PLANNING COMMISSION AGENDA
June 17, 2020
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Planning Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Planning Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

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

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

PLEDGE OF ALLEGIANCE

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

MINUTES

The minutes of June 3, 2020 will be presented for approval.

NEW BUSINESS

1. **PN 20-060, White Rock Springs Ranch Villages 8 and 9 Residential Design Review**

   A Public Meeting to consider a request from JMC Homes for approval of Residential Design Review for 86 single-family residential homes situated within Villages 8 and 9 of the previously approved White Rock Springs Ranch Subdivision project. The Specific Plan classification for the site is SP-SF, while the General Plan Land Use designation is SF. The City, as lead agency, previously determined that the White Rock Springs Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15162. **(Project Planner: Principal Planner, Steve Banks / Applicant: JMC Homes)**

PUBLIC HEARING

2. **PN 20-024, Mangini Ranch Village 7 Planned Development Permit Modification and Residential Design Review**

   A Public Hearing to consider a request from Signature Homes for approval of a Planned Development Permit Modification and Residential Design Review for 68 single-family residential homes situated within Village 7 of the previously approved Mangini Ranch Phase 2 Subdivision project. The Specific Plan classification for the site is SP-MLD-PD, while the General Plan Land Use designation is MLD. The City, as lead agency, previously determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15162. **(Project Planner: Principal Planner, Steve Banks / Applicant: Signature Homes)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **July 1, 2020**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

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

NOTICE REGARDING CHALLENGES TO DECISIONS

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

PLANNING COMMISSION MINUTES
June 3, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of May 6, 2020 were approved as submitted.

NEW BUSINESS

Item No. 1, PN 20-115, Nomination of the Names McCarthy and Mercy to be Considered for Folsom Ranch Parcel 85A and Determination that the Project is Exempt from CEQA, was moved to the end of the meeting at the request of the Planning Commission.

2. **PN 20-119, Vacant Lot Purchase General Plan Consistency Finding (APN 071-0690-006 3.03-Acre Parcel Adjacent to Fire Station #35) and Determination that the Project is Exempt from CEQA**

   A public meeting to consider a request from the City of Folsom to purchase the 3.03-acre parcel identified as APN 071-0690-006, located south of the Steve Miklos Aquatic Center and adjacent to Fire Station #35. The project is categorically exempt under Section 15325(f) (Transfers of Ownership in Land to Preserve Existing Natural Conditions and Historical Resources) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Parks and Recreation Director, Lorraine Poggione)**

   COMMISSIONER REYNOLDS MOVED TO APPROVE A FINDING OF CONFORMITY WITH THE GENERAL PLAN FOR THE CITY'S PROPOSED ACQUISITION OF THE 3.03-ACRE PARCEL LOCATED SOUTH OF THE STEVE MIKLOS AQUATIC CENTER AND ADJACENT TO FIRE STATION #35, COMMONLY KNOWN AS APN 071-0690-006 SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDING A, CEQA FINDINGS B-E, AND GENERAL PLAN CONFORMITY FINDING F.

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

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

3. Accessory Dwelling Unit Ordinance Hearing and Determination that the Project is Exempt from CEQA

During 2019, the State enacted several new laws affecting Accessory Dwelling Units or ADUs. ADUs are more commonly referred to as second units, second dwelling units, or "granny flats." These new laws went into effect on January 1, 2020. Since the State has changed many of the ADU requirements, the City's current ADU standards are rendered null and void unless the City updates its own ADU standards to comply with the new State law. Staff recommends that the Commission approve a recommendation to City Council supporting the repeal and replacement of the existing Sections 17.52.490 and 17.52.500 as well as Chapter 17.105 in Title 17 of the Folsom Municipal Code (FMC) with the new draft Accessory Dwelling Unit Ordinance. **(Project Planner: Principal Planner, Desmond Parrington)**

1. Mike Brenkwitz addressed the Planning Commission citing concerns about parking in the historic district alleyways, who would take care of development impact fees on upgrading the infrastructure in the Historic District, and privacy issues.
2. Loretta Hettinger addressed the Planning Commission citing concerns of the proposed change to Section 17.105.140F of the Folsom Municipal Code regarding tiny homes being built on permanent foundation rather than being moveable.

COMMISSIONER RAITHEL MOVED TO APPROVE A RECOMMENDATION TO CITY COUNCIL SUPPORTING THE REPEAL AND REPLACEMENT OF THE EXISTING SECTIONS 17.52.490 AND 17.52.500 AS WELL AS CHAPTER 17.105 IN TITLE 17 OF THE FOLOM MUNICPAL CODE (FMC) WITH THE NEW DRAFT ACCESSORY DWELLING UNIT ORDINANCE AS SET FORTH IN THE GREEN SHEET ALONG WITH THE FOLLOWING CHANGES:

- Follow Tree Preservation Ordinance for those ADU's greater than 800 square feet and 16 feet in height
- Revise Sections 17.105.120(K) and 17.105.150(G) to remove universal design language
- Revise Section 17.105.150(L) to apply impact fees proportionately to ADU's greater than 750 square feet
- Either keep proposed language in Sections 17.105.070 and 17.105.080 regarding side and rear setbacks for ADU's taller than 16 feet if acceptable to HCD or if HCD does not allow this, then revise those section to enact a 16-foot height limit for all ADU's
- Revise Section 17.105.150(C) to expand on the design standards for screening of staircase landings
- Revise Section 17.105.110(I) to require unique addresses for all ADU's

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

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

1. **PN 20-115, Nomination of the Names of McCarthy and Mercy to be Considered for Folsom Ranch Parcel 85A and Determination that the Project is Exempt from CEQA**

   The proposed street names McCarthy Way and Mercy Drive for Folsom Ranch, Parcel 85A have been nominated by CommonSpirit Health to be considered for Folsom Ranch, Parcel 85A. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). **(Project Planner: Senior Planner, Stephanie Henry)**

   COMMISSIONER LEARY MOVED TO APPROVE THE PROPOSED STREET NAMES MCCARTHY WAY AND MERCY DRIVE FOR FOLSOM RANCH, PARCEL 85A BASED ON THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B AND CEQA FINDING C.

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

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

PLANNING COMMISSION / PLANNING MANAGER REPORT

The City of Folsom launched their new Housing Element website www.folsomhousingelement.com/getinvolved that has an online community workshop video that explains the RHNA process in relation to our Housing Element Update, and posted a community survey we are requesting public participation on.

RESPECTFULLY SUBMITTED,

_____
Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

_____
Justin Raithel, CHAIR

CITY OF FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: June 17, 2020

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project:	White Rock Springs Ranch Villages 8 and 9 Residential Design Review
File #:	PN-20-060
Request:	Residential Design Review
Location:	Northwest Corner of Mangini Parkway and Rock Springs Ranch Road within Folsom Plan Area
Staff Contact:	Steve Banks, Principal Planner, 916-461-6207 sbanks@folsom.ca.us

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

Applicant
Name: JMC Homes
Address: 1430 Blue Oaks Boulevard
Roseville, CA 95747

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review Application for 86 single-family residential units as illustrated on Attachments 7 through 12 for the White Rock Springs Ranch Villages 8 and 9 project (PN 20-060) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

Project Summary: The proposed project involves a request for Residential Design Review approval for 86 traditional single-family residential units located within Villages 8 and 9 of the previously approved White Rock Springs Ranch Subdivision. In particular, the applicant is requesting Design Review approval for ten individual master plans. Three distinct California heritage-themed architectural styles and fifteen color and material alternatives are incorporated among the ten master plans.

Table of Contents:

9 - Building Articulation Exhibits, dated March 5, 2020
10 - Typical Lot Layout Exhibits, dated March 5, 2020
11 - Building Elevations and Floor Plans, dated March 5, 2020
12 - Color and Materials Board
13 - White Rock Springs Ranch Design Guidelines
14 - Planning Commission PowerPoint Presentation

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, JMC Homes, is requesting residential design review approval for 86 single-family residential units situated within Villages 8 and 9 of the previously approved White Rock Ranch Springs Subdivision project. Specifically, the applicant is requesting design review approval for ten (10) individual master plans. The master plans include three (3) distinct California heritage-themed architectural styles (Craftsman, Spanish Colonial, and French Cottage) and fifteen (15) color and material alternatives.

The proposed master plans, which feature four, single-story models and six, two-story models, range in size from 2,039 to 4,001 square feet (3BR/2.5BA to 6BR/4.5) and include an attached three-car garage. The three classic design themes are characterized by a variety of unique architectural elements including distinctive roof lines, gable and hip roof forms, covered front entry features, varied window and door design, and enhanced decorative elements. Proposed building materials include stucco, Hardie lap siding, board and batten siding, stone veneer, brick veneer, clay pipe attic vents, wood attic vents, wood corbels, wood shutters, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are 15 distinct color and material alternatives available for each of the master plans resulting in 150 different visual expressions.

POLICY/RULE

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

Residential Design Review

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

The following are the general architectural principles intended to guide the design of the White Rock Springs Ranch and Carr Trust Subdivisions to ensure quality development:

- Provide a varied and interesting street scene
- Focus of the home is the front elevation, not the garage
- Provide detail on rear elevations where visible from the public streets
- Provide appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles
- Provide a variety of garage placements

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

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

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

Craftsman

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

French Cottage

The French Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French "Cottage" became extremely popular when the addition of stone and brick veneer details was developed in the 1920's. Although the French Cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style. Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

Spanish Colonial

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

traditional Spanish forms. Refined in its execution, the Spanish Colonial style maintains the essential elements of the style, as stated within the Design Guidelines, while illustrating its strong, modern influence through its pure, well-articulated forms.

In reviewing the architecture and design of the project, staff determined that the design of the ten proposed master plans (which also include three elevation plans, fifteen color and material alternatives, and 150 architectural and visual expressions) reflect the level and type of high quality design features recommended by the White Rock Springs Ranch Design Guidelines. All of the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: off-set building shapes and massing, a combination of gable and hip and gable roof forms, architectural projections, recessed second-story elements, decorative enhancements, and varied garage door designs.

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

1. This approval is for four, single-story master plans and six, two-story master plans (three building elevations with fifteen color and material options and 150 visual expressions) for White Rock Ranch Springs Villages 8 and 9. The applicant shall submit building plans that comply with this approval and the attached building elevations dated March 5, 2020.

2. The design, materials, and colors for White Rock Springs Ranch Villages 8 and 9 single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.

3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.

4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.

5. Decorative light fixtures, consistent with the White Rock Springs Ranch Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.

6. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

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

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to Approve a Residential Design Review Application for 86 single-family residential units as illustrated on Attachments 7 through 12 for the White Rock Springs Ranch Villages 8 and 9 project (PN 20-060) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

GENERAL FINDINGS

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE WHITE ROCK SPRINGS RANCH DESIGN GUIDELINES.

CEQA FINDINGS

C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.

D. THE CITY PREVIOUSLY DETERMINED THAT THE WHITE ROCK SPRINGS RANCH SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.

E. THE CITY PREVIOUSLY DETERMINED THAT THE WHITE ROCK SPRINGS RANCH SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.

F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.

G. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

DESIGN REVIEW FINDINGS

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

I. THE PROJECT IS IN CONFORMANCE WITH THE WHITE ROCK SPRINGS RANCH DESIGN GUIDELINES.

J. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

ATTACHMENT 2
BACKGROUND

BACKGROUND

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

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

On October 16, 2019, the Planning Commission approved a Residential Design Review Application submitted by Richmond American Homes for 121 single-family residential units situated within the previously approved White Rock Ranch Springs Village 1 and Carr Trust Subdivision projects. The aforementioned Design Review approval included eight (8) individual master plans with three (3) distinct California heritage-themed architectural styles (Craftsman, Spanish Colonial, and Western Farmhouse) and eighteen (18) color and material alternatives.

GENERAL PLAN DESIGNATION	SF (Single-Family)
SPECIFIC PLAN DESIGNATION	SP-SF (Folsom Plan Area Specific Plan, Single-Family District)
ADJACENT LAND USES/ZONING	North: Grand Prairie Road with Undeveloped Residential Land (SP-SFHD) Beyond South: Mangini Parkway with Undeveloped Residential Land (SP-SFHD) Beyond East: Future Elementary School (SP-PQP) and Future Park (SP-P) Sites with Empire Ranch Road Beyond West: Open Space (SP-OS2) with Savannah Parkway Beyond
SITE CHARACTERISTICS	The project site is currently in the process of being graded. Site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are under constructed and expected to be completed within the next three months
APPLICABLE CODES	FPASP (Folsom Plan Area Specific Plan) White Rock Springs Ranch Design Guidelines FMC 17.06, Design Review

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR WHITE ROCK SPRINGS RANCH VILLAGES 8 AND 9 RESIDENTIAL DESIGN REVIEW PROJECT (PN 20-060) NORTHWEST CORNER OF MANGINI PARKWAY AND ROCK SPRINGS RANCH ROAD WITHIN FOLSOM PLAN AREA				
	Mitigation Measure	**Condition/Mitigation Measure**	**When Required**	**Responsible Department**
1.		The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below: • Site Plan Exhibit, dated April 24, 2020 • Landscape Plan Exhibit, dated March 5, 2020 • Street Scene Exhibit, dated April 24, 2020 • Building Articulation Exhibits, dated March 5, 2020 • Typical Lot Layout Exhibits, dated March 5, 2020 • Building Elevations and Floor Plans, dated March 5, 2020 • Color and Materials Board This project approval is for the White Rock Springs Ranch Villages 8 and 9 Residential Design Review (PN 19-310), which includes design review approval for 86 traditional single-family residential units located within Villages 8 and 9 of the previously approved White Rock Springs Ranch Subdivision project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.	B	CD (P)(E)
2.		Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.	B	CD (P)(E)(B)
3.		The project approvals granted under this staff report (Residential Design Review) shall remain in effect for two years from final date of approval (June 17, 2022). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

CONDITIONS OF APPROVAL FOR WHITE ROCK SPRINGS RANCH VILLAGES 8 AND 9 RESIDENTIAL DESIGN REVIEW PROJECT (PN 20-060) NORTHWEST CORNER OF MANGINI PARKWAY AND ROCK SPRINGS RANCH ROAD WITHIN FOLSOM PLAN AREA				
	Mitigation Measure	**Condition/Mitigation Measure**	**When Required**	**Responsible Department**
4.		The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur: • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)

