WHITE ROCK SPRINGS RANCH

DESIGN GUIDELINES

FOLSOM • CALIFORNIA

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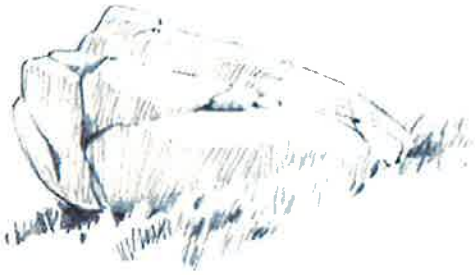

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Vision and Introduction

Image from Greenlee and Associates

PURPOSE AND OBJECTIVE

The White Rock Springs Ranch Design Guidelines is a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. The Residential Design Guidelines articulate expectations regarding the character of the built environment and are intended to promote design excellence in new residential construction. It is intended as an implementation tool for the residential development of White Rock Springs Ranch and provides the design framework for architecture, streetscene, and landscape to convey a community identity. These guidelines establish the pattern and intensity of development for White Rock Springs Ranch to ensure a high-quality and aesthetically cohesive environment. While these guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, this guideline document will assist applicants in creating single-family residential neighborhoods that reflect the City's rich history, reinforce the sense of community, and utilize sustainable best practices. This document also provides the framework for design review approval of White Rock Springs Ranch residential projects.

Projects must comply with the design principles as stated in the Guidelines. However, the design solutions, schematic drawings and programming included within this document are intended to illustrate the design intent and are not examples expected to be copied or imitated. There may be other design solutions not shown in the Guidelines that will also result in a successful project. The Guidelines do not mandate specific architectural styles, nor do they encourage direct imitation of the past.

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

Guiding Principles

The following guiding principles will guide the design of the White Rock Springs Ranch to ensure quality development:

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

Green Building / Sustainable Design principles are identified with a leaf symbol.

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

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

Figure 1.1. - Plan Area Location

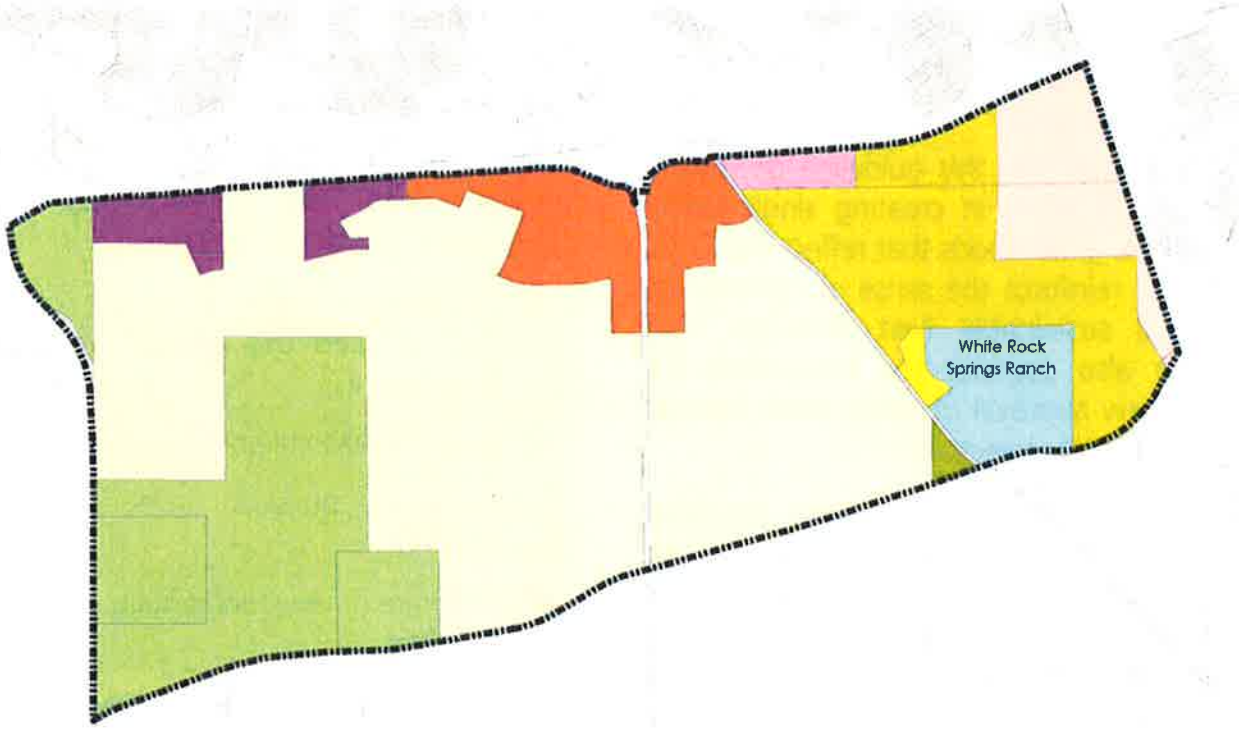


Figure 1.2. - White Rock Ranch Location

Context

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

White Rock Springs Ranch is located within the premier Hillside District of the Folsom Plan Area Specific Plan referred to as Folsom Ranch and consists of gently rolling hills covered with grasslands. Historically, this land has been used for cattle grazing purposes. This hilly topography is where the lower foothills of the Sierra Nevada mountain range join the Sacramento Valley floor.

White Rock Springs Ranch has sweeping views to Downtown Sacramento, Historic Folsom, and El Dorado Hills. White Rock Springs Ranch has a rich history dating back as a Pony Express stop and a rest stop for travelers on the long journey west. White Rock was identified as a House, Hotel, and a Ranch, it's namesake White Rock was easily identified by a small outcropping of white quartz.

When completed, White Rock Springs Ranch will provide 395 home sites, an 2.3 acre recreation facility, and provide open space with cycling and walking trails. The open space will be preserved, to be enjoyed by all future residents.

2

Architectural Design Guidelines

Image from Greenlee 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 teh side and rear elevations creats 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 encourages;
- 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 Cochere 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

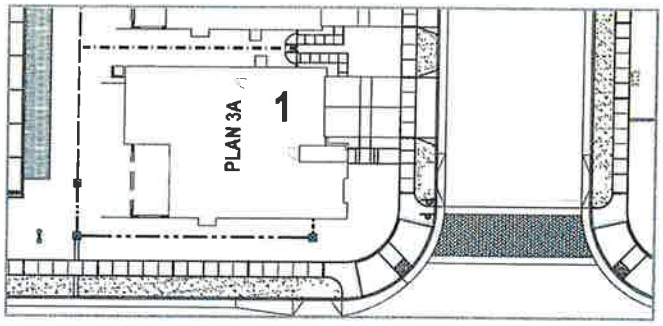
In each single-family detached neighborhood with a **minimum** of up to 50 homes, provide:

- 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.

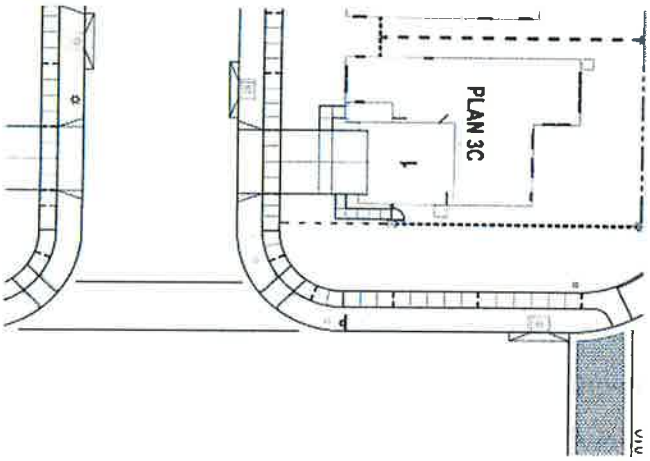
In each single-family detached neighborhood with **more** than 50 homes, provide:

- Four floor plans.
- Three elevations for each floor plan using a minimum of **three** architectural styles. Elevations shall be significantly different in appearance.
- A minumum 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 on 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

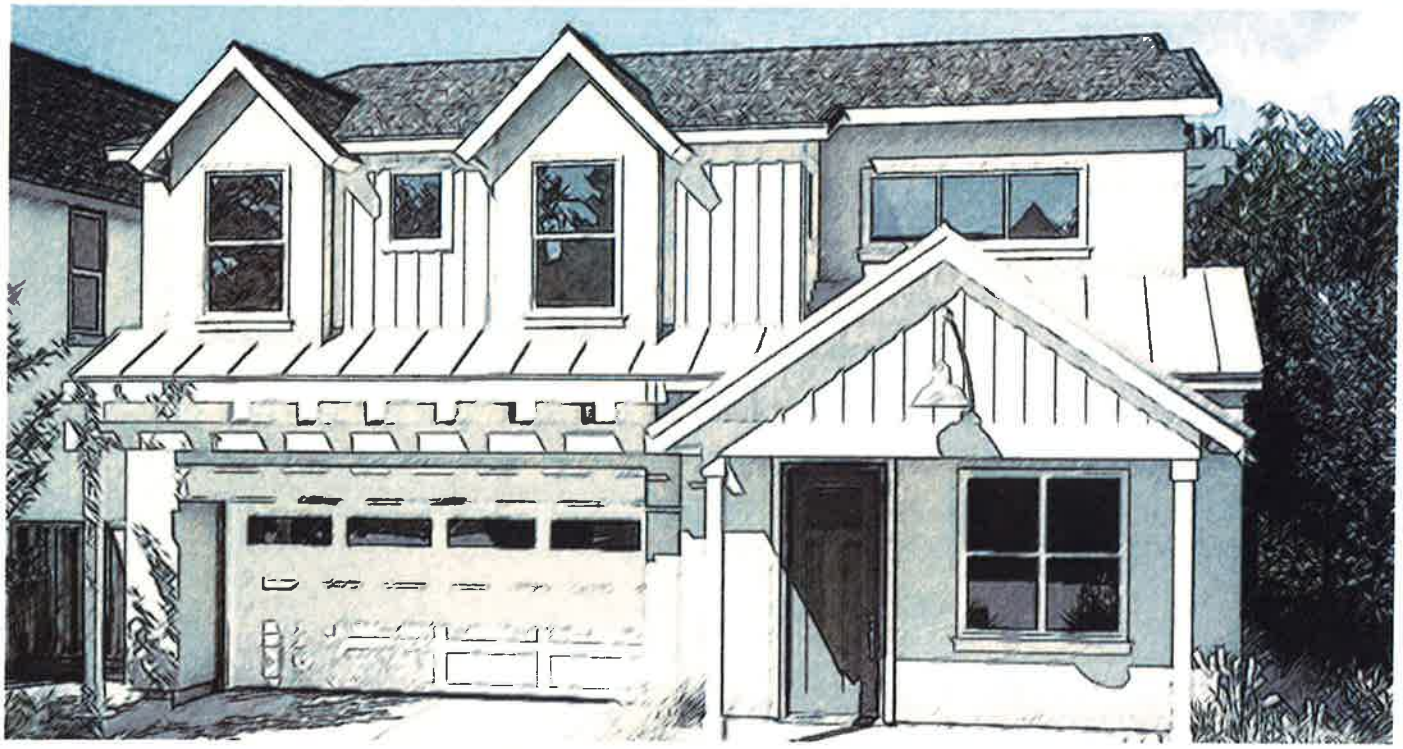
The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to the availability of materials and technological advancements,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

3

Landscape Design Guidelines

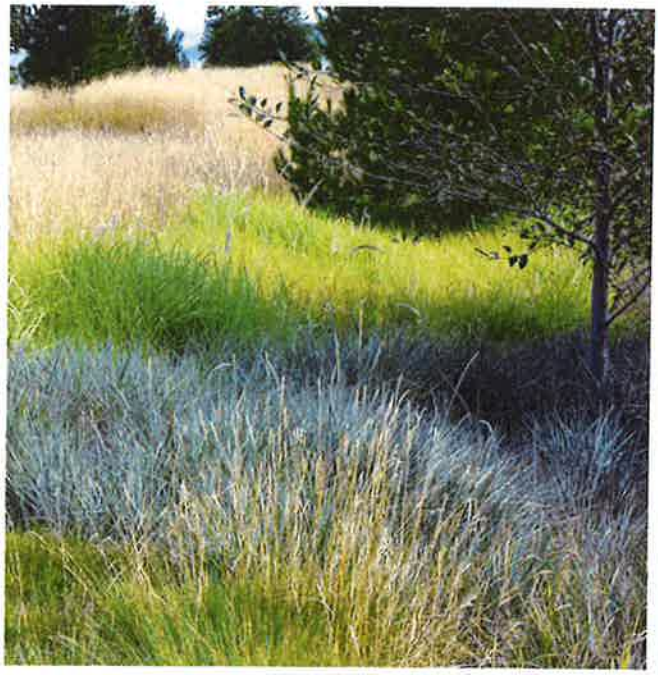
Image from Greenlee and Associates

GUIDING LANDSCAPE DESIGN PRINCIPLES

Sustainable Landscape Design

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

- Incorporate a water management system utilizing up-to-date best management practices that allows groundwater to recharge.
- Encourage the use of low toxic wood preservatives (no CCA), or naturally rot-resistant wood for landscaping.
- Choose low water, drought tolerant, and/or native plants that match the micro climate, and soil conditions. (Refer to Plant Matrix herein)
- Select plants that are "non-invasive" according to the current California Invasive Plant Inventory, published by the California Invasive Plant Council.



- Design landscape and plant spacing to allow for plants to reach mature size. Using appropriate sizes and the thoughtful placing of plants prevents overgrowth and future thinning, reducing the amount of material sent to the landfill.
- Locate plants to ensure proper drainage and to reduce potential damage to buildings.
- Reuse soils from the site, if appropriate, as horticultural soils.
- Maintain and/or improve soil health through responsible management including nurturing soil with organic matter, reducing synthetic fertilizer use, and restoration to sustain protected and future ecosystems.
- Use integrated pest management to control or eliminate pesticide and toxic chemical use.
- Create and/or maintain wildlife habitat.
- Increase tree cover to provide shade in developed areas to reduce energy demand, mitigate solar heat gain into buildings, and to reduce the amount of heat absorbed by paved areas.
- Plant deciduous trees on the south side of buildings to allow for increased solar heat gain in winter months (thereby reducing energy needed for heating interiors) and shading in summer months (thereby reducing energy needed for cooling interiors).
- Minimize the use of large turf areas (except within parks) as permitted by AB1881 Water Use Analysis, turf in parkway and residential front yard is prohibited.
- Utilize weather and climate-smart irrigation controllers.
- Design irrigation zones to suit plant requirements and incorporate high-efficiency nozzles.
- Use sustainable materials in landscape construction and site furnishing selections including, but not limited to, recycled materials, environmentally preferable/ responsible products, materials that can be recycled, certified "green" products, and locally available or locally manufactured products.
- Use nitrogen-fixing plants to reduce fertilizer use.
- Create natural looking designs to reduce maintenance required.
- Water conservation (xeriscape, rain gardens, grouping plants with similar requirements).
- Control water runoff, clean runoff, and recharge groundwater aquifers (bioswales, rain gardens, green roofs).

