIA WINE COUNTRY EXAMPLES



## CALIFORNIA PRAIRIE

The Prairie style, generated by the Chicago Prairie School movement, is organic in nature and integrated with the land, and uses natural materials and abstracted natural forms. Its strong horizontal lines, low-pitched roof with large overhanging eaves, and windows assembled in horizontal bands are indicative of this style. The Prairie style is also known for incorporating open floor plans within the home. The California Prairie style will add a strong horizontal aspect within the White Rock Springs Ranch community.

### *California Prairie Style Elements:*

- Form is one or two-story with strong horizontal massing.
- Secondary masses are perpendicular to the primary forms.
- Roofs are long horizontal low-pitched hip roofs with large overhanging eaves that emphasize the horizontal planes.
- Roof overhangs are 36" minimum.
- Roof pitch ranges from 3.5:12 to 4:12 typically with flat concrete tiles or equal.
- Stucco walls with ledge stone or masonry is typical.
- Extensive use of ledge stone or brick to emphasize the horizontal planes is indicative of the Prairie style.
- Square or rectangular windows with wood trim may be grouped to emphasize the geometry of the building form.
- Ribbons of windows arranged in horizontal bands is common.
- Massive chimney forms wrapped in stone or brick is an enhanced detail of this style.
- Terraces covered by the primary roof form with large rectilinear stone piers for roof support is typical.



CALIFORNIA PRAIRIE EXAMPLES