CONDITIONS OF APPROVAL FOR WHITE ROCK SPRINGS RANCH VILLAGES 8 AND 9 RESIDENTIAL DESIGN REVIEW PROJECT (PN 20-060) NORTHWEST CORNER OF MANGINI PARKWAY AND ROCK SPRINGS RANCH ROAD WITHIN FOLSOM PLAN AREA				
	Mitigation Measure	**Condition/Mitigation Measure**	**When Required**	**Responsible Department**
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (June 17, 2020). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

ARCHITECTURE/SITE DESIGN REQUIREMENTS				
11.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.	B	CD (P)

12.		The project shall comply with the following architecture and design requirements: 1. This approval is for four, single-story master plans and six, two-story master plans (three building elevations with fifteen color and material options and 150 visual expressions) for White Rock Springs Ranch Villages 8 and 9. The applicant shall submit building plans that comply with this approval and the attached building elevations dated March 5, 2020. 2. The design, materials, and colors for White Rock Springs Ranch Villages 8 and 9 single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Decorative light fixtures, consistent with the White Rock Springs Ranch Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.	B	CD (P) (B)

FIRE DEPARTMENT REQUIREMENT				
13.		The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.	B	FD
POLICE/SECURITY REQUIREMENT				
14.		The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required: • A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.	B	PD

CONDITIONS

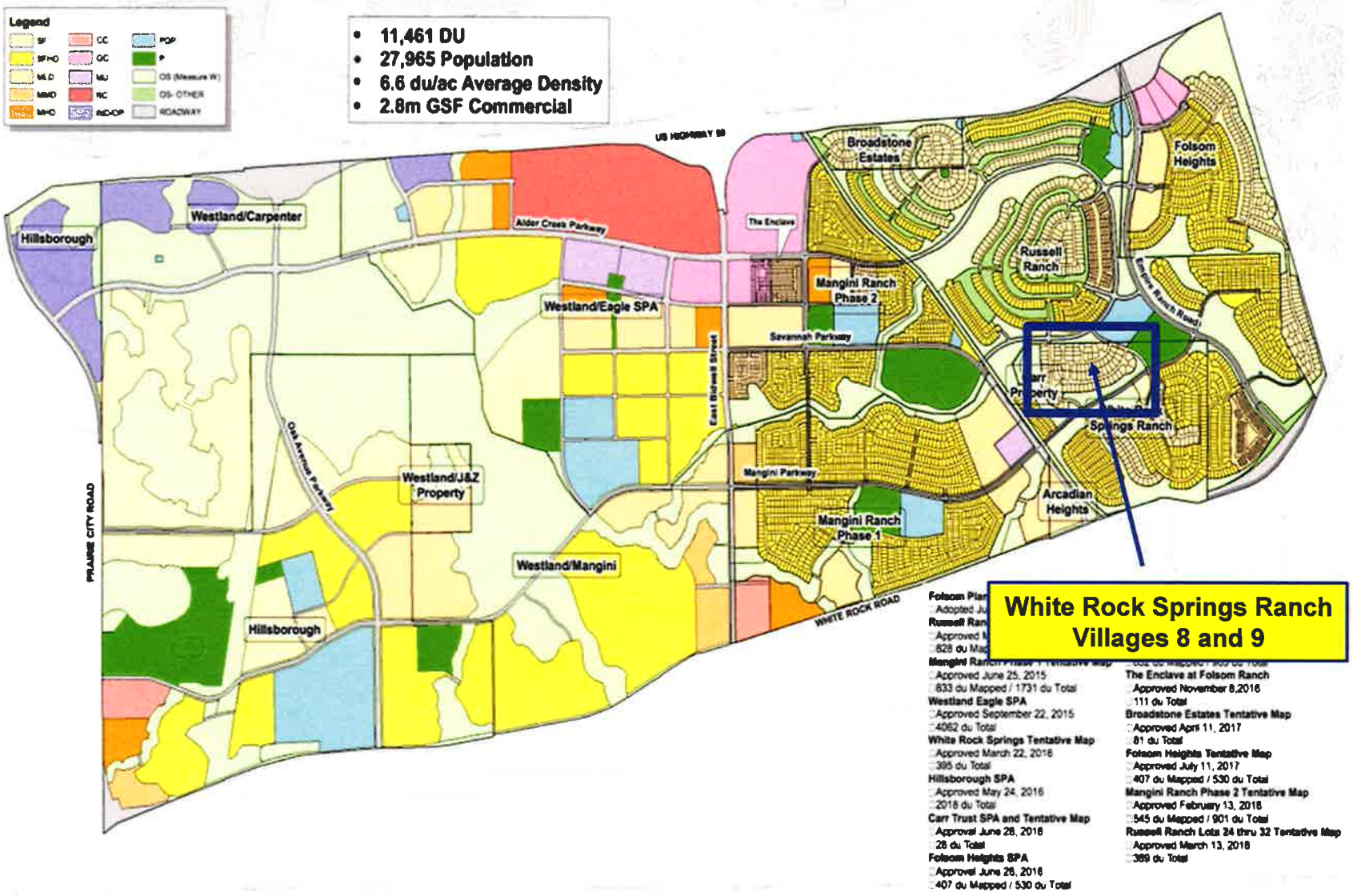
See attached tables of conditions for which the following legend applies.

RESPONSIBLE DEPARTMENT		**WHEN REQUIRED**	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4

Vicinity Map

Vicinity Map



Attachment 5

Illustrative Master Plan Exhibit

Site Plan

ILLUSTRATIVE MASTER PLAN EXHIBIT

WHITE ROCK SPRINGS RANCH

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	MASTER PLAN EXHIBIT	DATE: 03/20/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	A-3

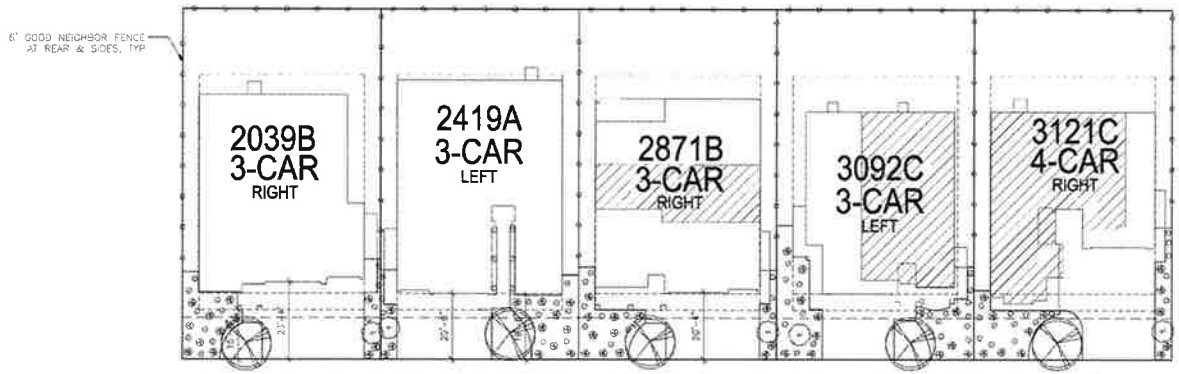
Attachment 6

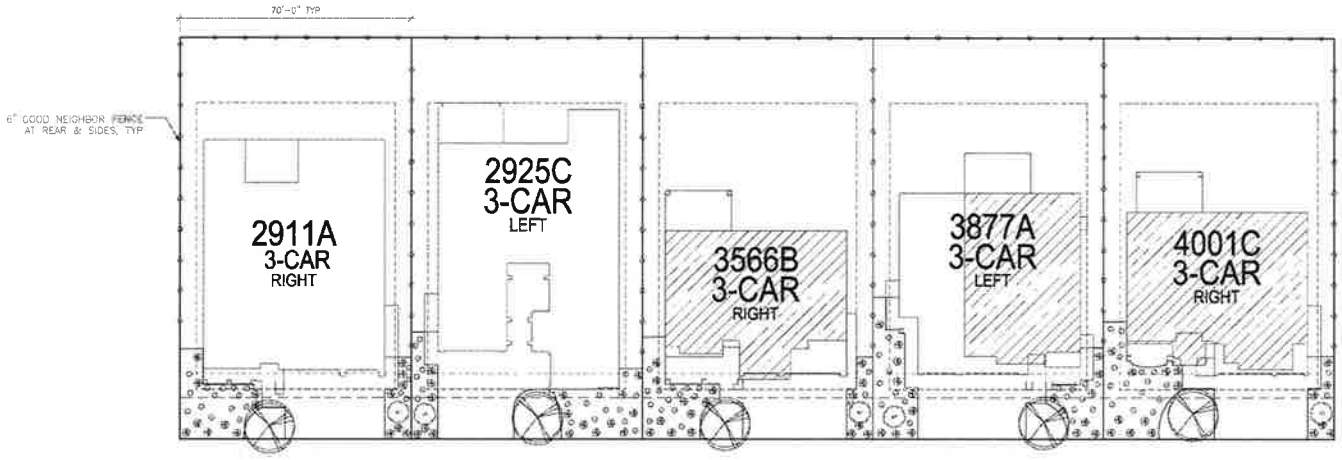
Site Plan Exhibit, dated April 24, 2020

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	SITE PLAN	JMC HOMES	A-4

Attachment 7

Landscape Plan Exhibit, dated March 5, 2020





LEGEND

	SOD
	HARDSCAPE
	CONC. CURBING
	WOOD FENCE
⊙	1 GALLON SHRUB
⊛	5 GALLON SHRUB
	15 GALLON TREE
	24" BOX TREE

PLANTING NOTES

1. LANDSCAPE WILL UTILIZE LOW & MEDIUM WATER USE PLANT MATERIAL.

2. ALL SHRUB & GROUNDCOVER AREAS ARE TO RECEIVE A 3" LAYER OF BARK MULCH. MULCH TO BE MEDIUM SIZED WALK-ON-BARK

3. TREE LOCATIONS ARE PROPOSED ONLY. LOCATIONS SHOWN ARE INTENDED TO HELP DEFINE QUANTITY OF TREES TO BE INSTALLED ON EACH RESIDENTIAL LOT. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE DETERMINED. TREE PLACEMENT MAY BE ADJUSTED BUT THE TREE QUANTITIES PER LOT SHALL REMAIN AS SHOWN.

4. TREE SYMBOLS ARE SHOWN AT ROUGHLY 85% OF THEIR MATURE SIZE TO DEMONSTRATE SUFFICIENT ROOM FOR TREE GROWTH & HEALTH

IRRIGATION NOTES

1. IRRIGATION DESIGN FOR THE SITE WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO)

2. IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY A WELO COMPLIANT SMART CONTROLLER WITH RAIN SHUT-OFF SENSOR

3. IRRIGATION DESIGN WILL UTILIZE HYDRO ZONING WHERE PLANTS ARE GROUPED ONTO SEPARATE VALVES

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	TYPICAL LANDSCAPING	DATE: 03/09/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS: PLANNING COMMENTS 4/24/2020

A-5

Attachment 8

Street Scene Exhibit, dated April 24, 2020

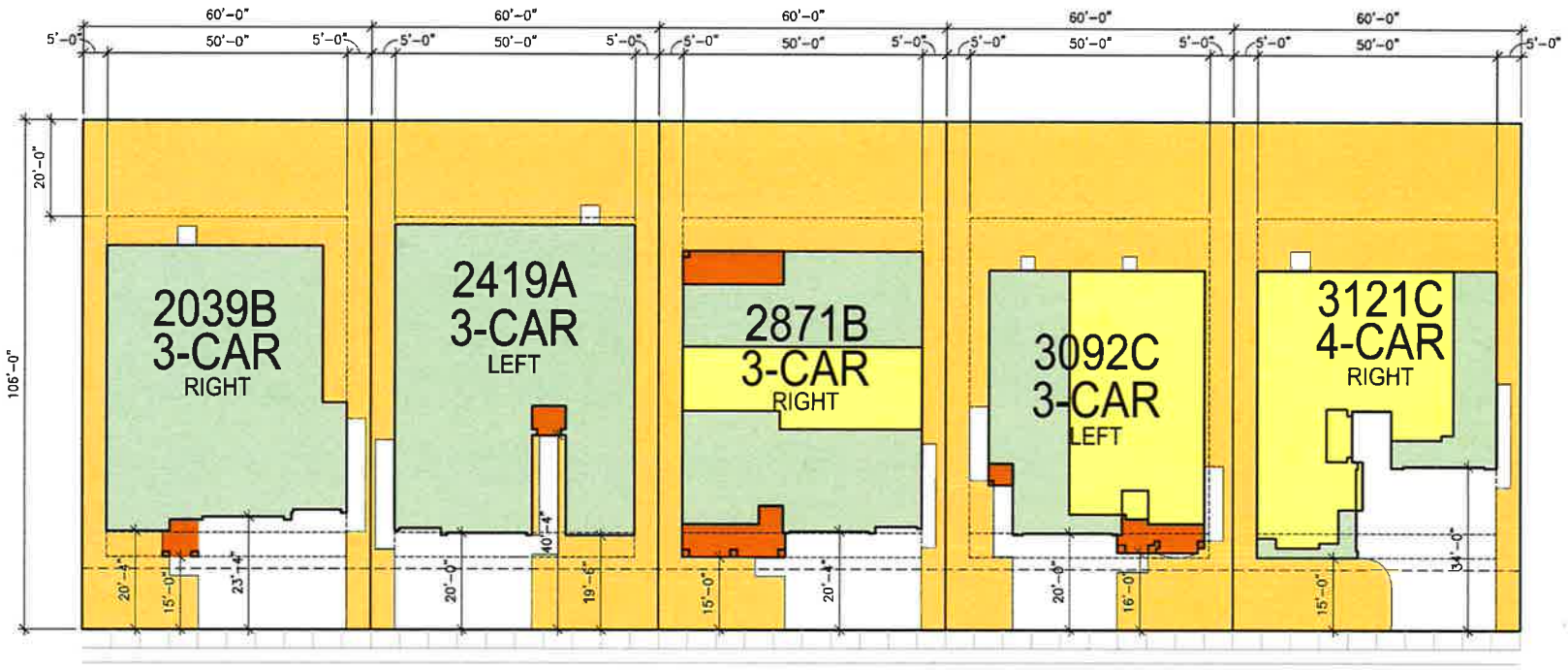
60' WIDE - STREETSCAPE

70' WIDE - STREETSCAPE

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	STREETSCENE		JMC HOMES	A-6

Attachment 9

Building Articulation Exhibits Dated March 5, 2020



LOT COVERAGE – PLAN 2039	
1ST FLOOR	2039
GARAGE	669
COVERED AREA	71
TOTAL S.F.	2779
2779 S.F. / LOT AREA 6360 = 43.7%	
BUILDING HEIGHT = 17'-10" – 21'-7"	