Example of Drip Irrigation Before Mulch Application

COMMUNITY DESIGN THEME/ LANDSCAPE CHARACTER

Landscaping plays an important role in establishing the visual identity and character of the White Rock Springs Ranch Community. Consistency in theme and the application of major community-level design elements, such as enhanced entry with iconic monumentation, upgraded hardscape and supportive landscape, arterial street parkways, thoughtful specifications of walls, fences and pilasters, adjacent community interface with improved edge conditions, and site-specific plant and hardscape materials similar to the White Rock formation as a design element to be maintained throughout the White Rock Springs Ranch development to communicate and enhance the community's identity.

White Rock Springs Ranch embraces a sustainable/ "no turf" waterwise theme, there by prohibiting turf parkways and turf within residential front yards. Careful thought has been given to integrate the structural and aesthetic elements of a balanced, cohesive landscape community. The sustainable waterwise theme is appropriate to the community's locale, and embrace the challenges California is facing with the drought. This theming will tie the community together by the use of native grass or groundcover parkways while enabling neighborhoods and mixed-use areas to further develop their individual character through their own unique elements.

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

- Native Grass or low water groundcover parkways

- "Turf free" zones within residential front yard
- Grasses/ Heritage Trees/ CA friendly/ Low water use plant material.
- Natural landscaped areas blended with manicured landscaping.
- Varied hardscape paving materials, including stone, concrete, wood, decomposed granite, and concrete pavers.
- The only areas where turf will be permitted is within residential rear yards and the recreation facility.

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

Example of Park and Open Space Concept

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

- Monumentation/ Signage
- Streetscape Landscape
- Enhanced Masonry Vertical Elements
- Enhanced Hardscape
- Enhanced Community Edge Conditions
- Open Space, Parks and Recreation Facilities
- Lighting/ Street Furniture Family
- Walls and Fences
- Landscaping/ Plant Palette

These thematic elements will commonly occur throughout the community and will unite White Rock Springs Ranch under a common design vocabulary. General design guidelines and design criteria for the community theme elements are contained in the sections that follow.

COMMUNITY IDENTITY PLAN MONUMENTATION

Appropriate community and residential neighborhood thematic identification is important in establishing this new community and maintaining the overall White Rock Ranch theme, as well as providing a system for identifying community development and giving directional information to residents and visitors. A general conceptual Community Identity Signage/Monumentation Key Program is provided herein on page 3-6.

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

Monumentation Materials	
Stone Veneer:	Realstone Systems Silver Alabaster Shadowstone (Premium)
Precast/ Poured-in-place Concrete Cap:	Davis Color- Yosemite Brown #641- 3 lbs
Tall Wing Wall and Pottery Base:	Davis Color- Mesa Buff #5447- 2 lbs
Low Wing Wall:	Davis Color- Yosemite Brown #641- 3 lbs

Materials:

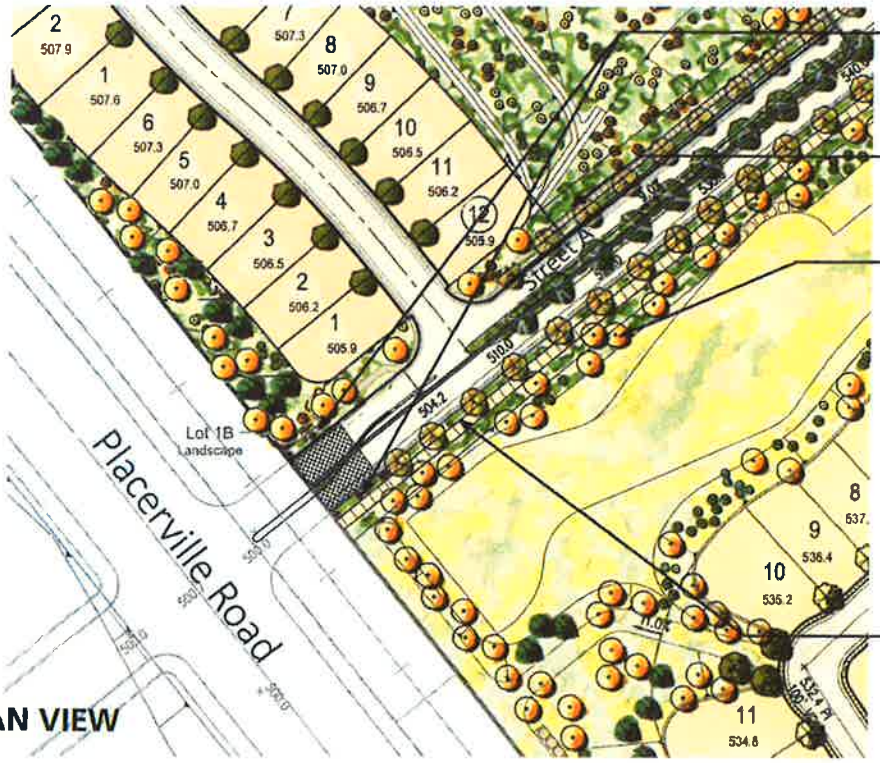
- Natural Stone
- Precast Colored Concrete Cap
- Poured-in-place Colored Concrete
- Container Pot with complementary plants
- Brass plate for logo/project name or dense foam letters painted with brass-colored paint to emulate brass
- Specimen Trees with complementary plant material selections

Community Identity Signage/ Monumentation Key Map

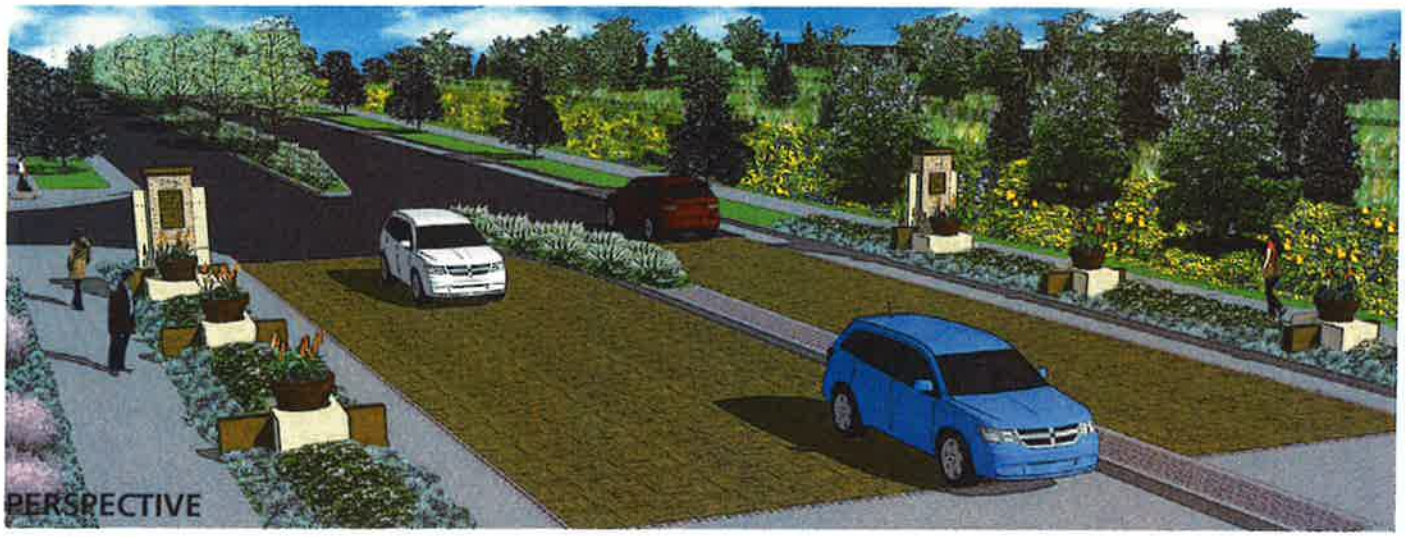
Legend Symbol	Description
	Primary Project Entry Monumentation
	Primary Neighborhood Entry Monumentatin
	Recreation Facility Monumentation
	Trailhead Monumentation

Primary Project Entry Monumentation

The Primary Project Entry Monumentation will be the landmark of the new community and establish a unifying community identity while providing a strong statement of community and commitment to sustainability.



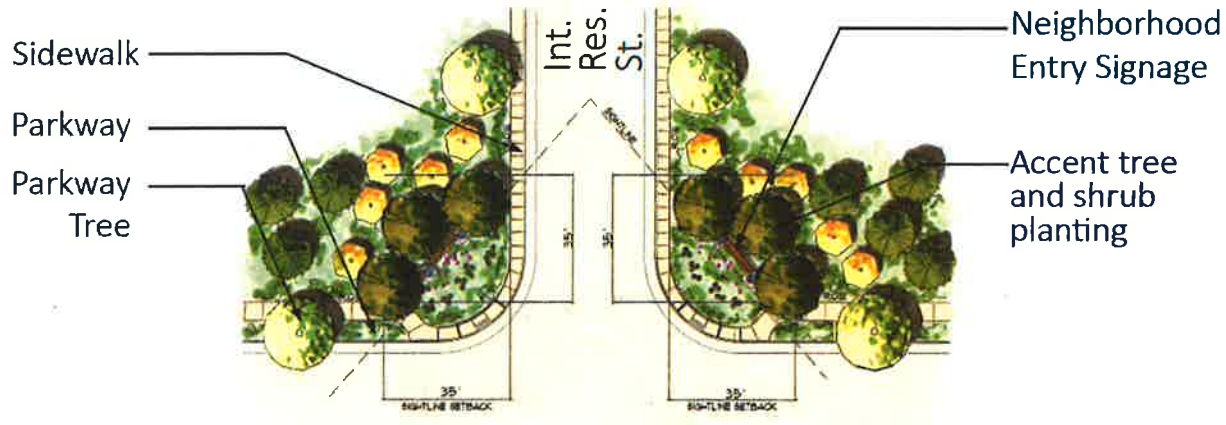
PLAN VIEW



PERSPECTIVE

Primary Neighborhood Entry Monumentation

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



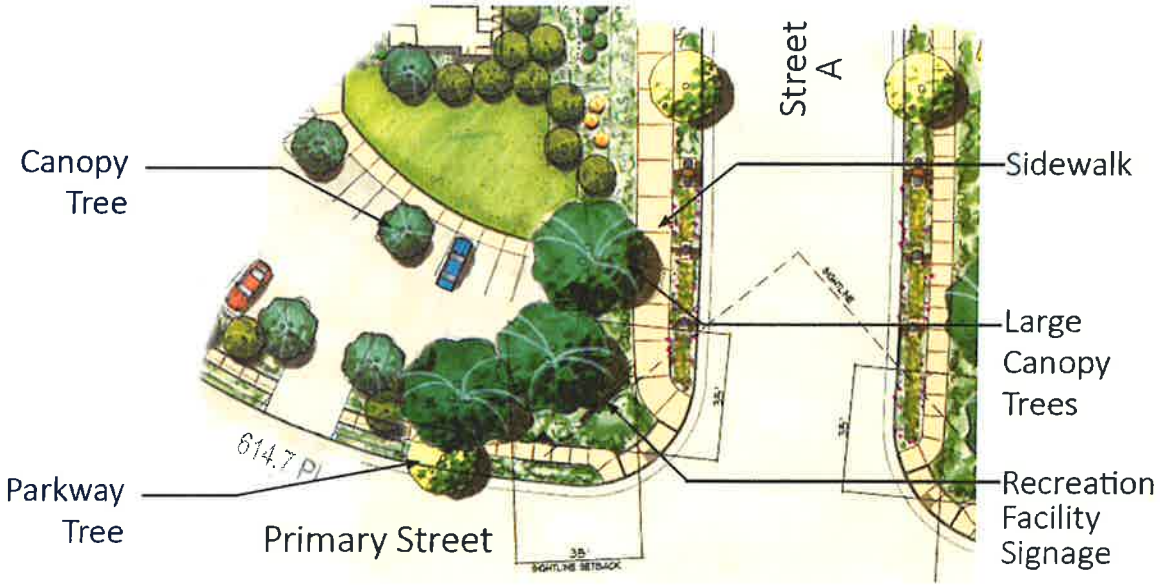
Collector Street

PLAN VIEW

PERSPECTIVE

Recreation Facility Monumentation

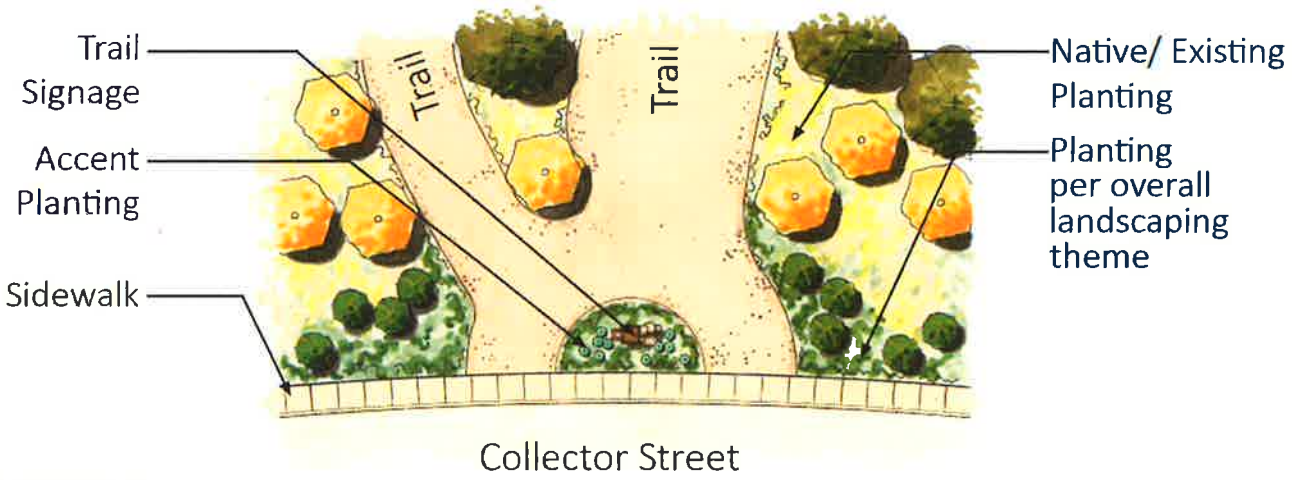
Recreation Facility Monumentation will be used to identify the entry point for the Recreation/ Open Space within the White Rock Springs Ranch community where residents and visitors can enjoy the amenities of the community. The signage monument incorporates design elements of stone, precast concrete capping, specimen trees, groundcover/shrub planting, and annual color.