LOT COVERAGE – PLAN 2419	
1ST FLOOR	2419
GARAGE	620
COVERED AREA	56
TOTAL S.F.	3095
3095 S.F. / LOT AREA 6360 = 48.7%	
BUILDING HEIGHT = 17'-0" – 18'-8"	

LOT COVERAGE – PLAN 2871	
1ST FLOOR	2123
GARAGE	604
COVERED AREA	301
TOTAL S.F.	3028
3028 S.F. / LOT AREA 6360 = 47.6%	
BUILDING HEIGHT = 24'-5"	

LOT COVERAGE – PLAN 3092	
1ST FLOOR	1706
GARAGE	631
COVERED AREA	160
TOTAL S.F.	2497
2497 S.F. / LOT AREA 6360 = 39.3%	
BUILDING HEIGHT = 24'-0" – 27'-7"	

LOT COVERAGE – PLAN 3121	
1ST FLOOR	1437
GARAGE	861
COVERED AREA	64
TOTAL S.F.	2362
2362 S.F. / LOT AREA 6360 = 37.1%	
BUILDING HEIGHT = 25'-6"	

LEGEND
FIRST FLOOR
SECOND FLOOR
COVERED AREA

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9

60' LOT ARTICULATION

DATE: 03/05/2020

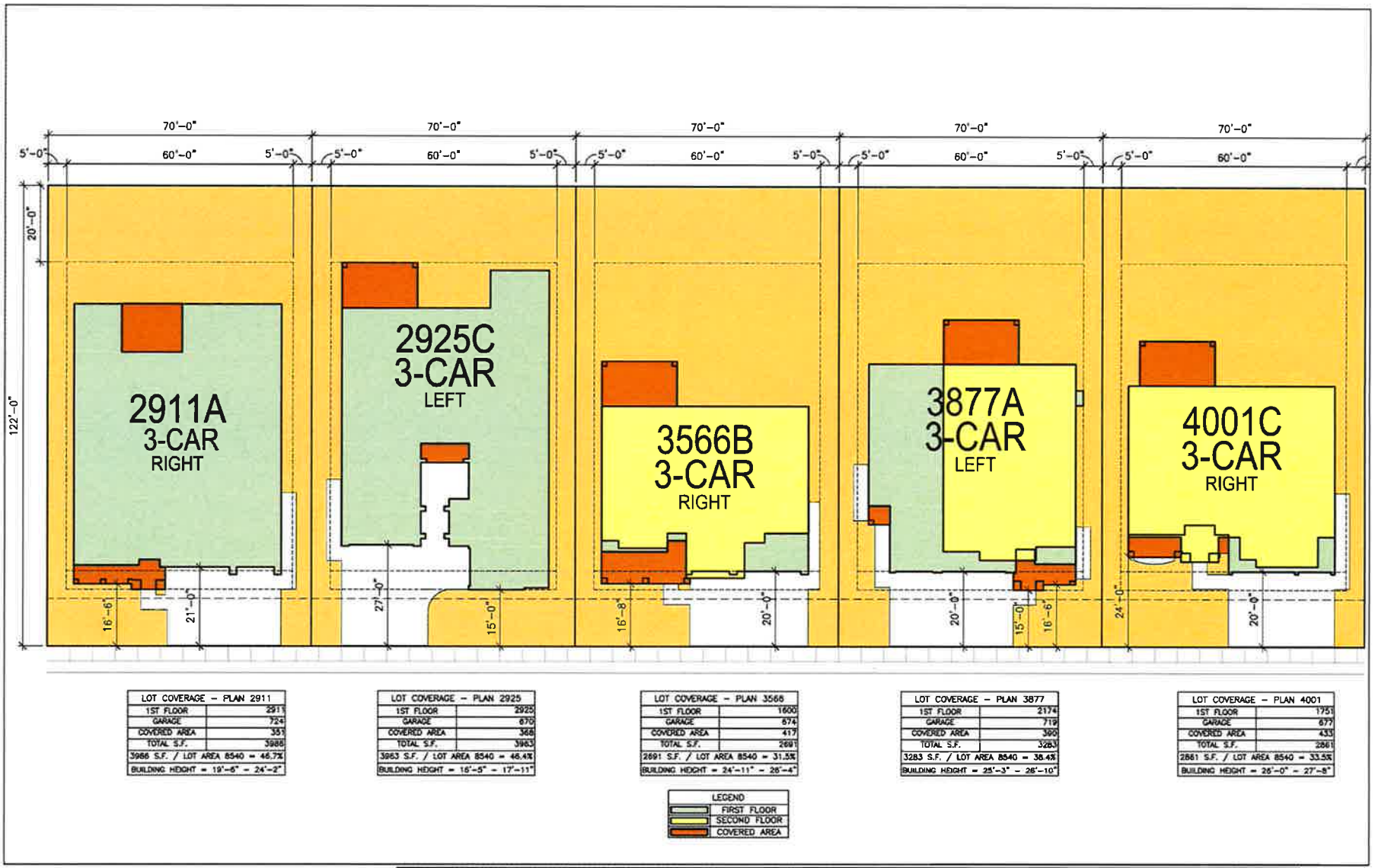
SIGNATURE:

PROJECT: WRSR VILLAGES 8 & 9

JMC HOMES

REVISIONS
PLANNING COMMENTS 4/24/2020

A-7



LOT COVERAGE – PLAN 2911	
1ST FLOOR	2911
GARAGE	724
COVERED AREA	353
TOTAL S.F.	3988
3988 S.F. / LOT AREA 8540 = 46.7%	
BUILDING HEIGHT = 19'-6" – 24'-2"	

LOT COVERAGE – PLAN 2925	
1ST FLOOR	2925
GARAGE	670
COVERED AREA	368
TOTAL S.F.	3963
3963 S.F. / LOT AREA 8540 = 46.4%	
BUILDING HEIGHT = 16'-5" – 17'-11"	

LOT COVERAGE – PLAN 3566	
1ST FLOOR	1600
GARAGE	674
COVERED AREA	417
TOTAL S.F.	2691
2691 S.F. / LOT AREA 8540 = 31.5%	
BUILDING HEIGHT = 24'-11" – 26'-4"	

LOT COVERAGE – PLAN 3877	
1ST FLOOR	2174
GARAGE	719
COVERED AREA	390
TOTAL S.F.	3283
3283 S.F. / LOT AREA 8540 = 38.4%	
BUILDING HEIGHT = 25'-3" – 26'-10"	

LOT COVERAGE – PLAN 4001	
1ST FLOOR	1751
GARAGE	677
COVERED AREA	433
TOTAL S.F.	2861
2861 S.F. / LOT AREA 8540 = 33.5%	
BUILDING HEIGHT = 26'-0" – 27'-8"	

LEGEND
FIRST FLOOR
SECOND FLOOR
COVERED AREA

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9

70' LOT ARTICULATION

DATE: 03/26/2020
SIGNATURE:
PROJECT: WRSR VILLAGES 8 & 9

COPYRIGHTED MATERIAL

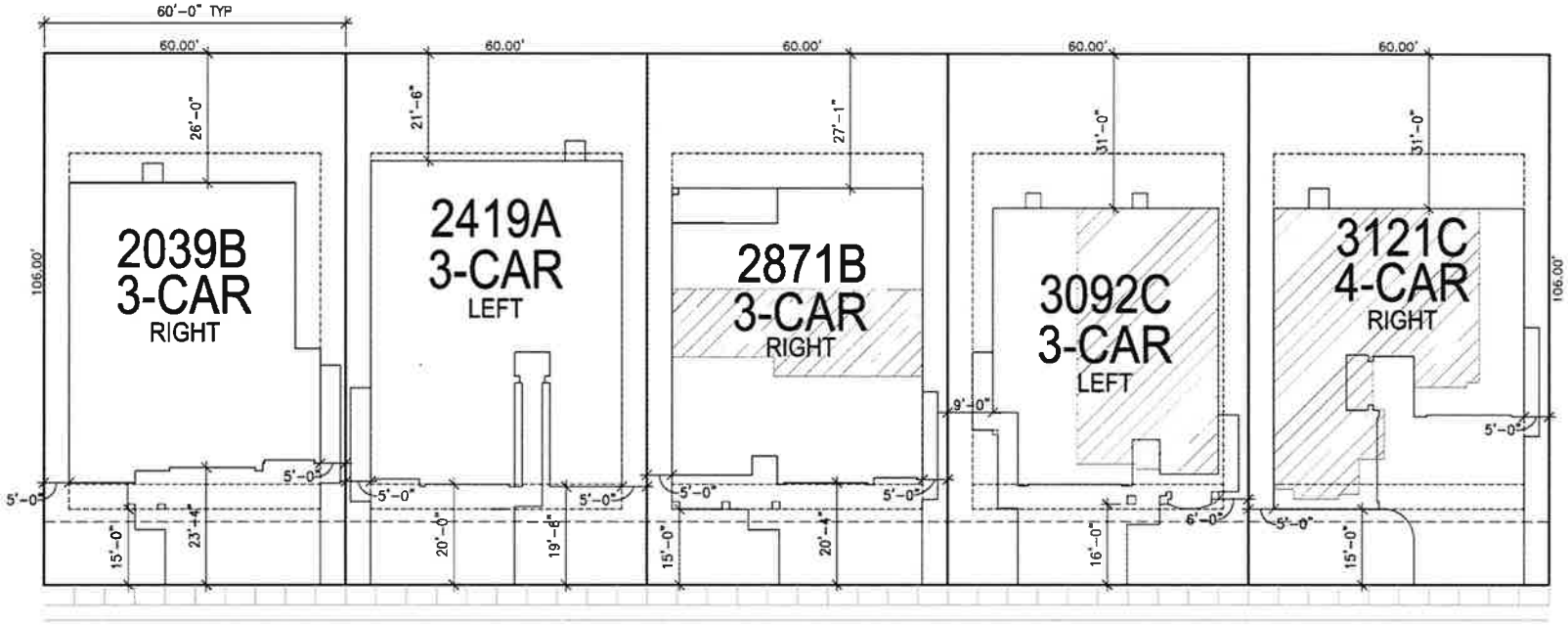
JMC HOMES

REVISIONS
PLANNING COMMENTS 5/24/2020

A-8

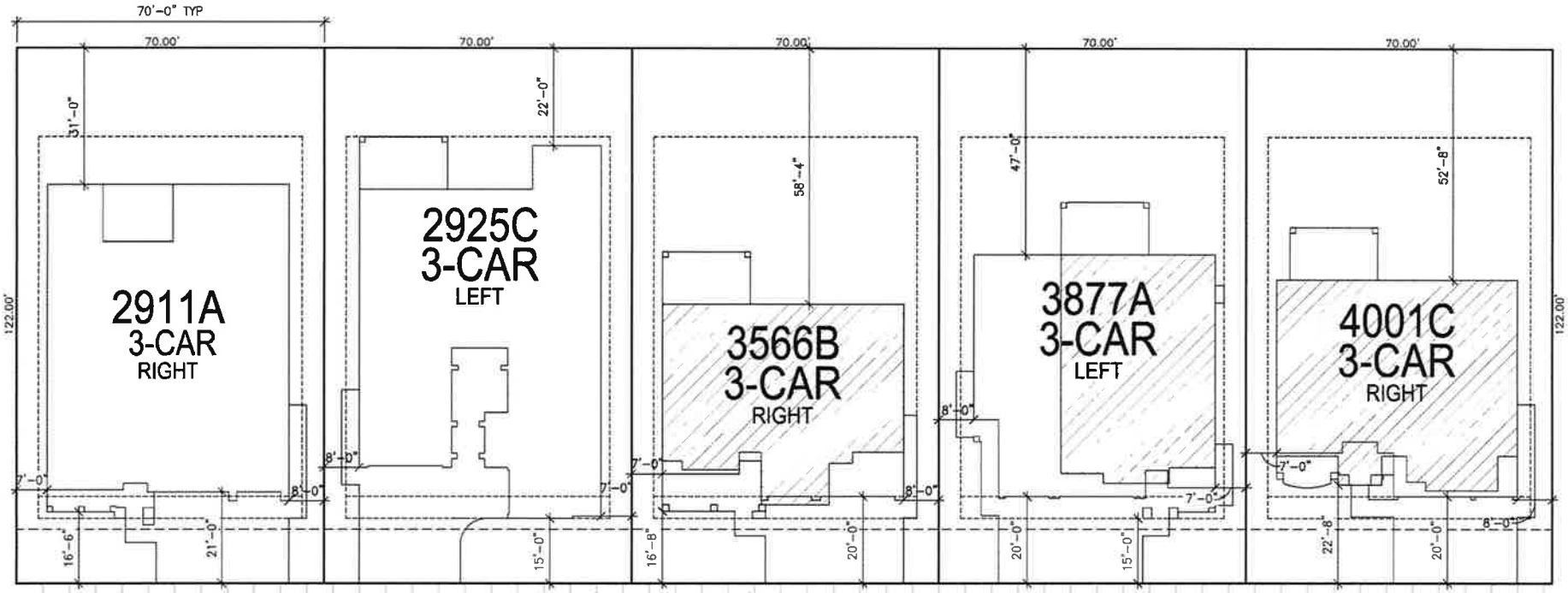
Attachment 10

Typical Lot Layout Exhibits
Dated March 5, 2020



WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	60' TYPICAL LOT LAYOUT	DATE: 03/05/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS PLANNING COMMENTS 6/24/2020

A-9

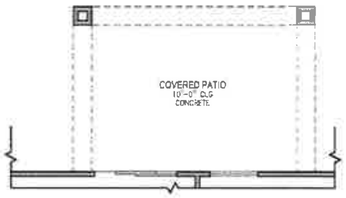


WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	70' TYPICAL LOT LAYOUT	DATE: 03/05/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES REVISIONS PLANNING COMMENTS 4/24/2020

A-10

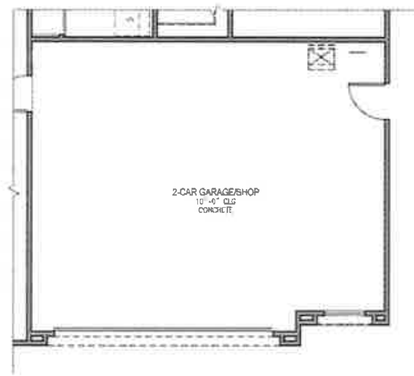
Attachment 11

Building Elevations and Floor Plans
Dated March 5, 2020



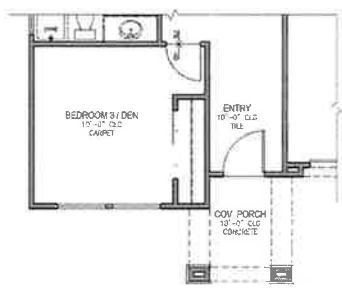
COVERED PATIO OPTION

DEN OPTION

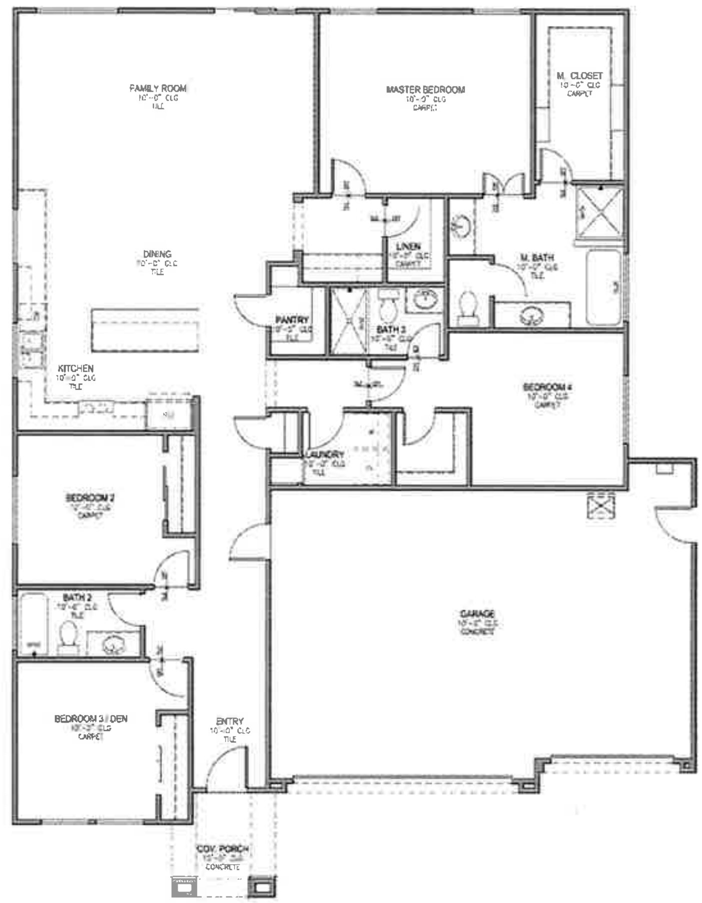


2-CAR/SHOP OPTION

FLOOR PLAN 'C'



FLOOR PLAN 'B'



FLOOR PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2039 FLOOR PLANS	JMC HOMES	A-11

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'A'

FRONT ELEV 2-CAR/SHOP 'A'

LEFT ELEVATION 'A'

RIGHT ELEVATION 'A'

RIGHT ELEVATION 2-CAR/SHOP 'A'

COVERED PATIO OPTION ELEVATIONS 'A'

REAR ELEVATION 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2039 'A' ELEVATION	DATE: 10/26/2020 SCHEME: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	A-12

FRONT ELEVATION 'B'

FRONT ELEV 2-CAR/SHOP 'B'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

LEFT ELEVATION 'B'

RIGHT ELEVATION 'B'

RIGHT ELEVATION 2-CAR/SHOP 'B'

COVERED PATIO OPTION ELEVATIONS 'B'

REAR ELEVATION 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2039 'B' ELEVATION	DATE: 06/08/2020 SCHEME: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS

A-13

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'C'

FRONT ELEV 2-CAR/SHOP 'C'

LEFT ELEVATION 'C'

RIGHT ELEVATION 'C'

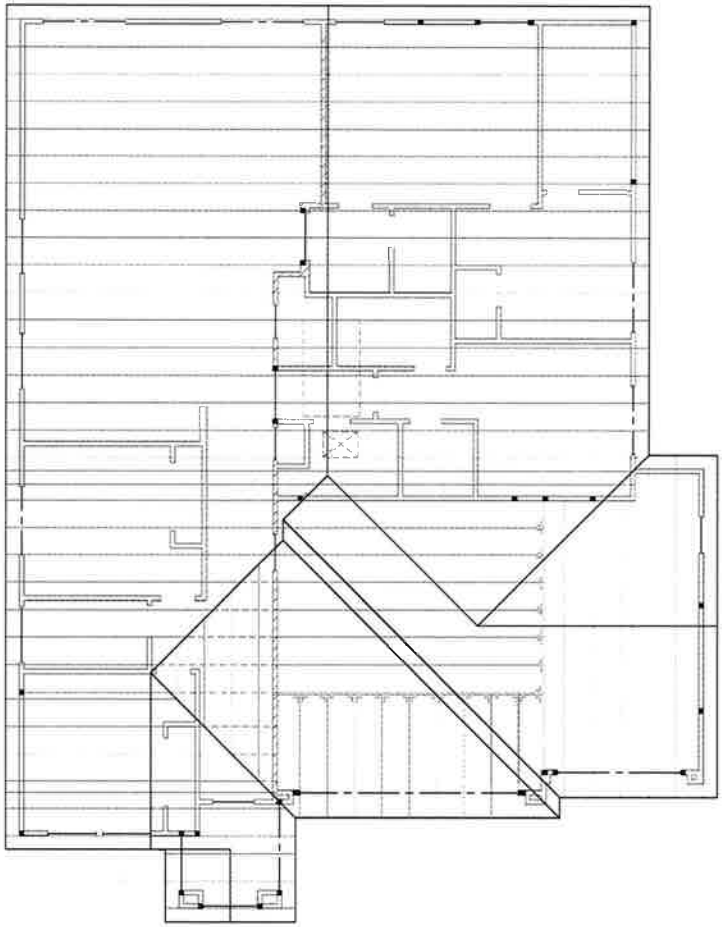
RIGHT ELEVATION 2-CAR/SHOP 'C'

COVERED PATIO OPTION ELEVATIONS 'C'

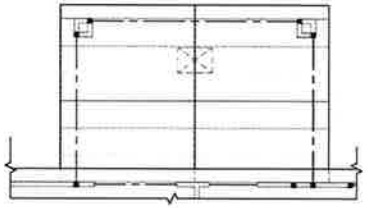
REAR ELEVATION 'C'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2039 'C' ELEVATION	DATE: / SIGNATURE: / PROJECT:	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS

A-14



ROOF FRAMING PLAN 'A'



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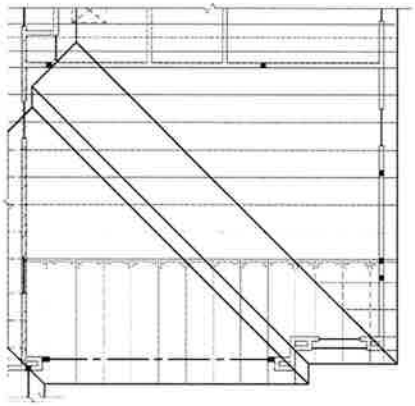
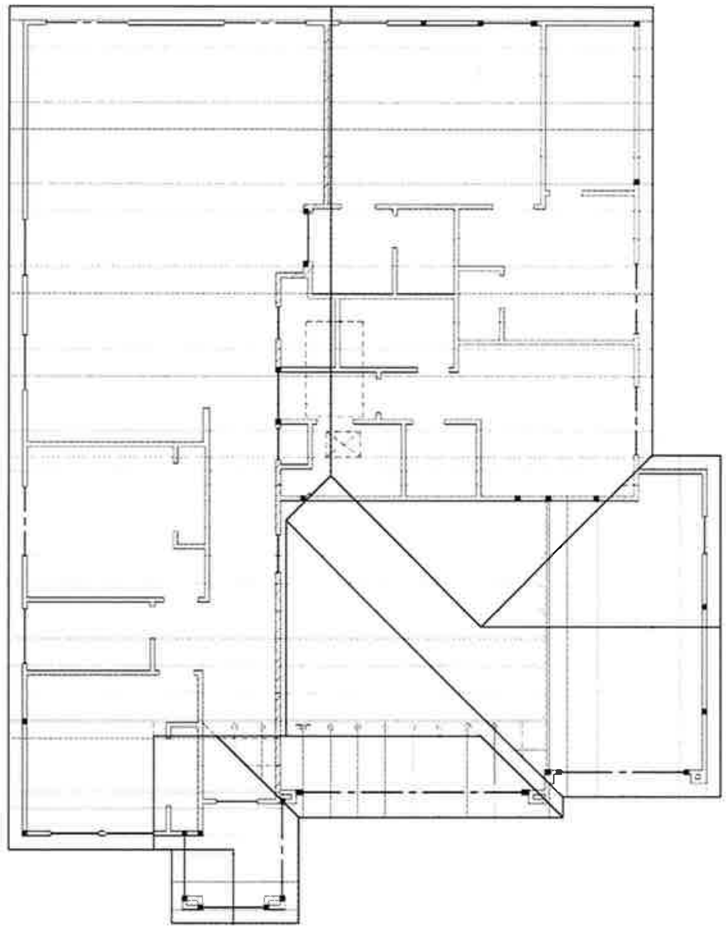
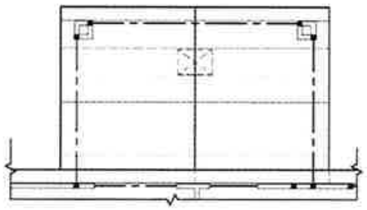


2-CAR/SHOP OPTION ROOF PLAN 'A'

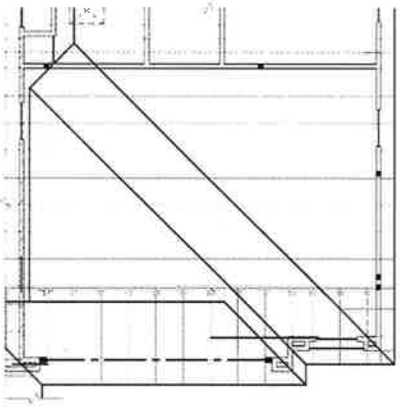
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2039 ROOF PLAN 'A'	DATE: 03/09/2012	JMC HOMES	A-15



ROOF FRAMING PLAN 'B'

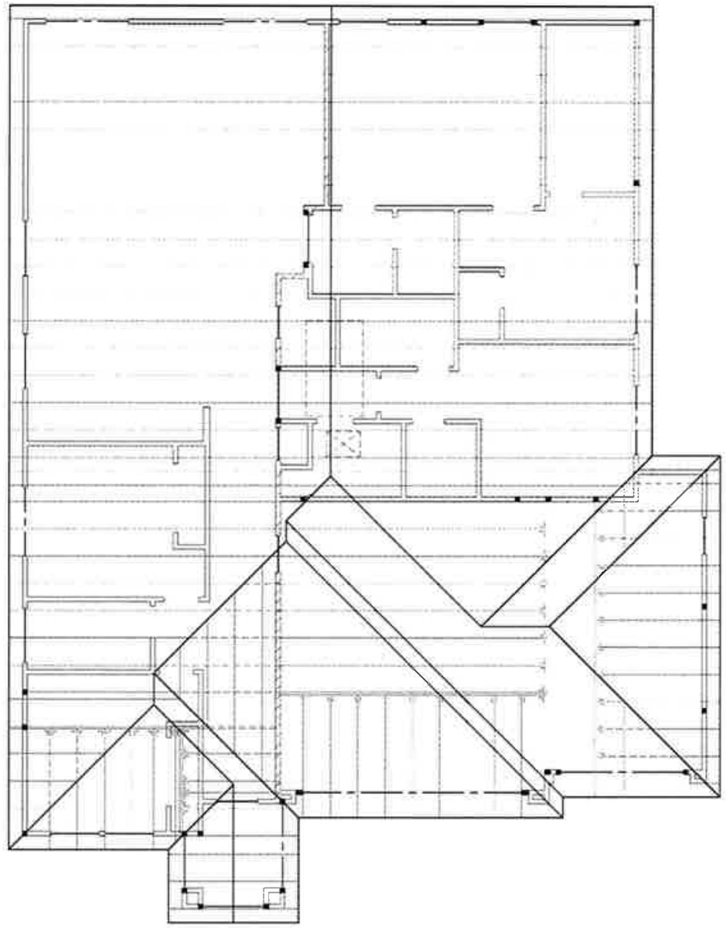


COVERED PATIO OPTION ROOF PLAN

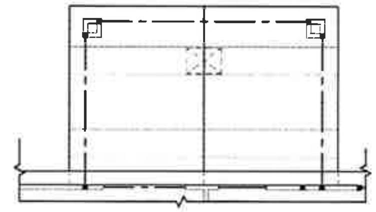


2-CAR/SHOP OPTION ROOF PLAN 'B'

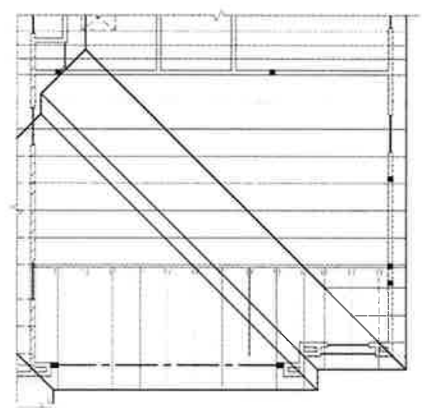
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2039 ROOF PLAN 'B'	SIGNATURE	COPYRIGHTED MATERIAL	JMC HOMES	A-16



ROOF FRAMING PLAN 'C'