PLAN VIEW

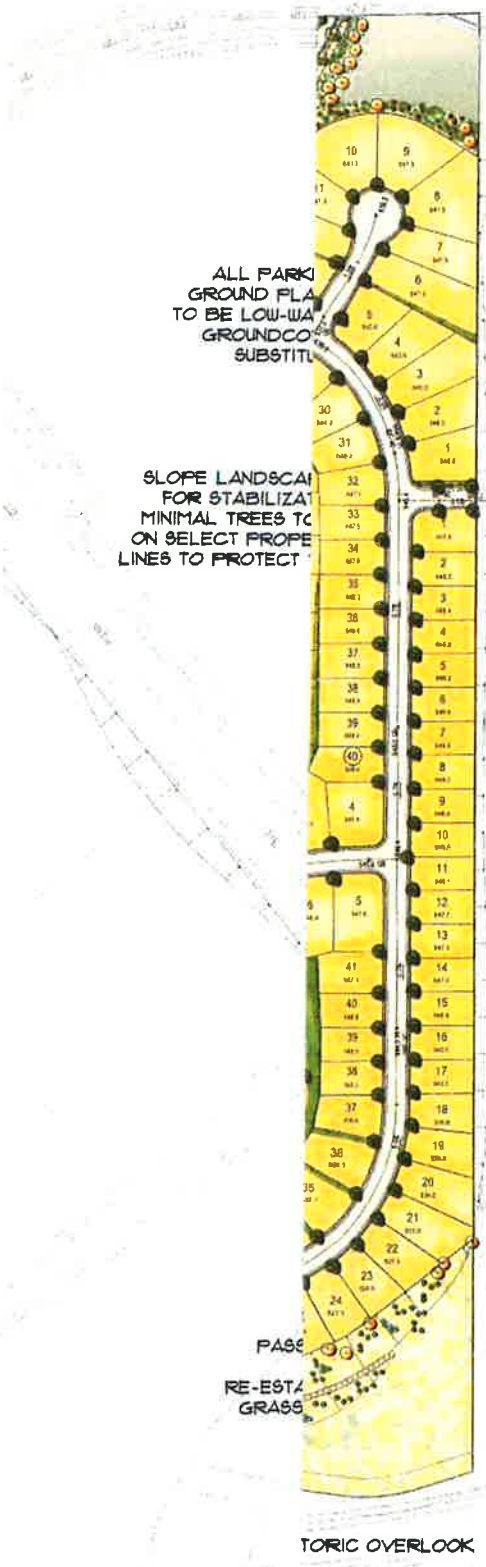
Trailhead Monumentation

Trailhead Monumentation will be used to identify the entry point of the Open Space Trail within the White Rock Springs Ranch community where residents and visitors can see the landmark white rock formation. The signage monument incorporates design elements of stone, precast concrete capping, groundcover/shrub planting, and annual color.



PLAN VIEW

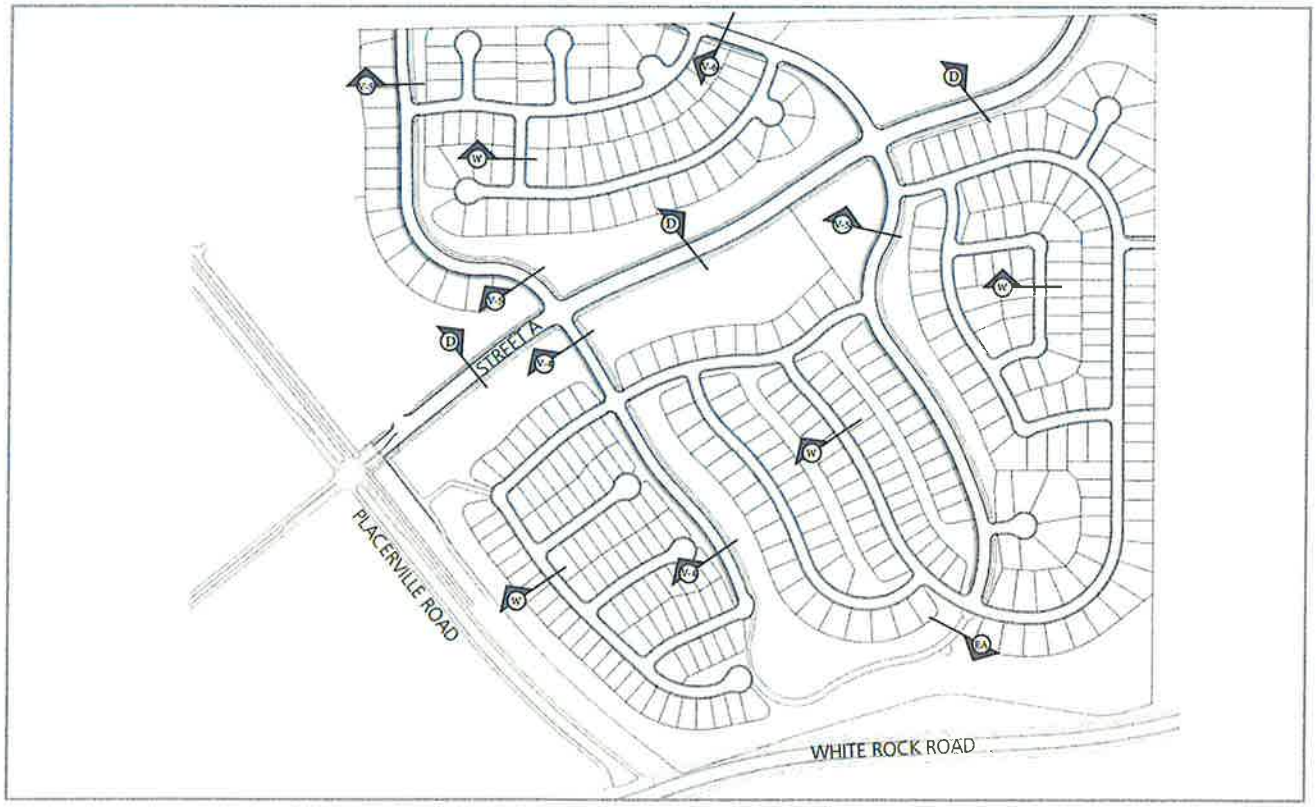
PERSPECTIVE



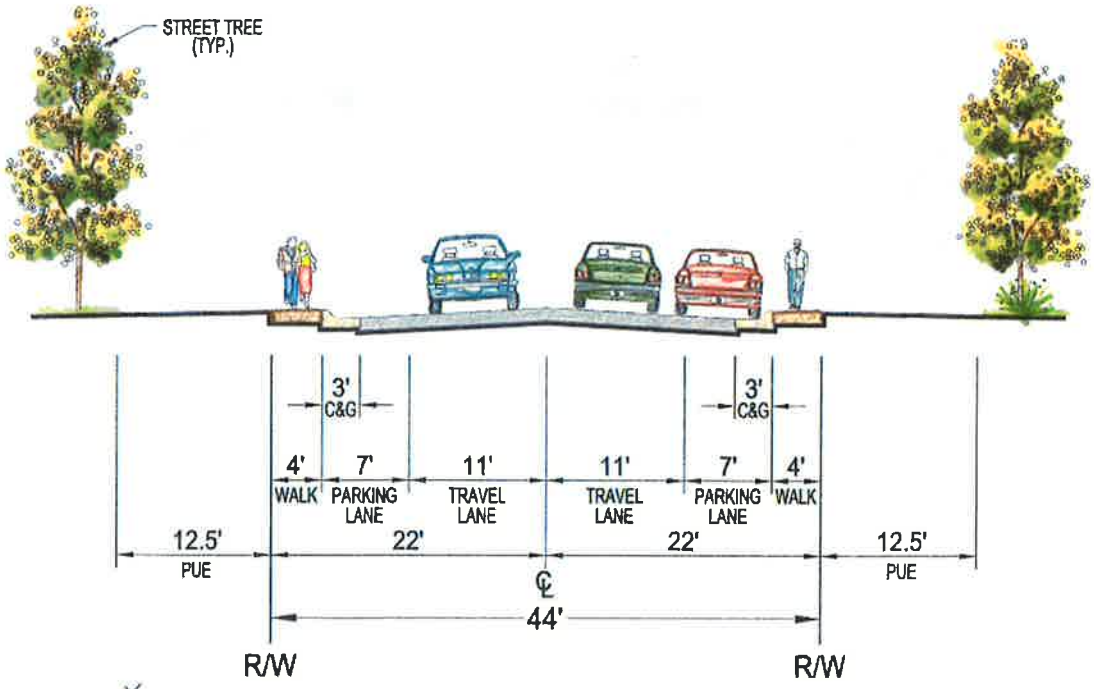
CONCEPTUAL OVERALL
ILLUSTRATIVE LANDSCA

STREETSCAPE PLANS/ SECTIONS

Several streetscape applications are proposed within the White Rock Springs Ranch development, as shown within this section, Streetscape Key Map. As illustrated in the following exhibits, a hierarchy of streetscapes within the White Rock Springs Ranch community is provided and distinctive landscape treatments are planned for each roadway. Landscape and hardscape treatments include elements such as landscaped medians, sidewalks, enhanced paving at pedestrian crossings and primary/secondary entries, bike trails, and parkway trees to enhance roadways. The main road will feature such landscape elements as signage, street furniture, and a predominant plant palette consisting of canopy trees on corner treatments and parkways, center medians where space allows, and vertical trees as backdrops within landscape lots. The use of enhanced paving is strongly encouraged. Some roadway improvements shall occur in phases. Streetscapes are provided as follows:



Street Section Keymap

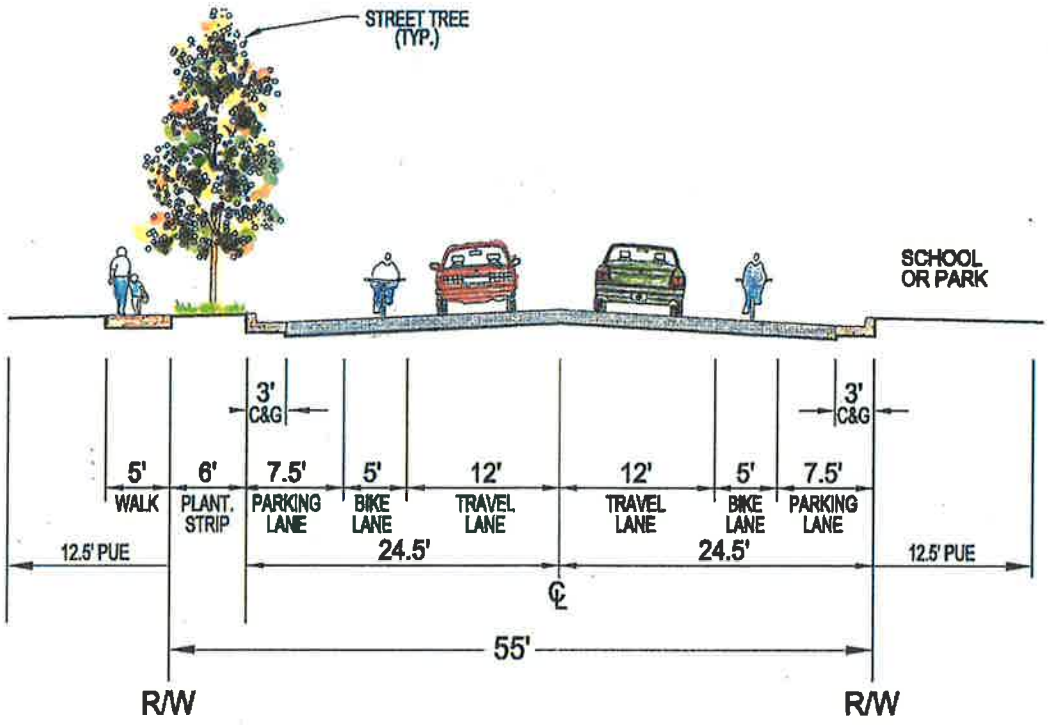


W

44' RIGHT-OF-WAY

Local Street - Attached Sidewalk

N.T.S.