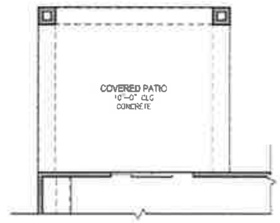


COVERED PATIO OPTION ROOF PLAN

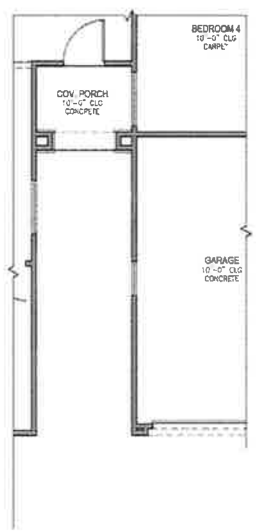


2-CAR/SHOP OPTION ROOF PLAN 'C'

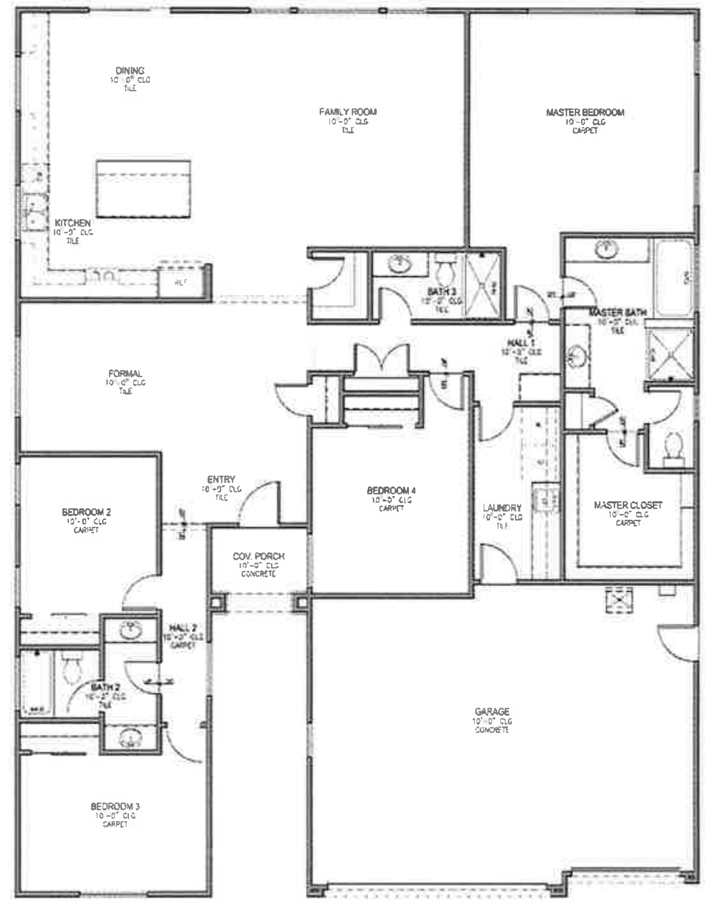
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2039 ROOF PLAN 'C'	JMC HOMES	A-17



COVERED PATIO OPTION



FLOOR PLAN 'B'



FLOOR PLAN 'A' & 'C'

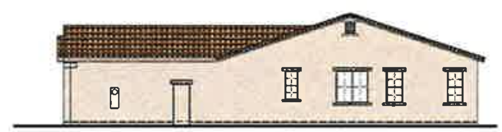
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2419 FLOOR PLANS	JMC HOMES	A-18

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'A'

LEFT ELEVATION 'A'



RIGHT ELEVATION 'A'

COVERED PATIO OPTION ELEVATIONS 'A'

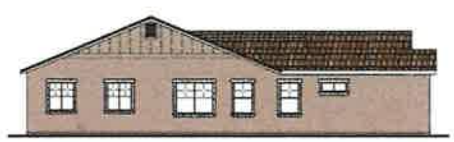
REAR ELEVATION 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2419 'A' ELEVATION	SIGNATURE:	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-19

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'B'



LEFT ELEVATION 'B'

RIGHT ELEVATION 'B'

COVERED PATIO OPTION ELEVATIONS 'B'

REAR ELEVATION 'B'

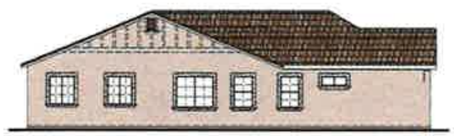
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2419 'B' ELEVATION	DATE: / SIGNATURE: / PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS

A-20

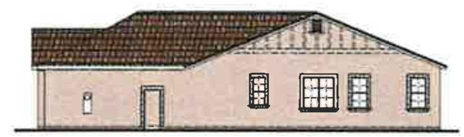
MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'C'



LEFT ELEVATION 'C'

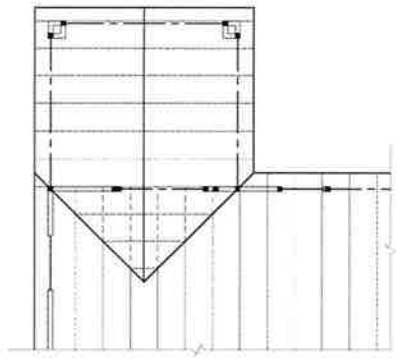


RIGHT ELEVATION 'C'

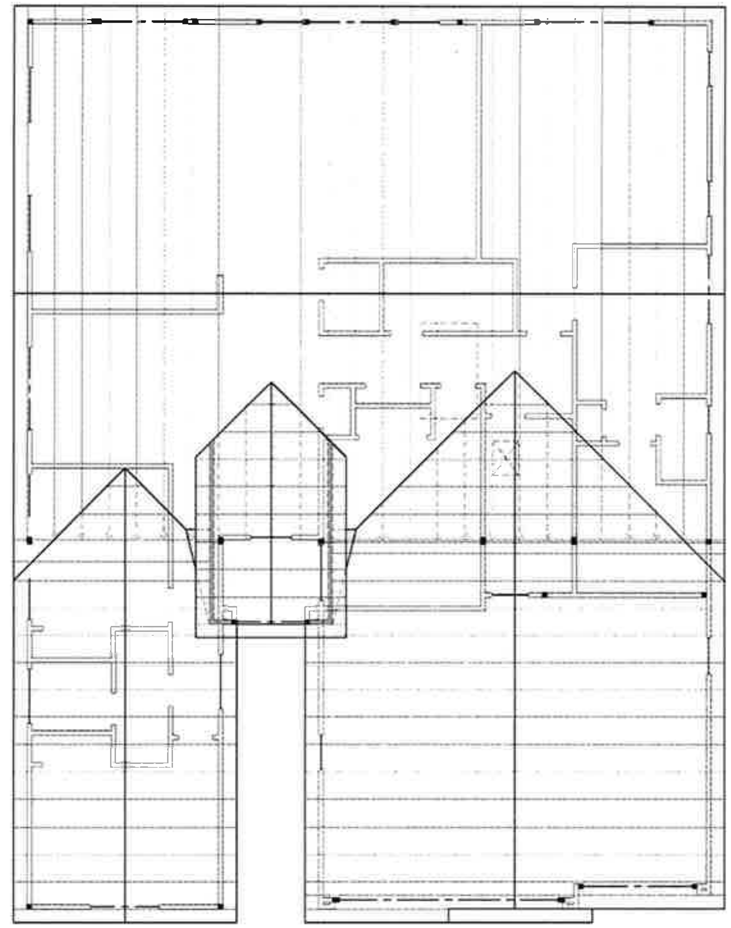
COVERED PATIO OPTION ELEVATIONS 'C'

REAR ELEVATION 'C'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2419 'C' ELEVATION	JMC HOMES	A-21

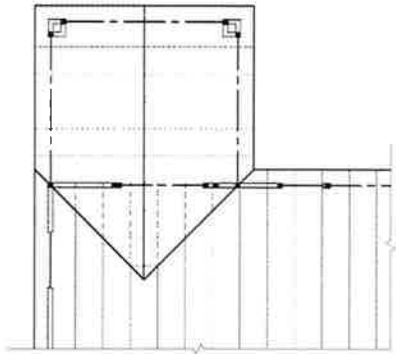


COVERED PATIO OPTION ROOF PLAN

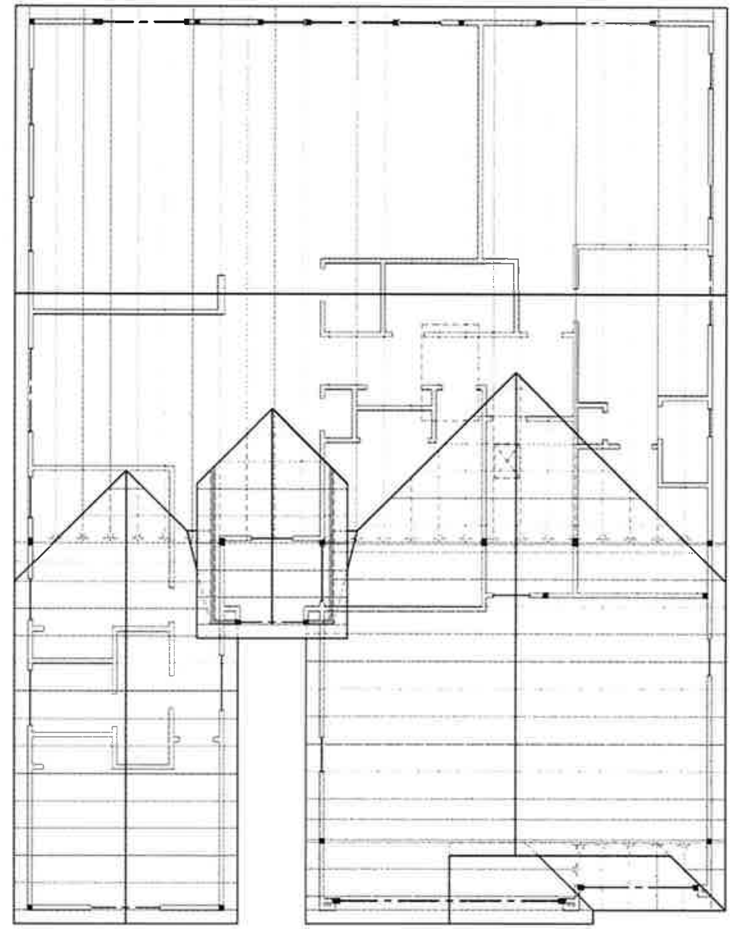


ROOF PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2419 ROOF PLAN 'A'	DATE: / SIGNATURE: / PROJECT:	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC	REVISIONS	A-22

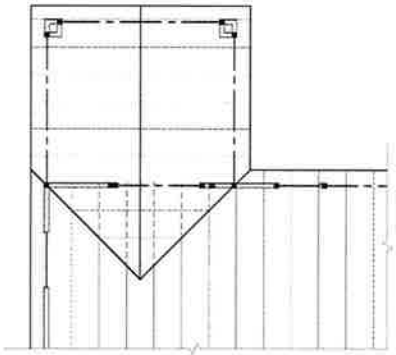


COVERED PATIO OPTION ROOF PLAN

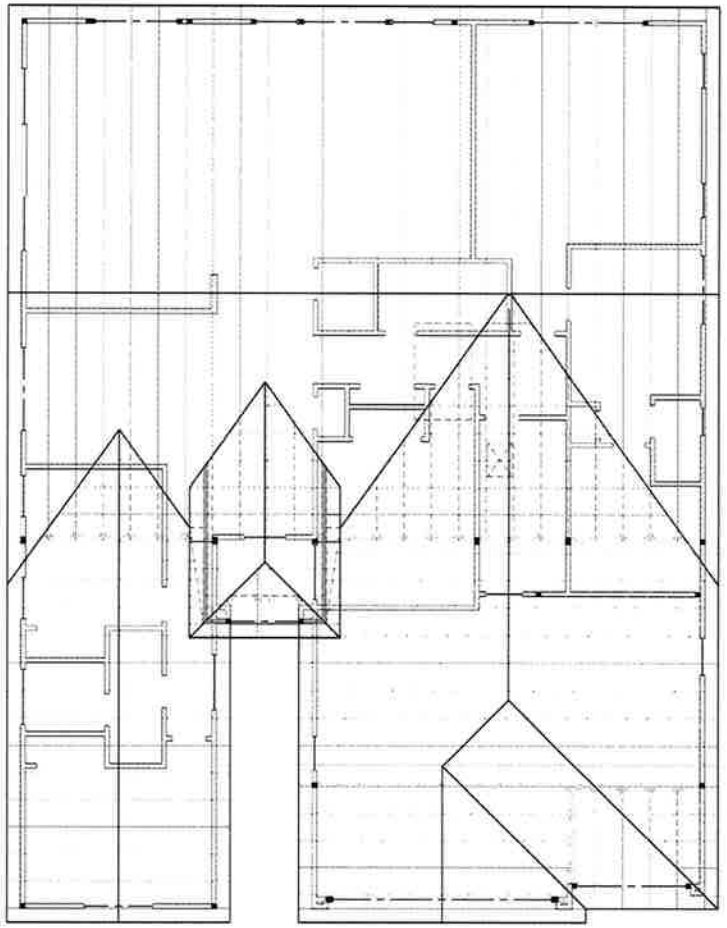


ROOF PLAN 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2419 ROOF PLAN 'B'	DATE: SIGNATURE: PROJECT:	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC.	REVISIONS	A-23

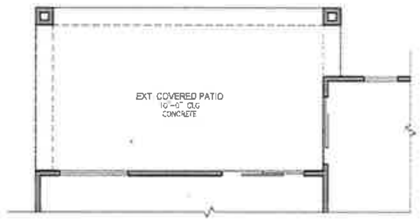


COVERED PATIO OPTION ROOF PLAN

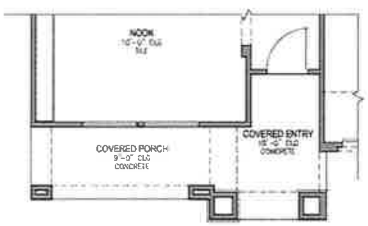


ROOF PLAN 'C'

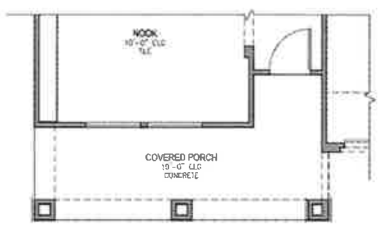
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2419 ROOF PLAN 'C'	DATE: 03/05/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-24



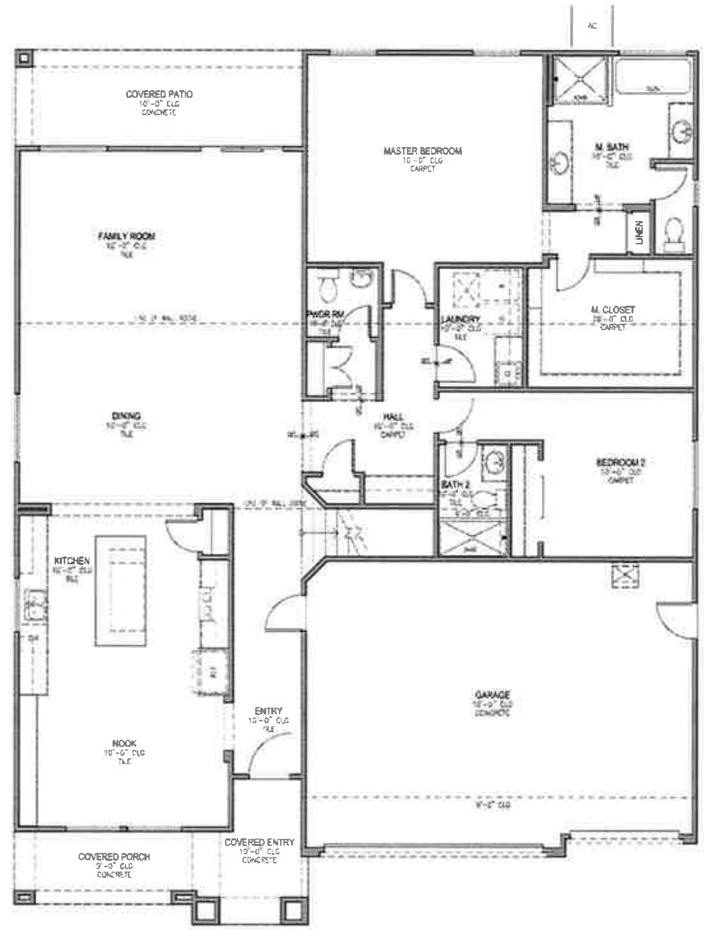
EXTENDED COVERED PATIO OPTION



FIRST FLOOR PLAN 'C'

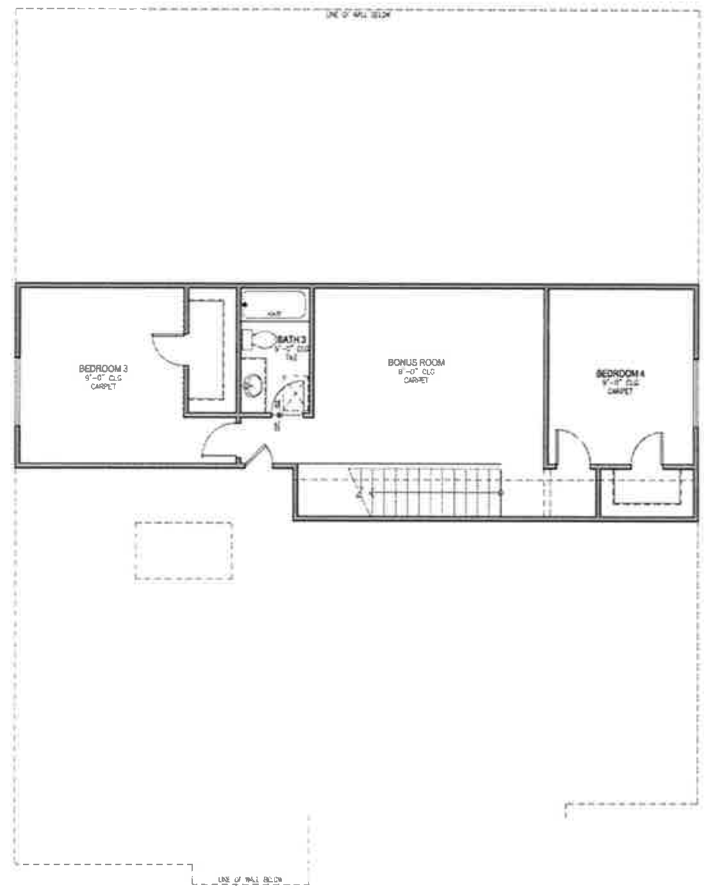


FIRST FLOOR PLAN 'B'



FIRST FLOOR PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2871 1ST FLOOR PLANS	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-25



SECOND FLOOR PLAN

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2871 2ND FLOOR PLAN	DATE: 03/06/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	A-26

COPYRIGHTED MATERIAL

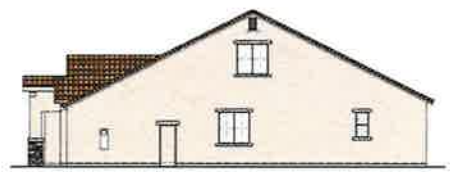
JMC HOMES

FRONT ELEVATION 'A'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

LEFT ELEVATION 'A'



RIGHT ELEVATION 'A'

EXTENDED COVERED PATIO OPTION ELEVATIONS 'A'

REAR ELEVATION 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2871 'A' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	A-27

FRONT ELEVATION 'B'

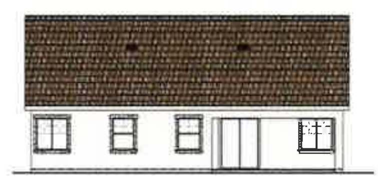
MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

LEFT ELEVATION 'B'

RIGHT ELEVATION 'B'

EXTENDED COVERED PATIO OPTION ELEVATIONS 'B'



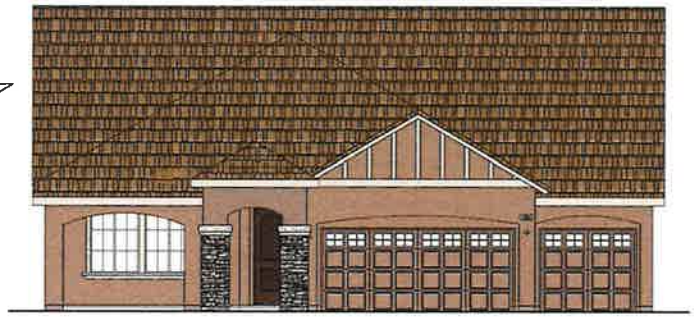
REAR ELEVATION 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2871 'B' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	A-28

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

12
7
AT FRONT



FRONT ELEVATION 'C'

12
6

LEFT ELEVATION 'C'

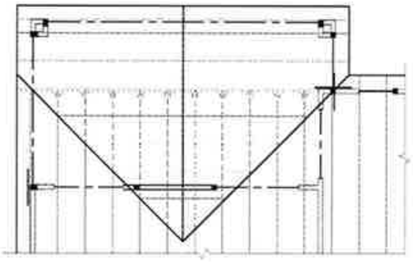
RIGHT ELEVATION 'C'

12
6

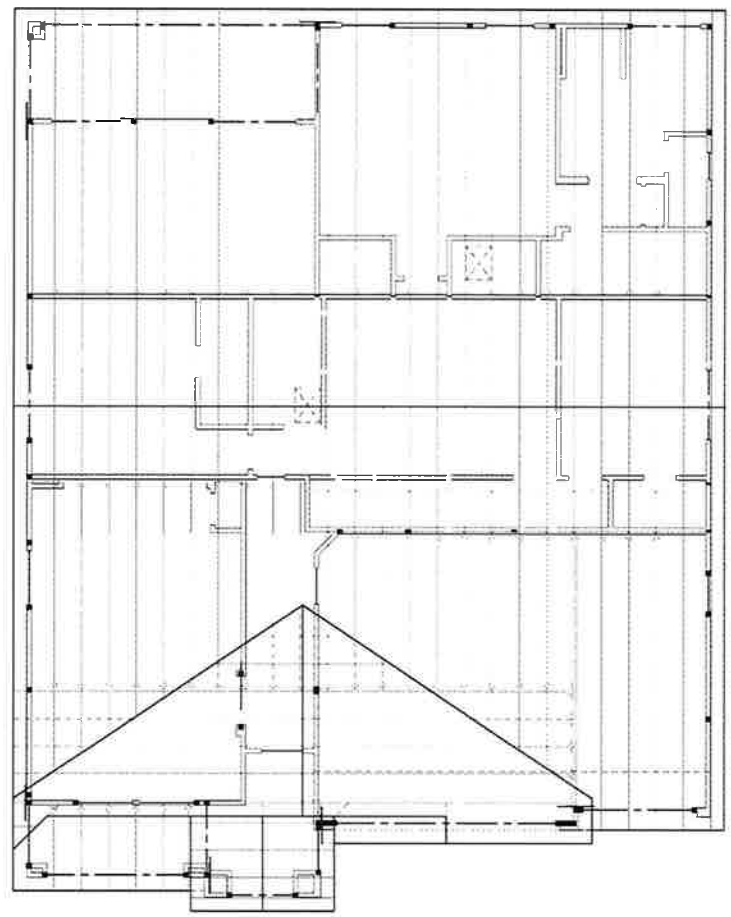
EXTENDED COVERED PATIO OPTION ELEVATIONS 'C'

REAR ELEVATION 'C'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2871 'C' ELEVATION	DATE: 12/09/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-29

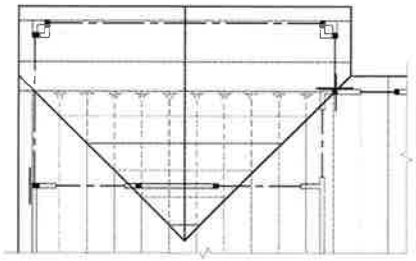


EXTENDED COVERED PATIO OPTION



ROOF PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2871 ROOF PLAN 'A'	DATE: SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC 1430 Blue Oaks Blvd. Ste 100 Roseville, Ca 95747-7143 CALIFORNIA LIC. 613004 B	REVISIONS	A-30



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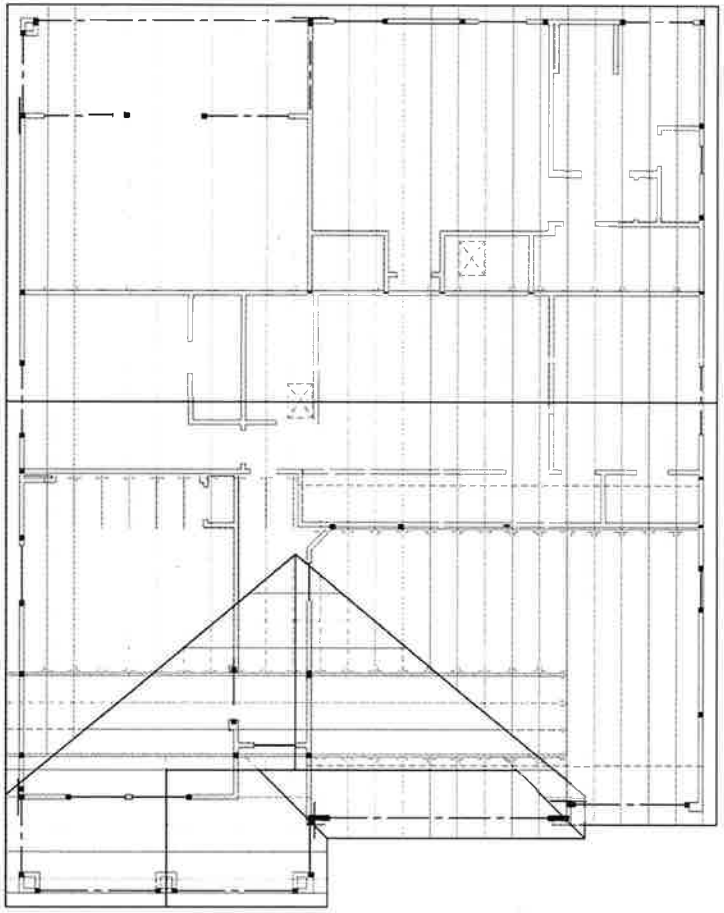
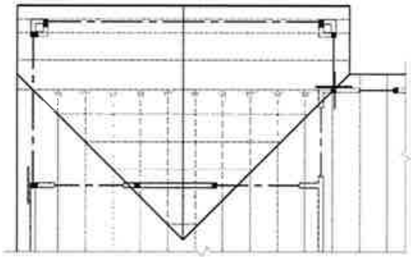
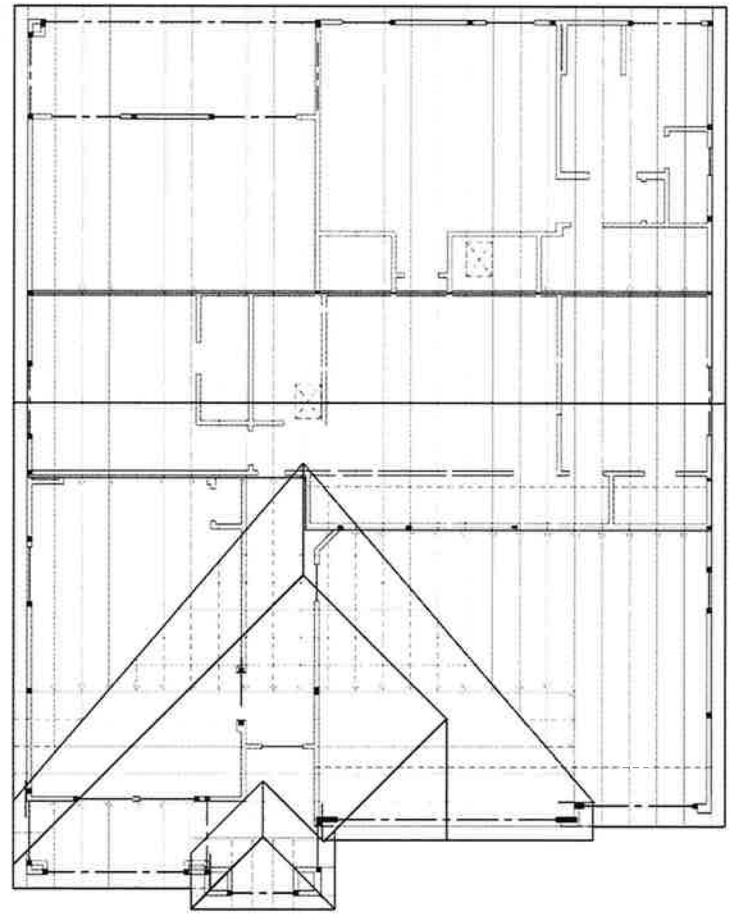