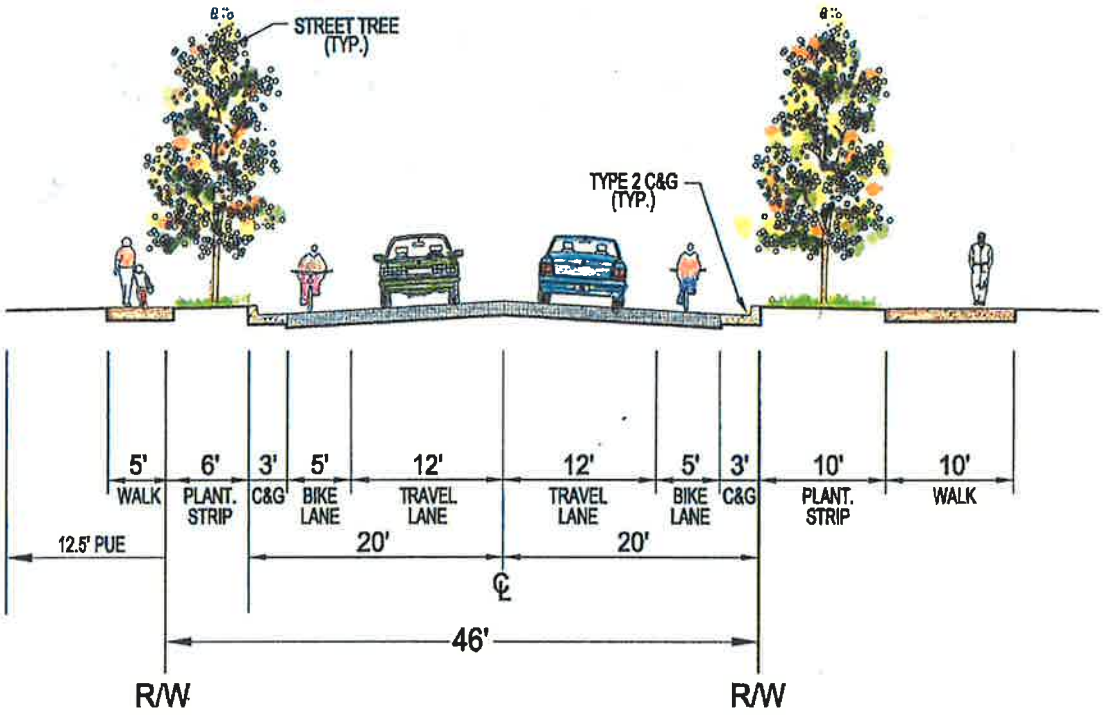


V-6

55' RIGHT-OF-WAY

Local Street
Adjacent To Park / School

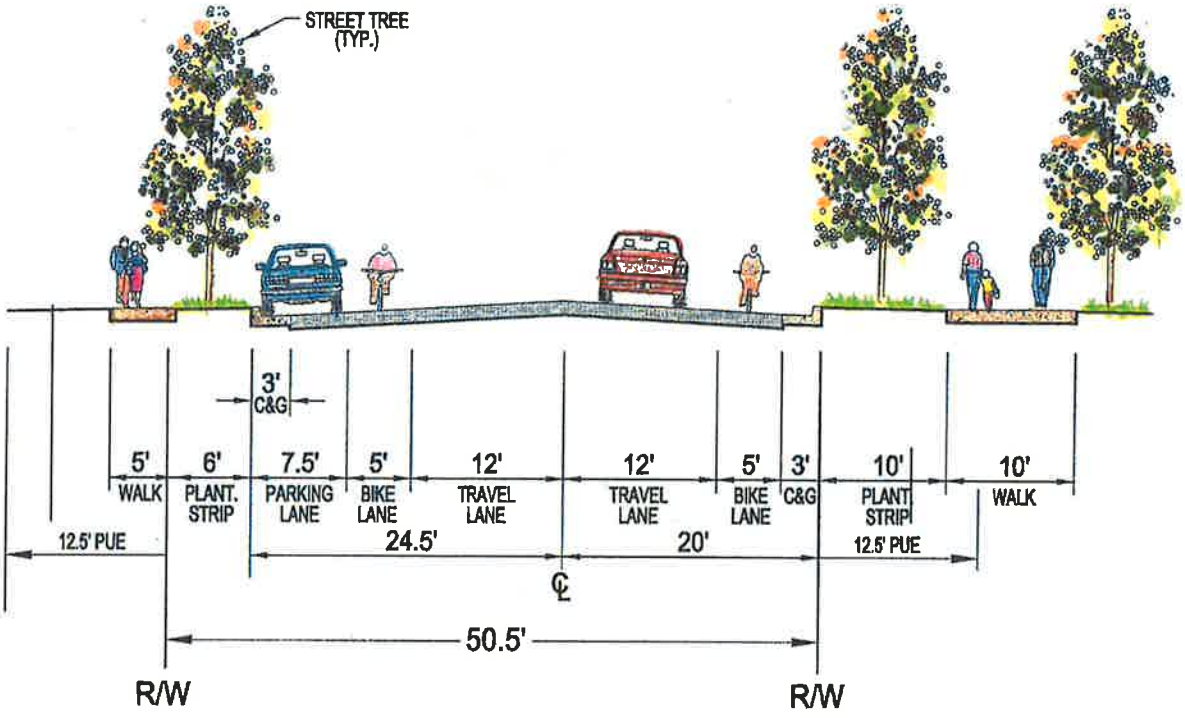
N.T.S.



V-4

46' RIGHT-OF-WAY

Local Street
With Class II Bike Lanes
(No Parking)

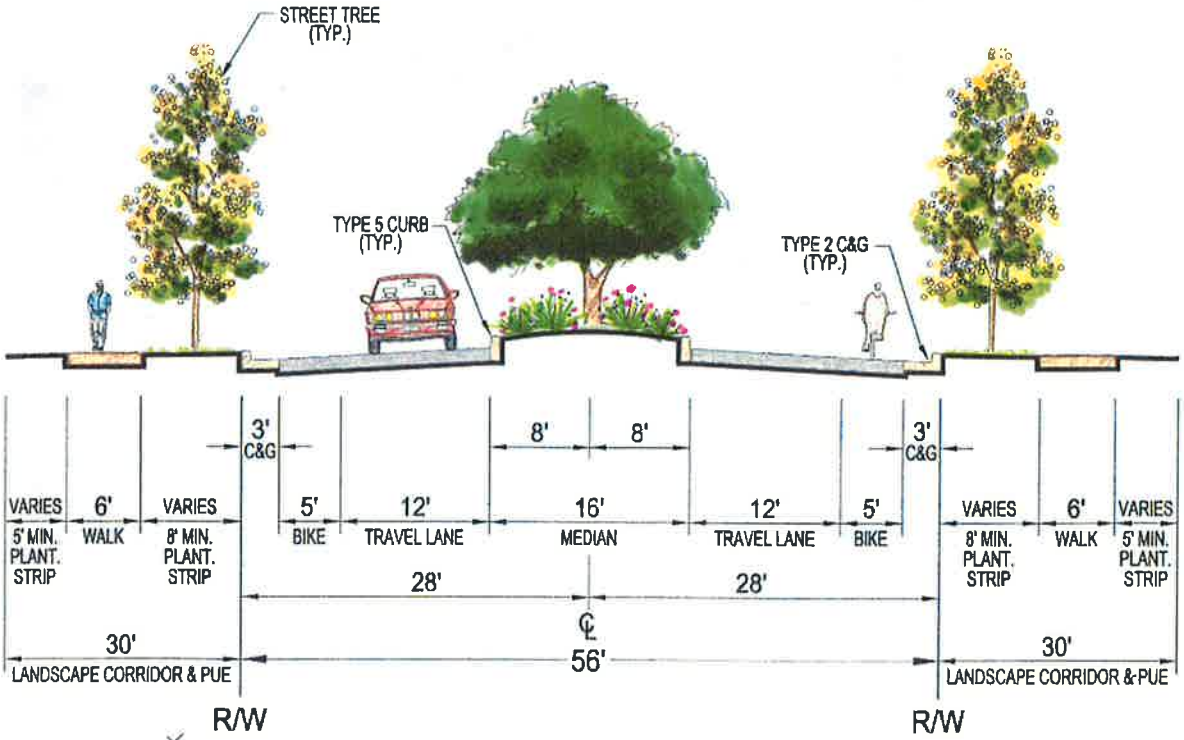


V-5

50.5' RIGHT-OF-WAY

Local Street
With Class II Bike Lanes
(Parking One Side)

N.T.S.

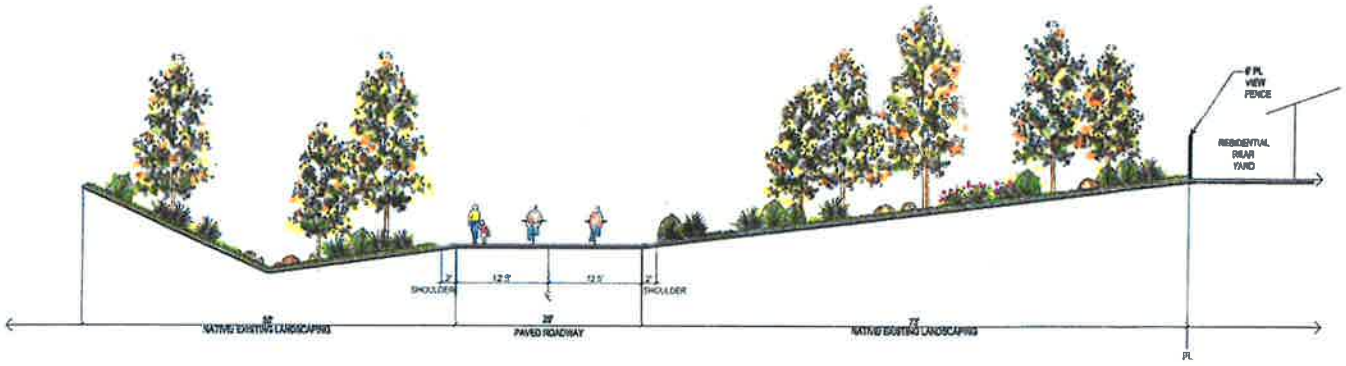


D

56' RIGHT-OF-WAY

Local Collector Street

N.T.S.



EA

25' EMERGENCY VEHICLE ACESS

N.T.S.

PARK AND OPEN SPACE

The following Conceptual Graphic of the 2.3 acre White Rock Springs Ranch Recreation Facility is strictly intended to be used for programming purposes to determine what the 2.3 acre site can accommodate. The design intent is to provide iconic/focal architecture with an expansive recreation facility taking advantage of the plateau-like plotting of the site and the phenomenal views. The following Conceptual Graphic shows that the site, with its majestic views, can potentially accommodate the following:

1. 3000 SF Building (Building MAY house the following)
   a. Restrooms
   b. Pool and Spa Equipment Storage
   c. Meeting Room/ Multi-Purpose Room
   d. Work-out Room
2. Pool
3. Gracious Remote Spa Area
4. Event lawn (this is the only turf allowed within the common area development)
5. Outdoor Barbecue Pool Area
6. Sufficient Parking
7. Pool Security fence
8. Trellis covered Deck Area
9. Sufficient Chaise and Table and Umbrella Seating
10. Low water yet lush landscaping

TRAIL SYSTEM

The trail system within the White Rock Springs Ranch community will be an open trail with undulating natural paths and vegetation throughout. Within the trail system, new technology par course/exercise stations will be intermittently stationed along the marked path for circuit training. Par course/exercise stations have structures/apparatus varying in degree of skill level that can be enjoyed by all to promote an active healthy outdoor lifestyle.

PEDESTRIAN CIRCULATION AND TRAILS

The neighborhoods of White Rock Springs Ranch shall have a continuous network of Class I bike paths sidewalks, and native trails throughout the community.

The 5' wide sidewalks provide circulation through the neighborhood areas and shall link up with either 6' wide sidewalk or the 10' wide Class I bike path or native trails of the community. The Class I Bikeway paths within White Rock Springs Ranch will connect to the Class I bike paths located just outside the community to provide a continuous and interconnected circulation system for bicyclists and pedestrians.

LEGEND

Symbol	Description
	25' wide EVA Access Road/ Pedestrian & Bicycle Trail
	10' wide Pedestrian/ Bicycle Trail
	6' wide Pedestrian Walk
	5' wide Pedestrian Walk

PEDESTRIAN CIRCULATION AND TRAILS EXHIBIT

LID MEASURES

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

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

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

Practices:

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

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

Site Design:

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

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

Site Design Measures:

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

Source Control Measures

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

Treatment Control Measures

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

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

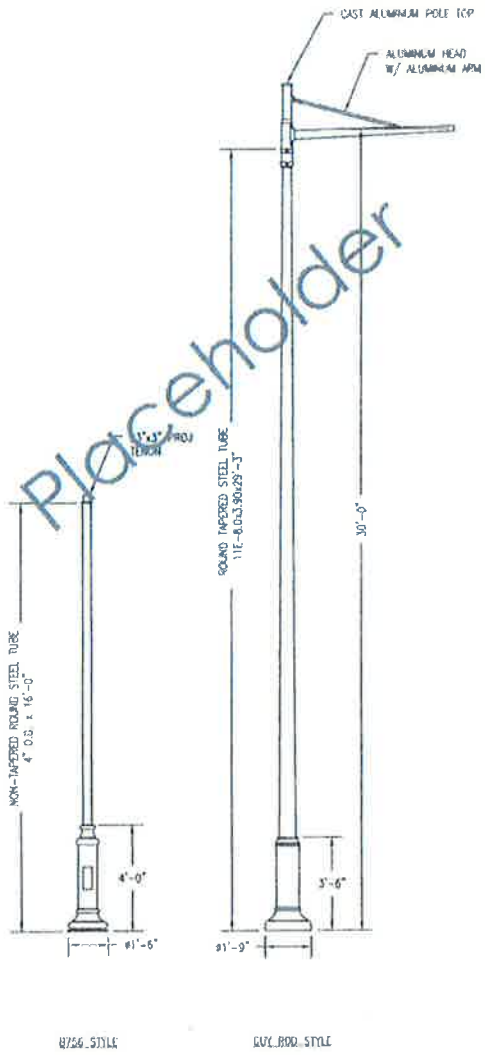
LIGHTING AND STREET FURNITURE GUIDELINES

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

Light pole standards/fixtures must comply with the approved specification for the Folsom Plan Area. Draft options are pending final approval from the City.

Lighting shall incorporate the following written guidelines and design imagery.

- All exterior light fixtures and fixture placement shall comply to the standards specified in the City's design documents. Use of LED technology where possible and feasible is recommended.
- Streets and intersections should be well lighted in accordance with the City standard illumination levels. Low-level lighting for pedestrian safety should be installed where appropriate. Intersections should have increased light levels for definition and to mitigate automobile/ pedestrian conflicts.
- Accent lights should be installed at all primary entry monuments, secondary monuments, neighborhood, recreation center and trail head monuments.
- Street lights and bollard lights shall conform to the overall project theme and city standards.
- All exterior lighting for identification, pools, water features, and landscaping should be subdued and indirect to prevent spill over onto adjacent lots and streets.
- The type and location of building lighting should preclude direct glare onto adjacent property, streets and skyward by the use and application of shields
- Pedestrian scale fixtures are encouraged over "high mast" poles.
- Consistent lighting fixtures shall be used throughout White Rock Springs Ranch to enhance community character.
- Light rays shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.