ROOF PLAN 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2871 ROOF PLAN 'B'	DATE: 10/20/2010 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL JMC HOMES JOHN MOURIER CONSTRUCTION II INC 1430 Blue Oaks Blvd. Ste 160 Roseville, Ca 95747-7143 Office 916-780-8879 Fax 916-940-6202 CALIFORNIA LIC. #13024 B	REVISIONS	A-31



EXTENDED COVERED PATIO OPTION

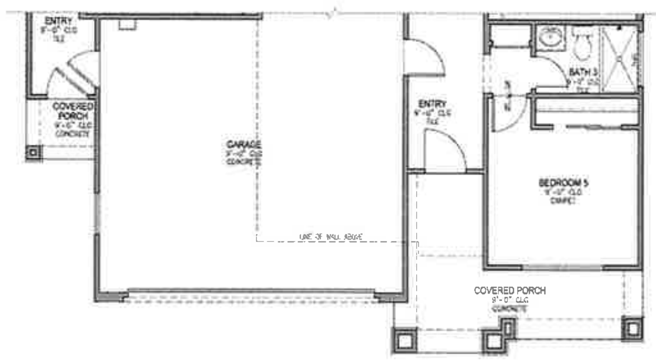


ROOF PLAN 'C'

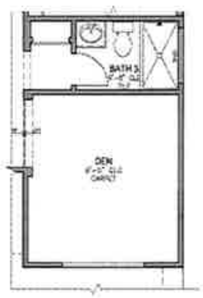
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2871 ROOF PLAN 'C'	DATE: SIGNATURE: PROJECT:	COPYRIGHTED MATERIAL JMC HOMES Office: Fax: CALIFORNIA LIC.

A-32

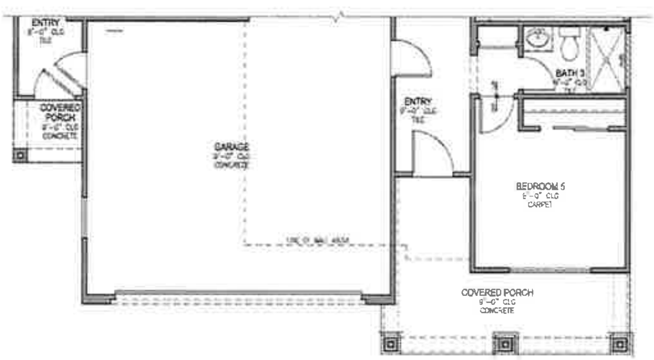
COVERED PATIO OPTION



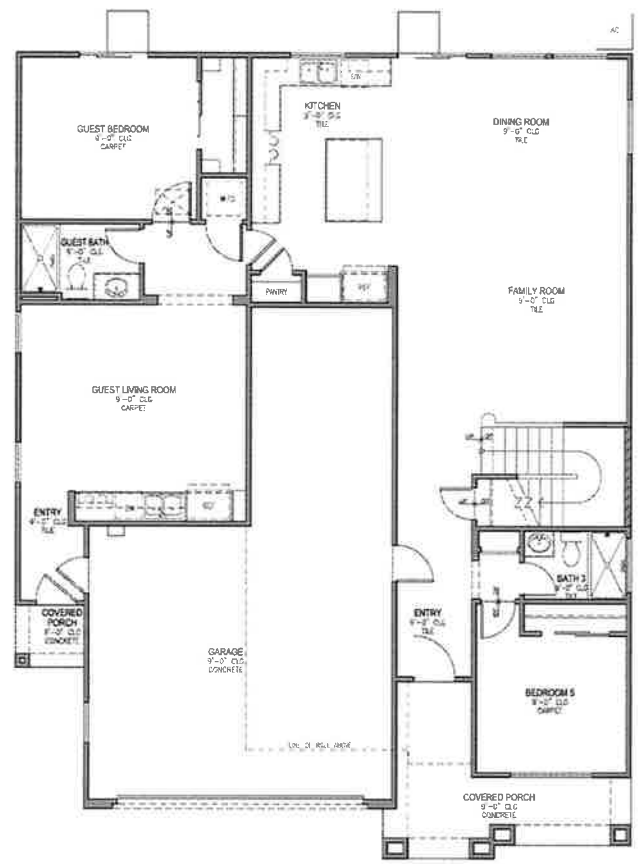
FIRST FLOOR PLAN 'C'



DEN OPTION

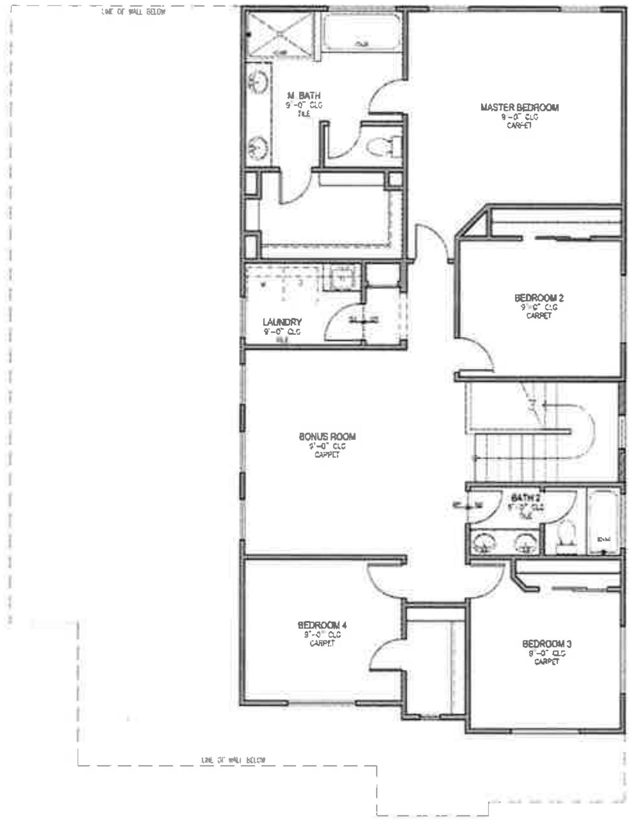


FIRST FLOOR PLAN 'B'



FIRST FLOOR PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3092 1ST FLOOR PLANS	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-33



SECOND FLOOR PLAN

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3092 2ND FLOOR PLAN	DATE: 03/26/2025 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-34

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'A'

LEFT ELEVATION 'A'

RIGHT ELEVATION 'A'

COVERED PATIO OPTION ELEVATION 'A'

REAR ELEVATION 'A'

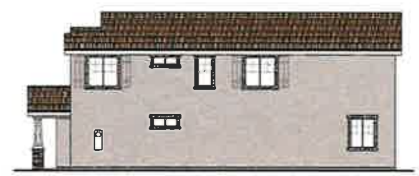
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3092 'A' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC	A-35

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'B'

LEFT ELEVATION 'B'



RIGHT ELEVATION 'B'

COVERED PATIO OPTION ELEVATION 'B'

REAR ELEVATION 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3092 'B' ELEVATION	DATE: SIGNATURE: PROJECT:	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-36

FRONT ELEVATION 'C'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

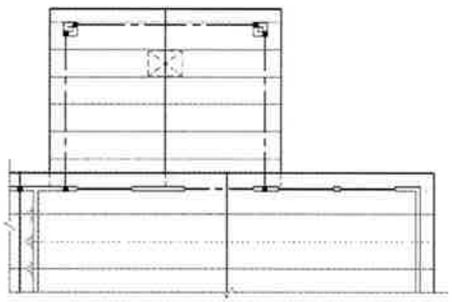
LEFT ELEVATION 'C'

RIGHT ELEVATION 'C'

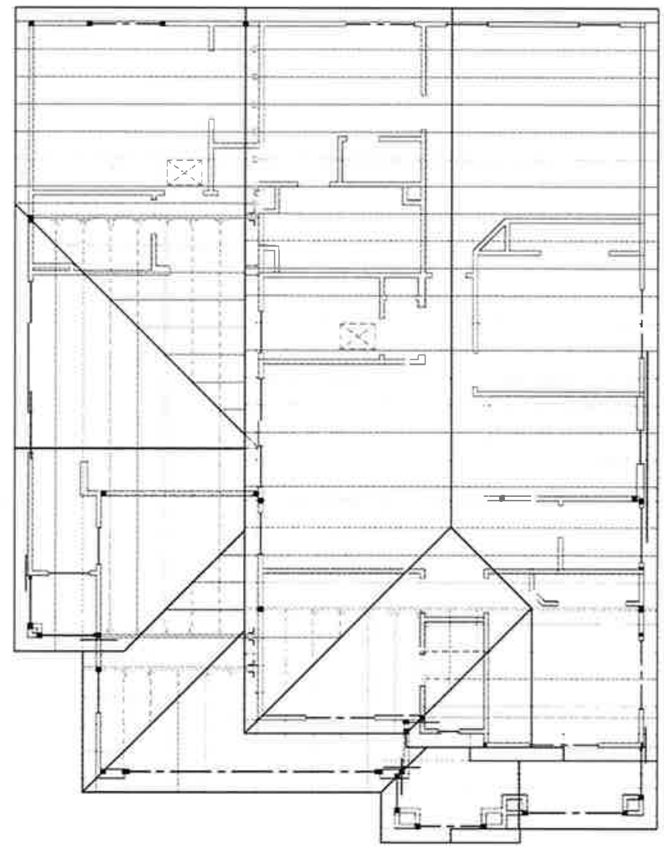
COVERED PATIO OPTION ELEVATION 'C'

REAR ELEVATION 'C'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3092 'C' ELEVATION	SIGNATURE:	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION, INC	REVISIONS	A-37

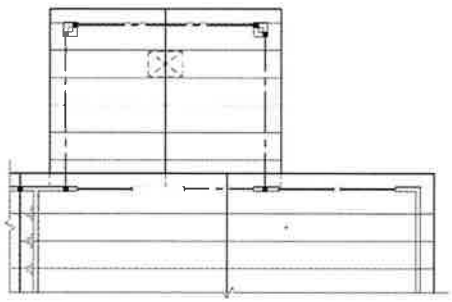


COVERED PATIO OPTION FLOOR FRAMING PLAN

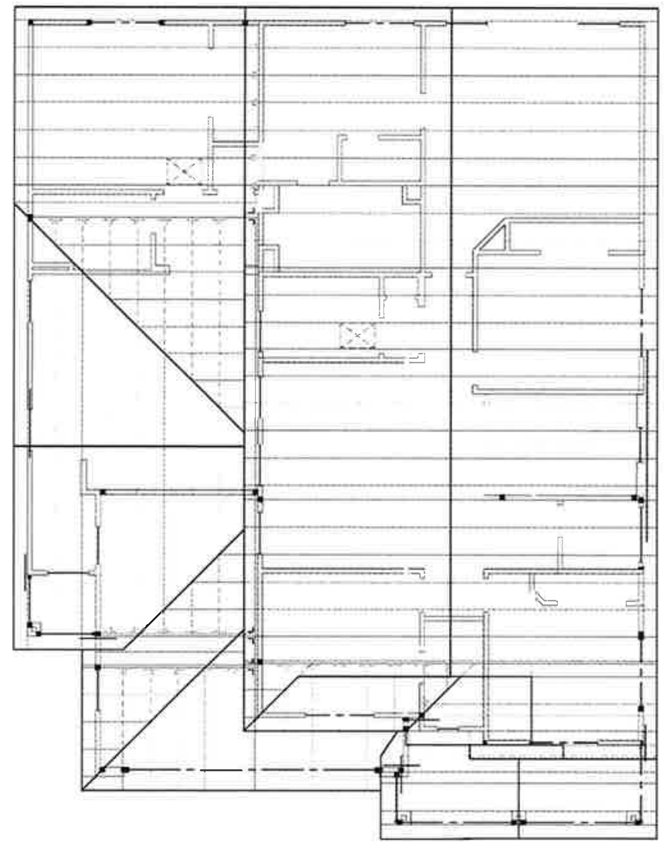


ROOF FRAMING PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3092 ROOF PLAN 'A'	DATE: SIGNATURE: PROJECT:	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC. CALIFORNIA LIC	REVISIONS	A-38



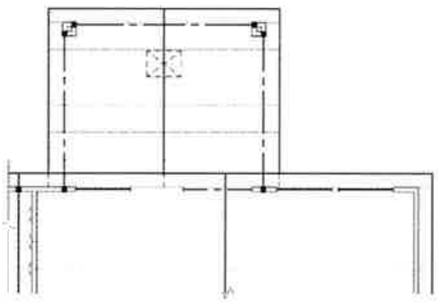
COVERED PATIO OPTION FLOOR FRAMING PLAN



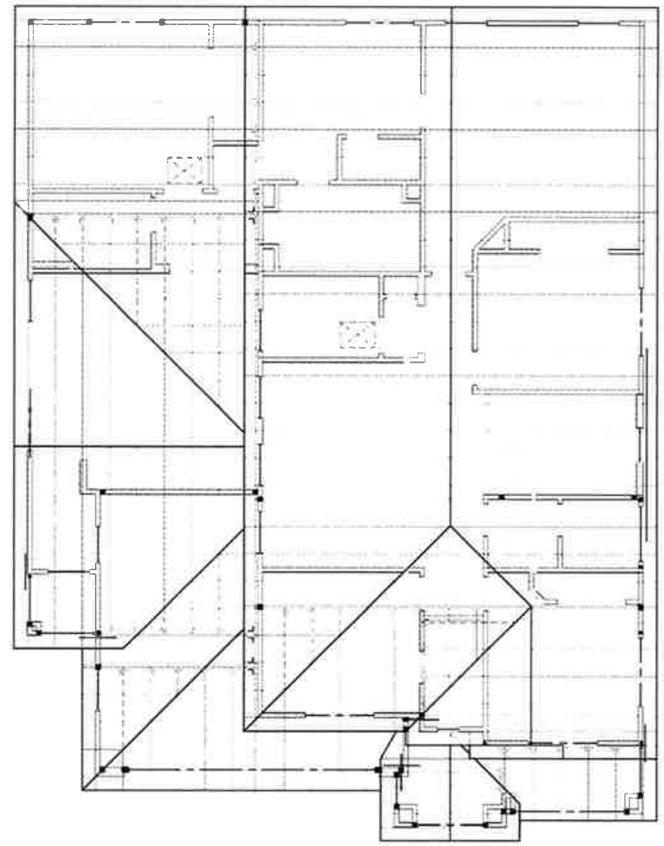
ROOF FRAMING PLAN 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3092 ROOF PLAN 'B'	DATE: SIGNATURE: PROJECT:	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC	REVISIONS