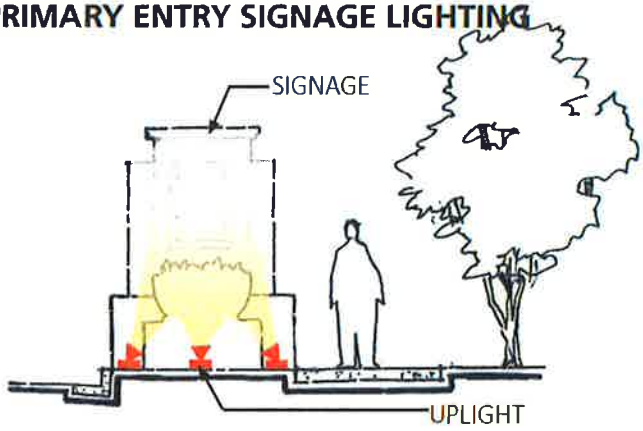


B756 STYLE GUY ROD STYLE

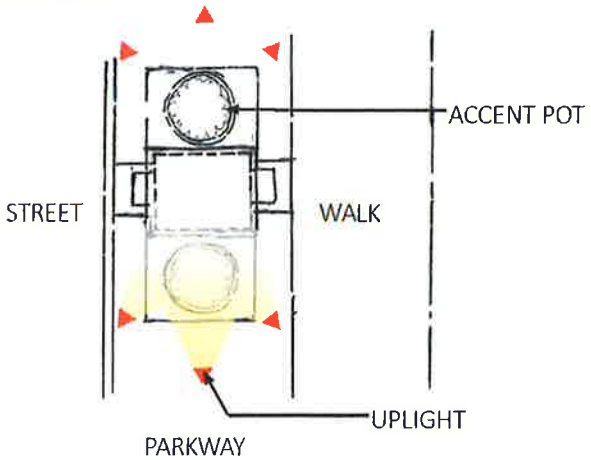
Lighting within development areas adjacent to Open Space Districts shall comply with the following "dark sky" lighting regulations:

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

PRIMARY ENTRY SIGNAGE LIGHTING

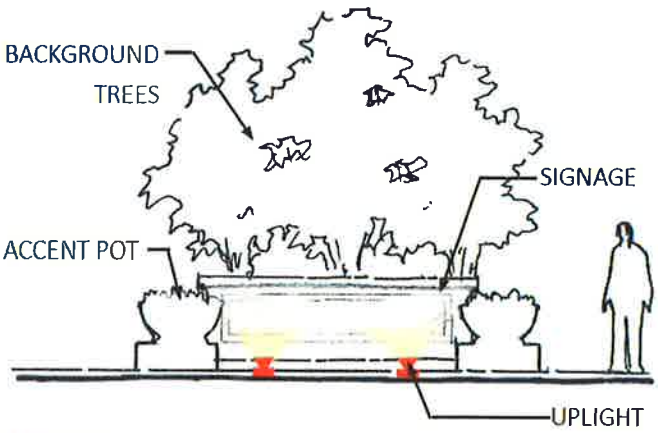


ELEVATION

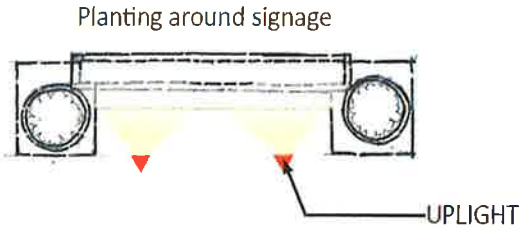


PLAN VIEW

NEIGHBORHOOD SIGNAGE LIGHTING



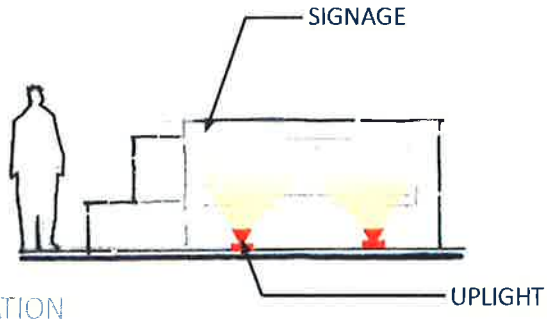
ELEVATION



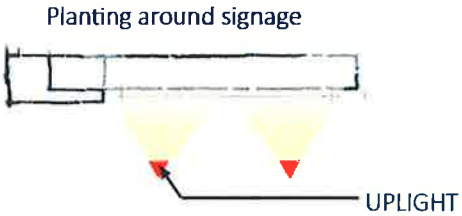
PLAN VIEW

Note: All drawings are conceptual in nature and are references to represent the design intent. Final specifications for installation shall be done by others.

RECREATION CENTER SIGNAGE LIGHTING

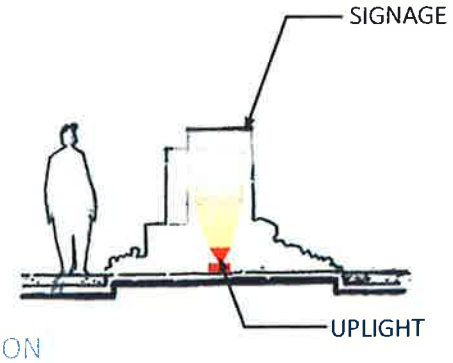


ELEVATION

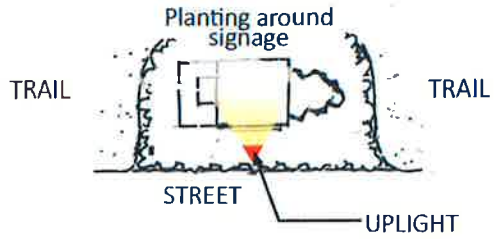


PLAN VIEW

TRAIL SYSTEM SIGNAGE LIGHTING

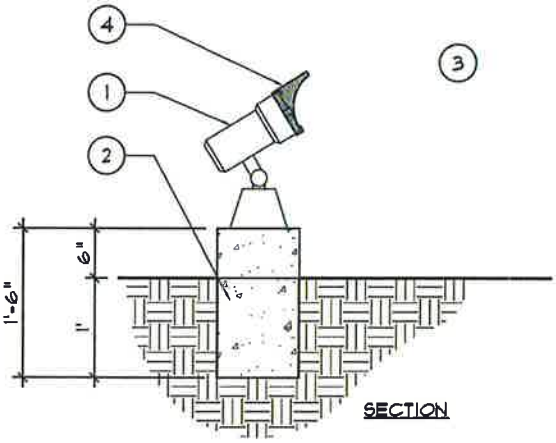


ELEVATION



PLAN VIEW

FLOOD LIGHT INSTALLATION DETAIL



(1) UPLIGHT
SOUTH COAST LIGHTING

MODEL: SCL-FLL-220-SP/FL-JES
COLOR: BRONZE
FINISH: UV RESISTANT POWDER COAT
TYPE: LED

(2) CONCRETE FOOTING

(3) SIGNAGE

(4) LIGHT SHIELD

Note: All drawings are conceptual in nature and are references to represent the design intent. Final specifications for installation shall be done by others.

SITE FURNISHINGS

Site Furnishings for the Recreation Facility may include but not be limited to:

- Stationary tables and chairs, such as picnic tables under the overhead structures, or movable table and chair sets for the same purpose
- Chaise Lounges
- Umbrellas and stands
- Trash cans with liners
- Benches

The style of these site furnishings should complement the Clubhouse architectural style and colors and should be constructed of durable yet aesthetically pleasing materials.

COMMUNITY MAILBOXES

Community Mailboxes, depending on current USPS requirements, will likely be Cluster Box Units (CBU). The locations of CBU mailboxes within the community shall be coordinated with USPS for review and approval of proposed locations. It is highly encouraged to locate the CBU Mailboxes next to a street light, where possible, for additional safety and security.

Example of CBU Mailbox

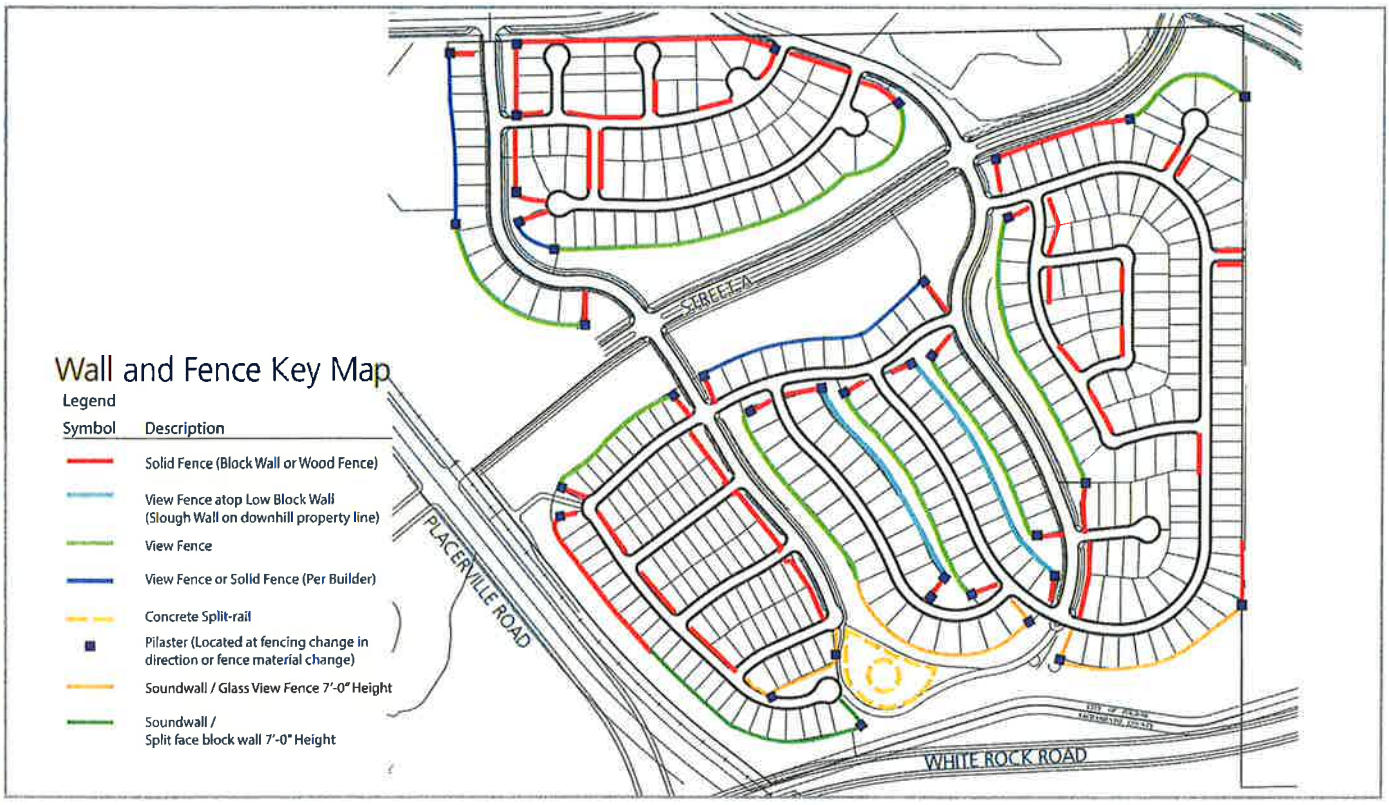
WALL AND FENCE GUIDELINES

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

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

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

- Decorative walls and/or screen walls shall be integrated with the architecture of community building, as well as the overall landscape design.
- All community walls and fences shall be consistent in design.
- For most products, the community wall will be a solid fence of split face block with brick cap, or wood fence.
- Pilasters will occur at changes in wall direction or change in materials visible to the public realm.
- Where solid walls are applicable, those visible to the public realm or adjacent to the public realm shall be split face



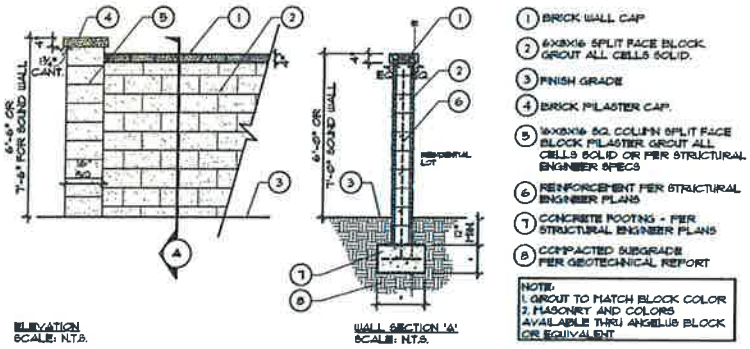
block with brick cap, or wood fence. For community consistency, whichever wall type has been installed in other surrounding Folsom Ranch communities will be the determining factor for which wall type will be used at White Rock Springs Ranch.

- Interior/side yard or any wall not visible to the public realm shall be precision block with precision cap, or wood fencing based on builder's preference and product price point. Block color to match split face block wall color.
- View fencing of full height tubular steel and/or a low wall or concrete mowcurb with tubular steel may be used for rear yard fencing on lots that do not require noise attenuation.
- Vines and/or shrubs should be planted along community walls to soften the visual character. An extensive use of vines is encouraged.
- The maximum wall or fence height shall be six (6) feet within any required rear, or side setback area, and along the project perimeter unless a higher wall is determined necessary to act as a sound wall and approved by the City. Wall/fence heights are measured from the base of the wall/fence to the top of the interior or exterior side, always providing a minimum six (6) feet barrier from either side. The maximum height of any wall should not exceed city standards (when in combination with a retaining wall) without a variance.
- Combination retaining wall and privacy walls at block ends may be used.
- Combination block and tempered glass walls may be used subject to the approval of a Design Review Application by the Planning Commission when shown in combination with the entire desgin for the adjoining open space and when it can be shown that the glass will not produce glare. If the combination block and tempered glass wall is used on lots that require noise attenuation, then the glass must meet a minimum STC rating of 32.
- Rear yard fencing adjacent to park areas or open space edges where residential pad is elevated above park/open space shall be view fencing, where applicable, considering grade differentials, etc.
- Where appropriate, view fencing may be less than 6' high to provide an enhanced view shed. In cases where pools or spas are located in rear yards, a minimum 5'-6" high perimeter fence is required. Continuous view fencing or block walls shall have pilasters located at corners, at change in wall/fencing materials, and significant redirections in the fence line.
- Sounds walls will be 7' in height (as measured above the build pad grade) and will be constructed of split face block with a brick cap. Walls that are not required to be sound walls may be a maximum 6 feet in height.
- Wall sections greater than 50 feet in length should incorporate at least two of the following design features which are proportionate to the wall length:
  - A minimum 2 feet change in plane for at least 2 feet.
  - A minimum 18-inch change in height for at least 10 feet.
  - Use of pilasters at 50 feet maximum intervals and at changes in wall planes.
  - A minimum 4 feet high view fencing section for at least 10 feet.

- Solid walls or wood fencing shall be used for property line fencing and gate returns between housing lots and those areas in public view. Fence return located on the garage side of each home shall include a three foot (3') wide minimum gate.
- All retaining walls, courtyard walls, gates and fences shall be compatible with the architecture of each neighborhood/village.
- Visible precision block walls are prohibited from the public realm.
- Constrution documents developed for this project detailing walls and fences will locate and verify all walls will be located outside the PUE.
- For residential side yard gates, vinyl gates with split face walls are encouraged, color to match and complement adjacent wall/ architecture; where wood fence is used, wood gates are encouraged.
- Gates should be provided in walls or fences to allow emergency access and to facilitate convenient pedestrian access to activity areas and adjacent uses.
- Walls should be eliminated or sited to provide additional setbacks areas at project entries to accommodate distinctive landscaping, ornamental gateways, signage and street furniture.
- Walls should be curved or angled at corner locations along street frontages to preserve sight lines.
- Be mindful of sight lines when laying out lots and perimeter walls.
- If the retaining walls contain plantable cells, then a mix of at least two varieties of shrubs (one with a trailing growth habit and one with a billowy growth habit) shall be planted in alternate cells.
- All walls visible to the Public Realm will be maintained by the HOA. Interior lot walls to be maintained by homeowner.

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

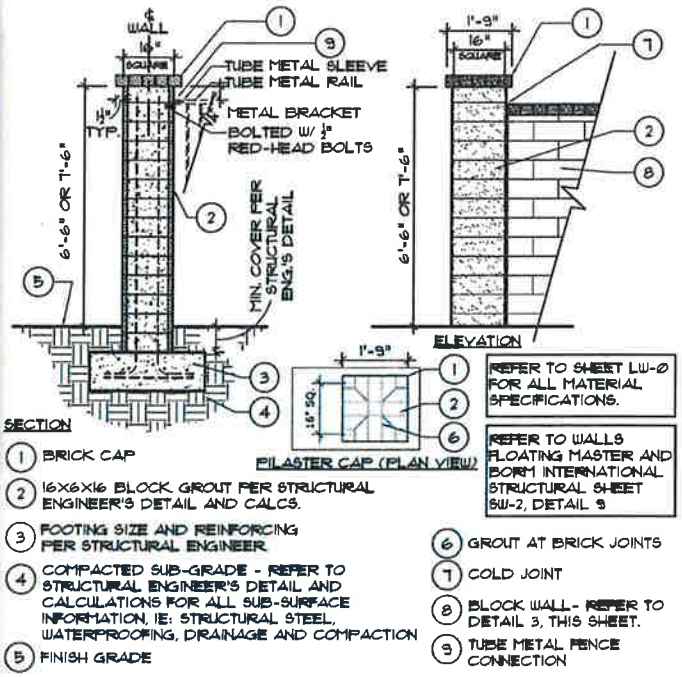
Community Wall and Pilasters (Solid Fence Option)	
Pilaster/ Wall:	Split Face Block with Brick Cap
Block Color:	Harvest (or equal) available through Angelus Block
Brick:	Belden Brick - Jumbo Polar White Clear A (Sugarcreek Plant 3), available through Thompson Building Supply
Grout:	CBP #384 Camel
Detail:	Refer to next page



1. BRICK WALL CAP
2. 6X8X16 SPLIT FACE BLOCK GROUT ALL CELLS SOLID.
3. FINISH GRADE
4. BRICK PILASTER CAP.
5. 16X8X16 SQ. COLUMN SPLIT FACE BLOCK PILASTER GROUT ALL CELLS SOLID OR PER STRUCTURAL ENGINEER SPECS
6. REINFORCEMENT PER STRUCTURAL ENGINEER PLANS
7. CONCRETE FOOTING - PER STRUCTURAL ENGINEER PLANS
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

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

Community Wall (Sound Wall Option)	
	Materials- See Previous page

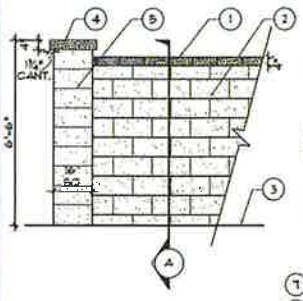


REFER TO SHEET LW-0 FOR ALL MATERIAL SPECIFICATIONS.

REFER TO WALLS FLOATING MASTER AND BORM INTERNATIONAL STRUCTURAL SHEET SW-2, DETAIL 9

1. BRICK CAP
2. 16X8X16 BLOCK. GROUT PER STRUCTURAL ENGINEER'S DETAIL AND CALCS.
3. FOOTING SIZE AND REINFORCING PER STRUCTURAL ENGINEER.
4. COMPACTED SUB-GRADE - REFER TO STRUCTURAL ENGINEER'S DETAIL AND CALCULATIONS FOR ALL SUB-SURFACE INFORMATION, IE: STRUCTURAL STEEL, WATERPROOFING, DRAINAGE AND COMPACTION
5. FINISH GRADE
6. GROUT AT BRICK JOINTS
7. COLD JOINT
8. BLOCK WALL- REFER TO DETAIL 3, THIS SHEET.
9. TUBE METAL FENCE CONNECTION

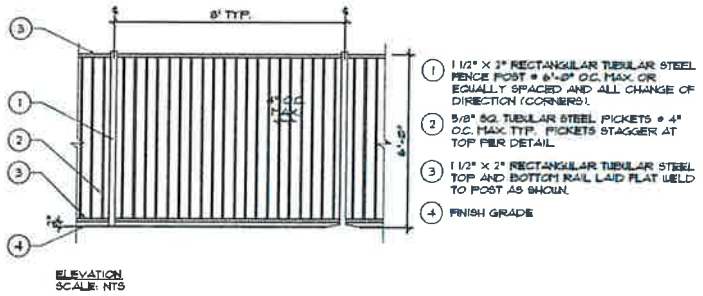
Prefabricated Tubular Steel Fence with Pilaster Condition	
Pilaster:	Split face Block with Brick Cap
Block Color:	Harvest (or equal) available through Angelus Block
Paint:	Sherwin Williams SW7705 Wheat Penny
Brick:	Belden Brick- Jumbo Polar White Clear A (Sugarcreek Plant 3), available through Thompson Building Supply
Grout:	CBP #384 Camel
Metal Color:	Powder Coated- Sherwin Williams SW7020 Black Fox



1. PRECISION BLOCK WALL CAP
2. 6X8X16 PRECISION BLOCK. GROUT ALL CELLS SOLID.
3. FINISH GRADE
4. PRECISION BLOCK PILASTER CAP.
5. 16X8X16 SQ. COLUMN PRECISION BLOCK PILASTER. GROUT ALL CELLS SOLID OR PER STRUCTURAL ENGINEER SPECS
6. REINFORCEMENT PER STRUCTURAL ENGINEER PLANS
7. CONCRETE FOOTING - PER STRUCTURAL ENGINEER PLANS
8. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

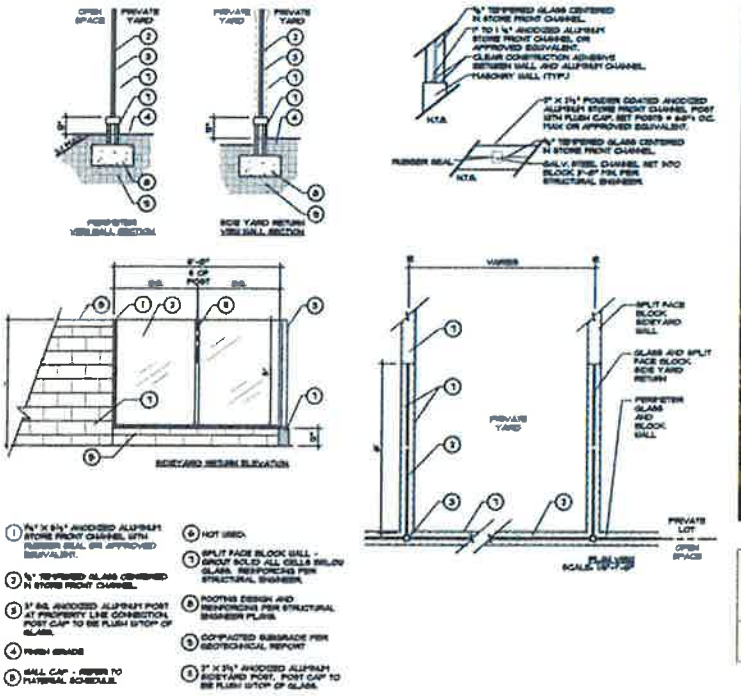
NOTE:
1. GROUT TO MATCH BLOCK COLOR
2. MASONRY AND COLORS AVAILABLE THRU ANGELUS BLOCK OR EQUIVALENT

Precision Block Wall Option at Side Yard Conditions (No Precision Block Wall shall be visible/exposed to the public realm.)	
Color:	To match SW 7705 Wheat Penny, available through Angelus Block

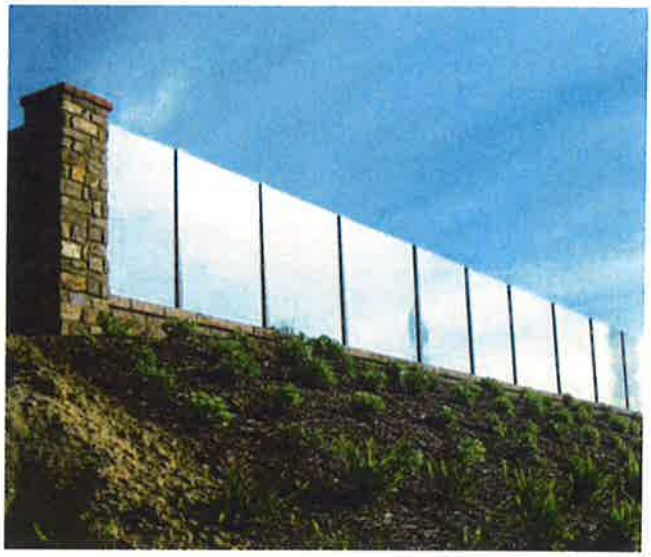


ELEVATION
SCALE: NTS

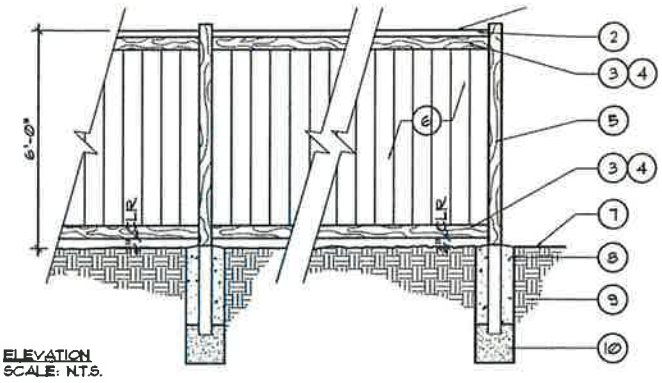
Community Prefabricated Tubular Steel View Fence	
Metal Color:	Powder Coated- Sherwin Williams SW7020 Black Fox



1. 1/4" X 3 1/4" ANODIZED ALUMINUM STORE FRONT CHANNEL WITH RUBBER SEAL OR APPROVED EQUIVALENT.
2. 1/4" TEMPERED GLASS CENTERED IN STORE FRONT CHANNEL.
3. 3" SQ. ANODIZED ALUMINUM POST AT PROPERTY LINE CONNECTION, POST CAP TO BE FLUSH W/TOP OF GLASS.
4. FINISH GRADE
5. WALL CAP - REFER TO MATERIAL SCHEDULE.
6. NOT USED.
7. SPLIT FACE BLOCK WALL - GROUT SOLID ALL CELLS BELOW GLASS. REINFORCING PER STRUCTURAL ENGINEER.
8. FOOTING DESIGN AND REINFORCING PER STRUCTURAL ENGINEER PLANS.
9. COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
10. 3" X 3 1/2" ANODIZED ALUMINUM SIDEYARD POST, POST CAP TO BE FLUSH W/TOP OF GLASS.



Community Tempered Glass View Fence (Sound Wall View Option)	
Metal Color:	Spraylac Regal Brown

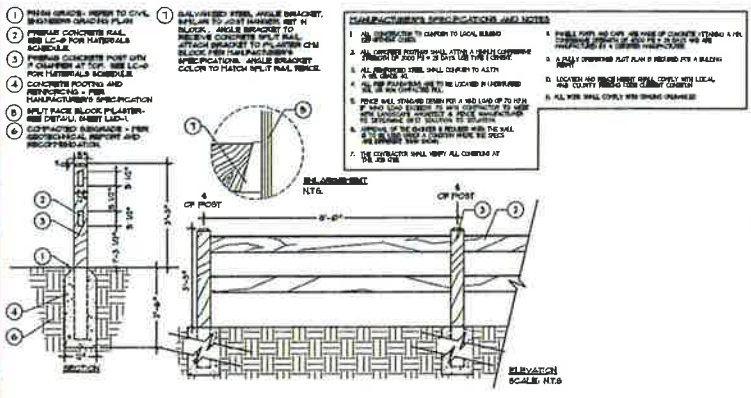


ELEVATION
SCALE: N.T.S.

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

1. 2X2 TOP TRIM INSIDE, NAIL TO POST AND CAP
2. 2 x 6 CAP. NAIL TO POSTS W/ HALF LAP SPLICES OVER POSTS AND MITER AT ALL CORNERS.
3. 2 X 4 TOP AND BOTTOM RAILS, TOE NAIL TO POSTS.
4. 1 X 4 TOP AND BOTTOM TRIM INSIDE NAIL TO POST, RAILINGS AND CAP.
5. 4 X 4 S4S PRESSURE TREATED POSTS AT 8'-0" O.C. MAX., AT ENDS AND CHANGES OF DIRECTION.
6. 1 X 6 CEDAR VERTICAL BOARDS BUTT-JOINT ALTERNATE PANELS ON BOTH SIDES, NAIL TO 2x4 TOP & BOTTOM RAIL.
7. FINISH GRADE - PER CIVIL ENGINEER PRECISE GRADING PLAN.
8. CONCRETE FOOTING PER STRUCTURAL ENGINEER.
9. COMPACTED SUBGRADE PER GEO-TECHNICAL REPORT.
10. 1 CUBIC FOOT OF GRAVEL PER POST FOOTING.

Solid Fence Option at Side Yard Conditions	
Color:	Mission Brown Cabot Semi-solid Stain or equivalent



Concrete Split Rail Fence at Cultural Site	
Color:	Natural Gray with a Wood Grain Finish

LANDSCAPE MASTER COMMUNITY PLANT MATRIX

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

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

- Consistent street tree themes should be related to the hierarchy of the street system.
- Extensive use of trees, vines and shrubs to soften community theme wall and fencing.
- Recognition of existing natural conditions and situations.
- Use of both "formal" and "informal" planting arrangements, depending upon the particular condition.
- "Layering" of the shrub material to create depth, variety and interest.
- Refer to local codes for spacing distance from utilities, light poles, etc.

Firewise Landscaping

A firewise landscaping approach shall be implemented on the slopes/open space areas between the rows of houses within the community. Through the careful spacing of shrubs and trees, utilizing low groundcovers and mulch, and reducing mass plantings, the path of potential fire to the homes can be slowed greatly, if not stopped. Selection of plant material deemed "fire safe" will be determined at the time Improvement Plans and/or Landscape Construction Documents are created for the project. Maintenance of plant material by the HOA through fuel reduction and irrigation to maintain fuel moisture is necessary to keep the landscape "fire safe."

The slope landscape between neighborhood areas will include trees that will provide buffer screening at the toe of slopes from back yards and maintain view landscape at the top of slopes. The slope landscape may include California native plant material and also adaptive landscape palettes that will provide drought tolerant planting for the community. This landscape will also help provide structural stability to the engineered slopes. The slope landscape will be irrigated and maintained to soften and transition the terraced housing pads within the project. In addition, surveillance of these areas will be provided by the residential lots with open-view fencing.

LANDSCAPE IRRIGATION NOTE

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

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

The irrigation system will be compliant with the City Water Efficient Ordinance and AB 1881, the State Model Water Efficient Landscape Ordinance. Irrigation water use will comply with water allotments defined in the Ordinance. All irrigation systems shall comply with the Governor's Executive Orders and the orders from the State Water Board on water conservation.

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

UTILITY AND EQUIPMENT SCREENING

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

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




Botanical Name	Common Name	Project Entries	Local Collector	Folsom Street Tree / Local Parkway	Single Family	Water Tank Screening	Recreation Facility	Open Space/Trails	Drainage Corridor
TREES									
Abies concolor	White Fir			•	•			•	•
Abies nordmanniana	Nordmann Fir				•			•	•
*Acacia spp.**	Acacia	•	•		•		•	•	•
Acacia baileyana	Bailey Acacia			•	•				
Acacia melanoxylon	Black Acacia			•	•				
*Acer macrophyllum****	Big Leaf Maple	•			•				
Acer spp.	Maple			•	•		•	•	
Acer buerferianum	Trident Maple			•	•		•	•	
Acer campestre	Hedge Maple			•	•		•	•	•
Acer macrophyllum	Big-leaf Maple			•	•		•	•	•
Acer negundo	California Box Elder				•		•	•	•
Acer platanoides x truncatum 'Crimson Sunset'	Crimson Sunset Maple			•	•		•	•	
Acer rubrum	Red Maple			•	•		•	•	
Acer rubrum 'Bowhall'	Bowhall Red Maple			•	•		•	•	•
Acer rubrum 'Columnare'	Columnare Red Maple			•	•		•	•	•
Acer rubrum 'October Glory' or 'Red Sunset'	October Glory or Red Sunset Red Maple			•	•		•	•	•
Acer tataricum ginnala	Amur Maple			•	•		•	•	
Acer truncatum	Shantung Maple			•	•		•	•	
*Aesculus californica****	California Buckeye			•	•			•	•
Aesculus glabra	Ohio Buckeye				•				•
Aesculus hippocastanum	Common Horsechestnut			•	•				•
Aesculus x carnea 'Briotii' or 'O'Neill Red'	Red Horsechestnut			•	•				
Albizia julibrissin	Silk Tree				•		•	•	
Alnus cordata	Italian Alder			•	•			•	
Alnus glutinosa	European Alder			•	•			•	•
Alnus rhombifolia	White Alder			•	•			•	•

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***River-Friendly Landscaping List – Sacramento, CA




Botanical Name	Common Name	Project Entries	Local Collector	Folsom Street Tree/ Local Parkway	Single Family	Water Tank Screening	Recreation Facility	Open Space/Trails	Drainage Corridor
Amelanchier canadensis	Eastern Serviceberry				•				
Amelanchier laevis	Alleghenny Serviceberry			•	•				
Araucaria bidwillii	Bunya-Bunya			•	•			•	•
Arbutus unedo	Strawberry Tree	•	•		•		•	•	•
Arbutus unedo 'Marina'	Marina Strawberry Tree	•	•		•		•	•	•
Bauhinia lunariodes	Anacacho Orchid Tree				•		•	•	
Bauhinia macranthera	Chihuahuan Orchid Tree				•		•	•	
Betula nigra	River Birch			•	•			•	•
Betula platyphylla japonica	Japanese White Birch				•			•	•
Caesalpinia cacalaco 'Smoothie'	Smoothie Thorless Cascalote			•	•				
Callistemon viminalis	Weeping Bottlebrush				•			•	
Calocedrus decurrens	Incense Cedar			•	•			•	•
Camellia reticulata	NCN				•				
Carpinus betulus 'Fastigiata'	European Hornbeam			•	•			•	
Carpinus caroliniana	American Hornbeam			•	•			•	
Carya illinoensis	Pecan			•	•			•	
Carya ovata	Shagbark Hickory			•	•				
Casanopsis cuspidata	Japanese Chinquapin				•				
Casuarina stricta	She-Oak, Beefwood				•			•	
Castanea dentata	American Chestnut			•	•				
Castanea mollissima	Chinese Chestnut			•	•				
Catalpa speciosa	Western Catalpa			•	•			•	•
Cedrus spp.	Cedar				•	•	•	•	•
Cedrus atlantica ('Glauca')	Atlas (Blue) Cedar			•	•	•	•	•	•
Cedrus deodara	Deodar Cedar			•	•	•	•	•	•
Celtis australis	European Hackberry			•	•		•	•	•
Celtis occidentalis	Common Hackberry			•	•			•	•
Ceratonia siliqua	Carob Tree	•	•	•	•		•	•	•
*Cercidium 'Desert Museum'**	Desert Museum Palo Verde	•	•	•	•	•	•	•	
*Cercidium floridum**	Blue Palo Verde	•	•	•	•	•	•	•	

*Indicates drought-tolerant species
**Indicates that designer must select a low water or drought-tolerant variety only
***River-Friendly Landscaping List – Sacramento, CA




Botanical Name	Common Name	Project Entries	Local Collector	Folsom Street Tree/ Local Parkway	Single Family	Water Tank Screening	Recreation Facility	Open Space/Trails	Drainage Corridor
Cercis canadensis	Eastern Redbud			•	•			•	
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud			•	•			•	
Cercis occidentalis,****	Western Redbud	•	•	•	•		•	•	•
Cercis reniformis 'Oklahoma'	Oklahoma Redbud			•	•			•	
Cercis silquastrum	Judas Tree			•	•			•	
*Chilopsis linearis**	Desert Willow			•	•			•	•
Chilopsis linearis 'Art's Seedless'	Art's Seedless Desert Willow			•	•			•	•
Chilopsis linearis 'Bubba'	Bubba Desert Willow			•	•			•	•
Chilopsis linearis 'Lucretia Hamilton'	Lucretia Hamilton Desert Willow			•	•			•	•
Chilopsis linearis 'Warren Jones'	Warren Jones Desert Willow			•	•			•	•
Chionanthus retusus	Chinese Fringe Tree			•	•			•	
Chitalpa tashkentensis 'Pink Dawn'	Pink Dawn Chitalpa				•			•	•
Cinnamomum camphora	Camphor Tree	•	•	•	•		•	•	•
Citrus spp.	Citrus	•	•	•	•		•	•	
Cladrastis kentukea	Yellow Wood			•	•				
Cordyline australis	Dracaena				•		•		
Cornus spp.	Dogwood				•			•	
Cornus controversa	Giant Dogwood			•	•			•	
Cornus x 'Eddie's White Wonder'	Eddie's White Wonder Dogwood			•	•			•	
Cornus florida	Eastern Dogwood			•	•			•	
Cornus kousa	Kousa Dogwood			•	•			•	
Cotinus obovatus	Smoke Tree				•			•	
Crataegus laevigata 'Paul's Secret'	Paul's Secret English Hawthorn			•	•				
Crataegus phaenopyrum	Washington Hawthorn			•	•				
Cryptomeria japonica	Japanese Cryptomeria				•				•
Cupressus spp.	Cypress	•	•		•		•	•	•
Cupressus arizonica	Arizona Cypress	•	•		•		•	•	•
Cupressus sempervirens	Italian Cypress	•	•		•		•	•	•
Diospyros kaki	Fuyu Persimmon				•			•	
Diospyros virginiana	American Persimmon				•			•	

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Ebenopsis ebano	Texas Ebony			●	●				
Elaeocarpus decipiens	Japanese Blueberry Tree	●	●	●	●		●	●	
Eriobotrya deflexa	Bronze Loquat	●	●		●		●	●	
Eriobotrya japonica	Loquat	●	●		●		●	●	
*Eucalyptus spp.*** (Exclude invasive sp.)*	Gum				●	●		●	●
Eucalyptus nicholii	Nichol's Willow-leafed Peppermint			●	●	●		●	●
Eucalyptus polyanthemos	Silver Dollar Gum			●	●	●		●	●
Eucalyptus sideroxylon	Red Ironbark Gum			●	●	●		●	●
Eucommia ulmoides	Hardy Rubber Tree			●	●			●	●
Fagus grandifolia	American Beech				●			●	
Fagus sylvatica	European Beech			●	●			●	
Fagus sylvatica 'Atropunicea'	Copper Beech				●			●	
Fagus sylvatica 'Pendula'	Weeping European Beech				●			●	
Fagus sylvatica 'Purpurea Pendula'	Weeping Purple Beech				●			●	
Feijoa sellowiana	Pineapple Guava				●			●	
Ficus carica	Common Fig	●	●		●			●	
Ficus microcarpa nitida	Indian Laurel Fig	●	●		●			●	
Firmiana simplex	Parasol Tree				●				
Fraxinus spp.	Ash	●	●		●		●	●	●
Fraxinus Americana 'Autumn Purple'	Autumn Purple White Ash	●	●	●	●		●	●	●
Fraxinus angustifolia 'Raywood'	Raywood Ash	●	●	●	●		●	●	●
Fraxinus greggi	Little Leaf Ash	●	●	●	●		●	●	●
Fraxinus latifolia	Oregon Ash	●	●		●		●	●	●
Geijera parviflora	Australian Willow	●	●	●	●		●	●	
Ginkgo biloba	Gingko, Maidenhair Tree	●	●		●		●	●	
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	●	●	●	●		●	●	
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	●	●	●	●		●	●	
Ginkgo biloba 'Saratoga'	Saratoga Maidenhair Tree	●	●		●			●	
Gleditsia triacanthos	Honey Locust				●			●	
Gleditsia triacanthos 'Shademaster'	Shademaster Locust				●			●	

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Gleditsia tracanthos 'Sunburst'	Sunburst Locust				•			•	
Grevillea robusta	Silk Oak			•	•			•	•
Gymnocladus dioica	Kentucky Coffee Tree			•	•				
Halesia carolina	Carolina Silver Bell			•	•				
*Heteromeles arbutifolia**	Toyon	•	•		•		•	•	•
Hymenosporum flavum	Sweetshade	•	•		•		•	•	
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly				•			•	
Ilex altaclarensis 'Wilsonii'	Wilson Altaclara Holly				•			•	
Ilex aquifolium	English Holly				•			•	
Ilex cornuta 'Burfordii'	Burford Chinese Holly				•			•	
*Juglans californica 'Hindsii'***	California Black Walnut			•	•			•	•
Juglans cinerea	Butternut			•	•				
Juglans nigra	Black Walnut				•				
Juglans regia	English Walnut			•	•				
Juniperus conferta	Shore Juniper				•		•	•	
Juniperus calfornica	California Juniper				•		•	•	•
Juniperus occidentalis	Western Juniper				•		•	•	
Juniperus osteosperma	Utah Juniper				•		•	•	
Juniperus scopulorum 'Blue Haven'	Blue Haven Juniper				•		•	•	
Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper				•		•	•	
Koelreuteria bipinnata	Chinese Flame Tree	•	•	•	•		•	•	•
Koelreuteria paniculata	Goldenrain Tree	•	•	•	•		•	•	•
Lagerstroemia spp.	Crape Myrtle	•	•		•		•	•	
Lagerstoemia hybrid 'Arapaho'	Arapaho Crape Myrtle	•	•	•	•		•	•	
Lagerstroemia hybrid 'Muskogee'	Muskogee Crape Myrtle	•	•	•	•		•	•	
Lagerstroemia hybrid 'Natchez'	Natchez Crape Myrtle	•	•	•	•		•	•	
Lagerstroemia hybrid 'Tonto'	Tonto Crape Myrtle	•	•	•	•		•	•	
Lagerstroemia hybrid 'Tuscarora'	Tuscarora Crape Myrtle	•	•	•	•		•	•	
Laurus nobilis	Sweet Bay	•	•	•	•		•	•	•
Leucaena retusa	Golden Ball Lead Tree				•				

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Liquidambar spp.	Sweet Gum	•	•		•		•	•	•
Liriodendron tulipifera	Tulip Tree	•	•	•	•		•	•	
Lithocarpus edulis	Japanese False Oak			•	•				
Maackia amurensis	Amur Maakia			•	•				
Magnolia spp.	Magnolia	•	•		•	•	•	•	•
Magnolia grandiflora	Southern Magnolia	•	•	•	•	•	•	•	•
Magnolia grandiflora 'St. Mary'	St. Mary Southern Magnolia	•	•		•	•	•	•	•
Magnolia kobus	Kobus Magnolia	•	•		•			•	•
Magnolia x soulangeana	Saucer Magnolia	•	•	•	•		•	•	•
Malus spp.	Crabapple				•			•	
Malus 'Centurion'	Centurion Crabapple			•	•			•	
Malus 'Harvest Gold'	Harvest Gold Crabapple			•	•			•	
Malus ioensis 'Prariefire'	Prariefire Crabapple			•	•			•	
Malus 'Robinson'	Robinson Crabapple			•	•			•	
Malus 'Strawberry Parfait'	Strawberry Parfait Crabapple			•	•			•	
Maytenus boaria	Mayten Tree			•	•			•	
Melaleuca lanceolata	Black Tea Tree				•			•	•
Melaleuca leucadendron	Paperbark	•	•		•	•	•	•	•
Melaleuca linariifolia	Flaxleaf Paperbark	•	•		•	•	•	•	•
Melaleuca quinquenervia	Broad-leaved Paperbark	•	•			•	•	•	•
Metasequoia glyptostroboides	Dawn Redwood			•	•			•	•
Morus alba	White Mulberry				•			•	
Nyssa sylvatica	Sour Gum			•	•			•	
Olea europaea	Olive	•	•	•	•			•	
Olea europaea Majestic Beauty TM	Majestic Beauty TM Olive	•	•		•			•	
*Olea europaea 'Swan Hill'**	Swan Hill Olive	•	•		•		•	•	
Olneya tesota	Desert Ironwood			•	•			•	•
Osmanthus fragrans	Sweet Olive				•				
Ostrya virginiana	American Hop-hornbeam			•	•				
*Parkinsonia aculeata**	Mexican Palo Verde				•	•	•	•	

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

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

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

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

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

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

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Botanical Name	Common Name	Project Entries	Local Collector	Folsom Street Tree/ Local Parkway	Single Family	Water Tank Screening	Recreation Facility	Open Space/Trails	Drainage Corridor
Grevillea spp.	Grevillea	•	•		•		•		
Grewia occidentalis	Lavender Starflower	•	•		•		•	•	
*Hemerocallis spp.***	Daylily	•	•		•		•	•	
Heteromeles arbutifolia,****	Toyon	•	•		•		•	•	•
Hibiscus spp.	Hibicus	•	•		•		•	•	
Hydrangea spp.	Hydrangea	•	•		•		•	•	
Hypericum spp.	St. Johnswort, Goldflower	•	•		•		•	•	
Ilex spp.	Holly				•		•	•	
*Juniperus spp.***	Juniper	•	•		•		•	•	•
Kniphofia uvaria	Red Hot Poker	•	•		•		•	•	•
*Lantana spp.***	Lantana	•	•	•	•		•	•	•
*Lavandula spp.***	Lavender	•	•		•		•	•	
Leucophyllum spp.	Texas Ranger				•		•	•	•
Ligustrum japonicum	Japanese Privet	•	•		•	•	•	•	
Ligustrum japonicum 'Texanum'	Wax Leaf Privet	•	•		•	•	•	•	
Ligustrum lucidum	Glossy Privet, White Wax Tree	•	•		•		•	•	
Liriope muscari	Big Blue Lily Turf	•	•		•		•		
Lobelia laxiflora	Red Mexican Lobelia				•		•	•	•
Mahonia spp.	Oregon Grape				•				
Mimulus aurantiacus,****	Sticky Monkey Flower				•			•	•
Mimulus bifidus	Santa Lucia Monkey Flower				•			•	•
Mimulus puniceus	Red Monkey Flower				•			•	•
Myoporum laetum	Myoporum	•	•	•	•		•	•	•
Myrtus spp.	Myrtle				•			•	
Nandina domestica var.	Nandina, Heavenly Bamboo	•	•		•		•		
Neprolepis cordifolia	Sword Fern	•	•		•		•		
Nolina bigelovii	Nolina	•	•		•			•	•
Osmanthus fragrans	Sweet Olive				•		•	•	
Osteospermum spp.	Freeway Daisy	•	•		•		•	•	
Pelargonium X hortorum	Garden Geranium	•	•		•		•	•	

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

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Westringia spp.	Coast Rosemary	•	•		•	•	•	•	•
Xylosma congestum	Xylosma, Glossy Xylosma	•	•		•	•	•	•	•
*Yucca spp.***	Yucca	•	•		•		•	•	•
SUCCULENTS									
*Agave spp.***	Agave	•	•		•		•	•	•
*Aloe spp.***	Aloe	•	•		•		•	•	•
Bulbine frutescens	Yellow Stalked Bulbine	•	•		•		•	•	•
Bulbine frutescens 'Hallmark'	Orange Hallmark Bulbine	•	•		•		•	•	•
Bulbine frutescens 'Yellow'	Yellow Bulbine	•	•		•		•	•	•
Echeveria spp.	Hen and Chicks	•	•		•		•	•	•
Euphorbia rigida	Blue Euphorbia	•	•		•		•	•	•
Euphorbia spp.	Euphorbia	•	•		•		•	•	•
Ferocactus wislizenii	Fish Hook Barrel Cactus	•	•		•		•	•	•
Hesperaloe parviflora	Red Yucca	•	•		•		•	•	•
Opuntia spp.	Prickly Pear	•	•		•		•	•	•
*Portulacaria afra**	Elephant's Food, Elephant Bush	•	•		•		•	•	•
Sedum spp.	Sedum	•	•	•	•		•	•	•
Yucca spp.	Yucca	•	•		•		•	•	•
GROUNDCOVER									
*Achillea spp.***	Yarrow				•	•	•	•	•
Ajuga reptans var.	Carpet Bugle	•	•		•	•	•		
Arctostaphylos spp.	Manzanita	•	•		•	•	•	•	•
*Baccharis pilularis****	Coyote Brush	•	•	•	•	•	•	•	•
Bergenia cordifolia	Heartleaf Bergenia	•	•		•	•	•		
Campanula poscharskyana	Serbian Bellflower	•	•		•	•	•		
Ceanothus griseus var.	Carmel Creeper	•	•	•	•	•	•	•	
Centranthus ruber	Jupiter's Beard	•	•		•	•	•	•	•
Cerastium tomentosum	Snow-in-Summer	•	•		•	•	•	•	
Cyclamen persicum	Cyclamen	•	•		•	•			
Dianthus spp.	Carnation	•	•		•	•	•		

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

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

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

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

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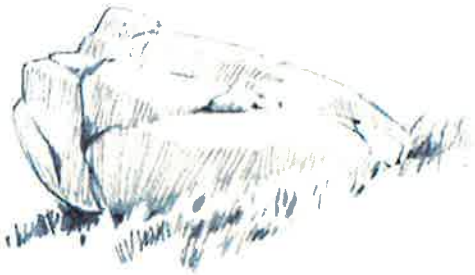
4

Design Review Process

Image from Greenlee and Associates



INTRODUCTION

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

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

Design Review Committee

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

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

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

Compliance

The FPASP and the Planned Development Permit provide zoning and development standards for this project, with further project-level refinements included in these Design Guidelines. The City Planning staff, Planning Commission, and City Council will use these Design Guidelines as a vehicle to review specific development proposals and to implement the project's vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with these Guidelines, as well as the General Plan, FPASP, and Zoning Code, where applicable. These Design Guidelines are intended to be used by City staff, property owners, architects, landscape architects, designers, builders, and developers in the planning and design of individual projects within the Plan Area.

Conflicts with City Code and other Approved Entitlements or Policies

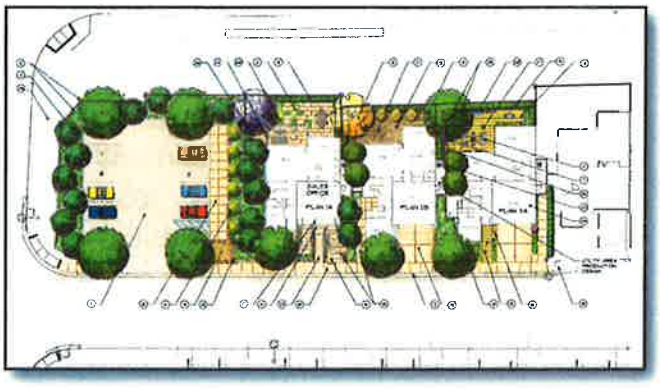
Design components within the "Public Realm" (as defined in the Community Design Guidelines) cannot be amended without the consent of all "Participating Landowners" (as defined in development agreements between the landowners and the City). Therefore, the Community Design Guidelines will prevail in the event of any inconsistencies between these Design Guidelines and the Community Design Guidelines. Where these Design Guidelines provide greater specificity on design detail for components of projects within the Public Realm, the Community Development Director shall determine that the project level design detail of components is consistent with, and does not purport to amend, the requirements set forth in the Community Design Guidelines.

Conversely, any particular element or provision not specifically covered in these Design Guidelines shall be subject to the provisions of the Community Design Guidelines for the Plan Area (as to components of the "Public Realm"), and otherwise to the provisions of the FPASP and/or the Folsom Municipal Code as applicable. As provided for in the FPASP, in any instances where the Design Guidelines conflict with the requirements of the Folsom Municipal Code, the Design Guidelines will take precedence. Where the Design Guidelines do not address a specific provision, the FPASP and/or the Community Design Guidelines (as to components of the "Public Realm") will take precedence. If none of these entitlements or policy documents addresses a specific provision, the Folsom Municipal Code requirements remain in force.

Modifications and Amendments

The Design Guidelines are intended to encourage and direct a high level of design quality to the project site while permitting flexibility for creative expression and innovative design solutions. However, deviations to these guidelines may be considered for projects with special and unique design characteristics during the White Rock Springs Ranch Design Review Committee (WRSRDRC) and the City's Design Review process and are categorized as either minor administrative modifications or amendments. The criteria to be applied for evaluating such modifications and amendments are set forth in Section 13.3.1 of the FPASP and shall be controlling for this project. Amendments to these Design Guidelines shall be reviewed as require by the FPASP, the Folsom Municipal Code, and/or California Government Code Section 65453.

In addition to the criteria set forth in Section 13.3.1, minor administrative modifications shall also include, but are not limited to, architectural style design modifications and architectural material substitutions that are consistent with and do not substantially



change the overall intent of these Design Guidelines. Review and approval of minor administrative modifications shall be conducted by the Community Development Director.

The Community Development Director may, at its discretion, defer to review and action of any item where it has decision making authority to the City Planning Commission and/or City Council; however, unless subject to an appeal, minor administrative modifications do not require review by either of these legislative bodies. Decisions of the Community Development Director are subject to appeal to the Planning Commission, and decisions of the Planning Commission are subject to appeal to the City Council.

Residential Design Review Process

The design review process described in this section is intended to ensure that residential villages within White Rock Springs Ranch contribute to the character and quality envisioned for the neighborhood. This four step process is intended to be efficient, without compromising the quality of design solutions. The White Rock Springs Ranch Design Review Committee (WRSRDRC), comprised of representatives of the master developer and design professionals appointed by the master developer, will review all designs developed for the White Rock Springs Ranch neighborhood prior to submittal to the City.

Step One: Project Application

The design review process will commence upon receipt of the Builder's application form and review fee. At the applicant's request, a kick-off and orientation meeting with the WRSRDRC during the phase may be scheduled.

Submittal Requirements:

Completed application form and fee

Step Two: Preliminary Design Review

This step in intended to establish and define the project's preliminary architectural and landscape character and concepts. Upon review and approval of the Builder's submittal package, the WRSRDRC will schedule a Preliminary Design Review Session, during which the WRSRDRC will meet with the builder to review and discuss the submittal.

The Preliminary Design Review Session is an opportunity to review the following design criteria:

- Selected architectural styles from the White Rock Springs Ranch Design Guidelines. Applicant may propose additional architectural styles that are consistent with the neighborhood vision for the WRSRDRC's review and approval.
- Architectural form, massing, roofs, and details, which establish character.
- Preliminary concepts for colors and materials.
- Landscape concepts identifying major tree and shrub massing, hardscape areas, and proposed character.
- Wall and fencing

Following the Preliminary Design Review, the WRSRDRC shall prepare and submit to the applicant, within 15 business days of plan submittal, a written memorandum outlining the agreed-upon direction of the WRSRDRC and the applicant.

Submittal Requirements:

Civil / Planning

1. Location map showing project location within the overall neighborhood.

Landscape

1. Landscape concept plans, identifying the general planting scheme, street tree program, typical front, side, and rear yards. Plans shall be prepared at a minimum scale of 1"=20'.
2. Color illustrative depicting typical landscape treatment for the last three contiguous lots, including one corner lot. The typical plan shall include at least one of each floor plan proposed for the project. The plan shall include a description of the landscape concept.

Architecture

1. Preliminary building floor plans and front elevations for all proposed plans. These shall be prepared at a minimum scale of 1/4"=1'-0".
2. Building coverage or floor area ratio calculations.
3. Consistency with project development standards and architectural guidelines.
4. Architectural color and material sample boards (or equivalent information as approved by the WRSRDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.

The WRSRDRC will issue a Preliminary Design Review Memorandum (PDRM) detailing the results of the Preliminary Design Review. The PDRM will state one of the following:

1. Approved to move forward to Final Design Review
2. Approved to move forward to Final Design Review with Comments & Conditions
3. Denied with Comments; resubmittal of Preliminary Design Review is required.

Step Three: Final Design Review

This step is intended to review the specific designs for the architecture and landscape elements of the project.

Upon receipt of an approved PDRM, more detailed project plans shall be prepared and submitted to the WRSRDRC for design review. Plans shall be a progression of the approved plan and direction established during Preliminary Design Review.

Professionals licensed to practice in the State of California shall prepare all Architecture, Civil Engineering, and Landscape Architecture plans. No non-licensed design work shall be permitted.

Submittal Requirements:

Civil / Planning

1. Dimensioned site plan showing:
   - Building footprints
   - Porches and patios
   - Garages
   - Street curbs and rights-of-way
   - Easements
   - Driveways and walkways
   - Dimensioned building setbacks
   - Compliance with project development standards
   - Garbage locations

2. On all motor court lots, utility coordination drawings, showing location and visual mitigation measures for all major utilities must be provided. Careful attention should be given to the placement of utility and irrigation cabinets, backflow preventers, and garbage bin locations to mitigate their visibility.

Landscape

1. Landscape Plans (minimum scale 1"=20') including:
   - Cover sheet with sheet index.
   - Plant material and hardscape list and key, including finishes and colors of hardscape and fencing.
   - Typical landscape, planting, and irrigation plans for each unique footprint type and each lot type (i.e., corner lot, loop lot, or other non-standard lot).
   - Fencing, hardscape, and planting details.
   - Fencing site plan.
   - Plant lists should include species diversity identified with WUCOLS ratings, relating to water efficient landscape ordinance AB 1881.
2. Site Plan / Landscape Concept for Model Home Complex, Sales Office, and Temporary Marketing Facility (minimum scale 1"=20'). Model landscape plans may be deferred at the discretion of the WRSRDRC.

Architecture

1. Colored street scene showing at least three contiguous lots, actually occurring within the subject site, including one corner lot. Each plan type and an example of each selected architectural style must be depicted. The lot number, plan type, and architectural style shall be identified for each lot.
2. Architectural construction drawings, including floor plans, roof plans, secondary unit plans, alternatives or options, all exterior elevations (including interior courts), sections, and key details, prepared at a minimum scale of 1/4"=1'-0".
3. Architectural color and material sample boards (or equivalent information as approved by the WRSRDRC) for every color scheme by architectural style intended. These should be noted by elevation style for each product.
4. The builder shall submit to the WRSRDRC plotting for each phase of construction to ensure that housing diversity is delivered for each neighborhood.

Miscellaneous

1. Comment response memo identifying the steps taken to address WRSRDRC comments from Step 2: Preliminary Design Review.
2. Estimated Construction Schedule for completion of the project, including improvements, model home complex site improvements, and phasing.

Step Four: City Design Review Submittal

After final approval by the WRSRDRC, applicant shall submit for Design Review by the City of Folsom. The Community Development Department will evaluate and determine the proposed project's consistency with the White Rock Springs Ranch Design Guidelines and the City's other applicable requirements as set forth in the subsection "Conflicts with City Code and other Approved Entitlements or Policies" of these Design Guidelines (and in the order of priority established in that subsection) and forward the project to the Planning Commission for final review and approval.

Step Five: Construction Document Review

After Design Review approval by the City of Folsom, applicant shall submit completed construction documents to the WRSRDRC to review for consistency of designs with approvals through the design review process.

Within 15 days of construction document submittal, the WRSRDRC will submit to the applicant a memorandum indicating one of the following:

1. Approved to move forward for building permit submittal to the City of Folsom.
2. Denied with comments; resubmittal of construction documents is required.

The WRSRDRC reserves the right to inspect plans and conduct field investigations.