A-39



COVERED PATIO OPTION FLOOR FRAMING PLAN



ROOF FRAMING PLAN 'C'

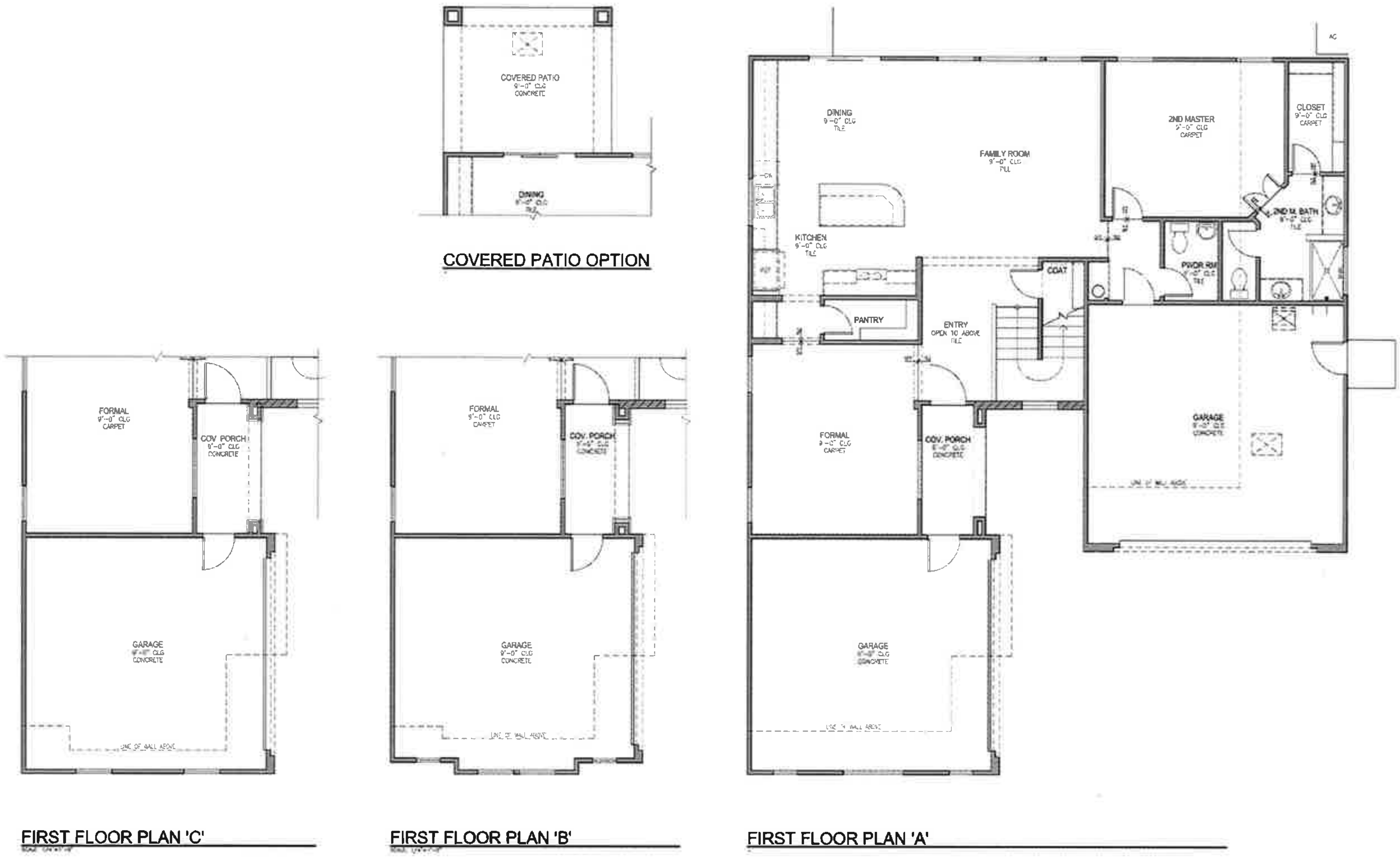
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9

3092 ROOF PLAN 'C'

COPYRIGHTED MATERIAL

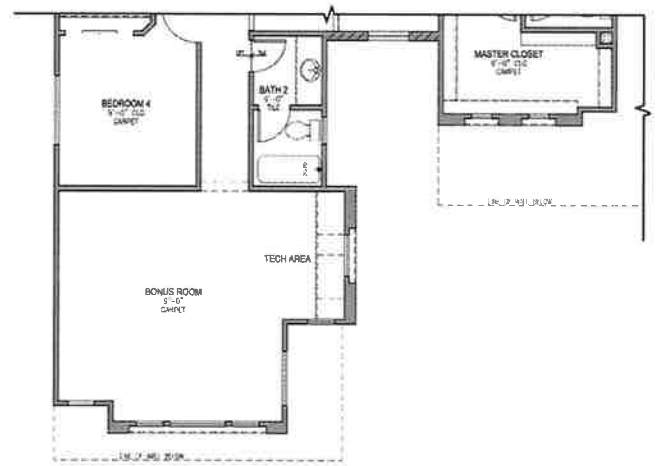
JMC HOMES

A-40

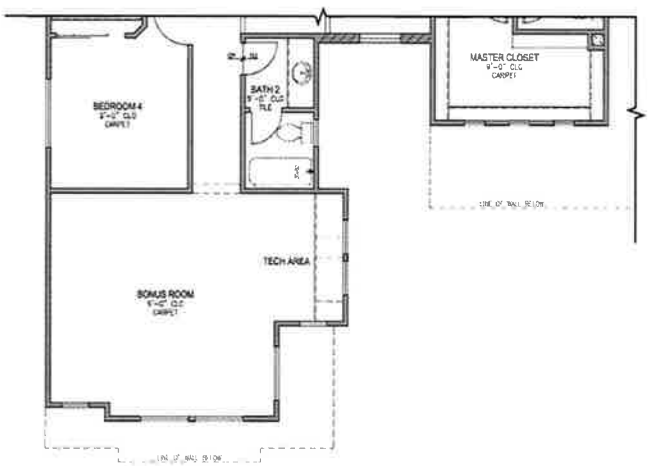


WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3121 1ST FLOOR PLANS	JMC HOMES

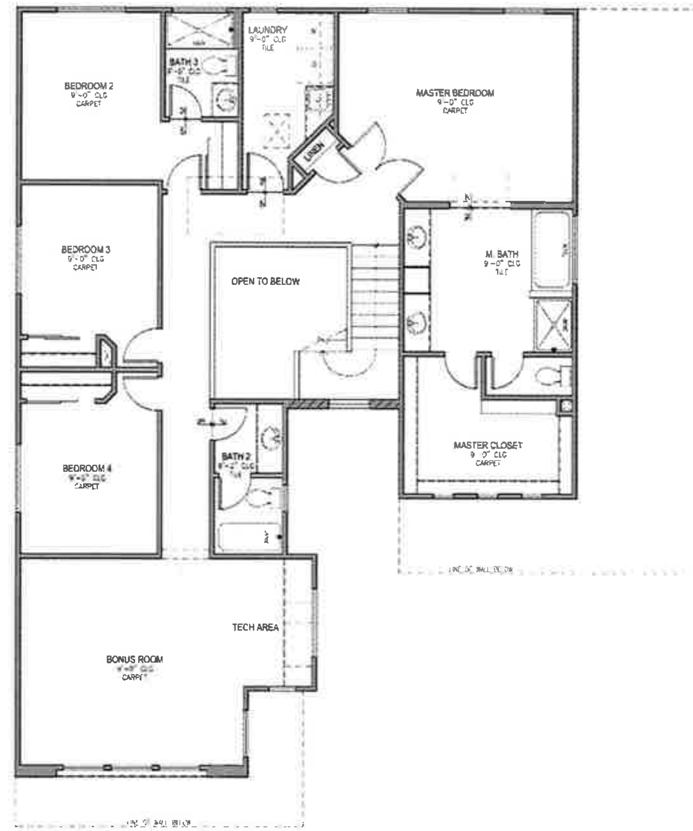
A-41



SECOND FLOOR PLAN 'C'



SECOND FLOOR PLAN 'B'



SECOND FLOOR PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3121 2ND FLOOR PLANS	JMC HOMES	A-42

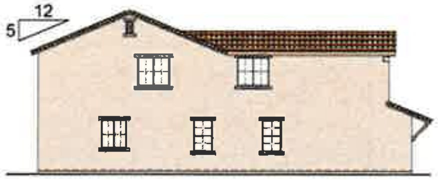
12
5
AT MAIN
12
4
AT FRONT

FRONT ELEVATION 'A'

MATERIAL LEGEND

	MEDIUM KNOCKDOWN STUCCO FINISH
	STUCCO, SAND FINISH
	HARDIE LAP SIDING
	BOARD AND BATTEN SIDING
	4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
	SHADOW PAINT COLOR
	STONE, PER COLOR SCHEME
	BRICK, PER COLOR SCHEME
	CONCRETE ROOF TILE, BARREL
	CONCRETE ROOF TILE, SHAKE

12
5



LEFT ELEVATION 'A'

RIGHT ELEVATION 'A'

12
5

COVERED PATIO OPTION ELEVATIONS 'A'

12
5
MAIN
12
4
AT BACK

REAR ELEVATION 'A'

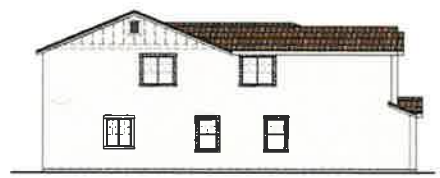
COURTYARD ELEVATION 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3121 'A' ELEVATION	DATE: SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC	REVISIONS	A-43

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

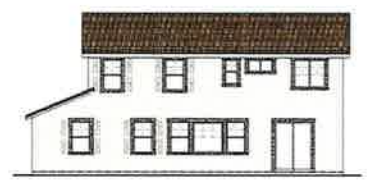
FRONT ELEVATION 'B'



LEFT ELEVATION 'B'

RIGHT ELEVATION 'B'

COVERED PATIO OPTION ELEVATIONS 'B'



REAR ELEVATION 'B'

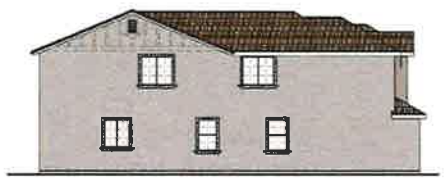
COURTYARD ELEVATION 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3121 'B' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	A-44

FRONT ELEVATION 'C'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE



LEFT ELEVATION 'C'

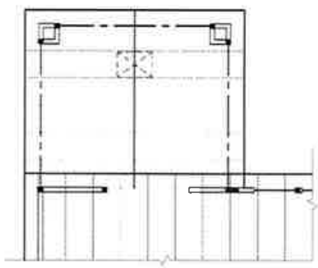
RIGHT ELEVATION 'C'

COVERED PATIO OPTION ELEVATIONS 'C'

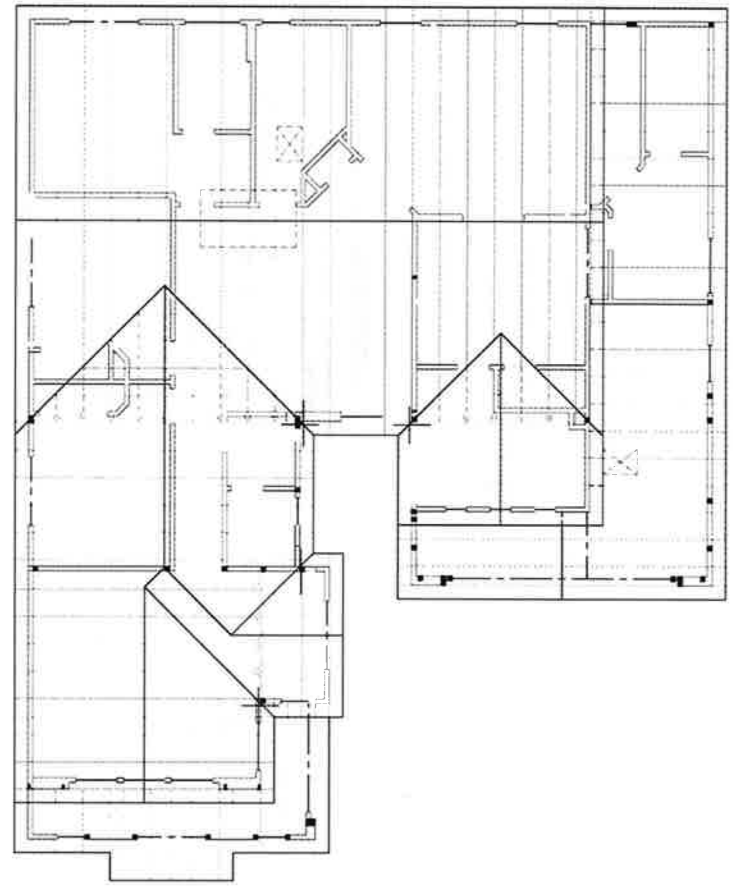
REAR ELEVATION 'C'

COURTYARD ELEVATION 'C'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3121 'C' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	A-45

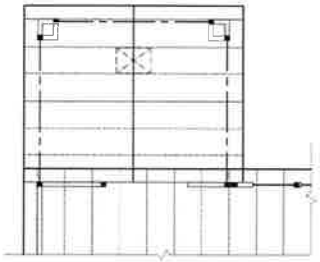


COVERED PATIO OPTION
ROOF PLAN

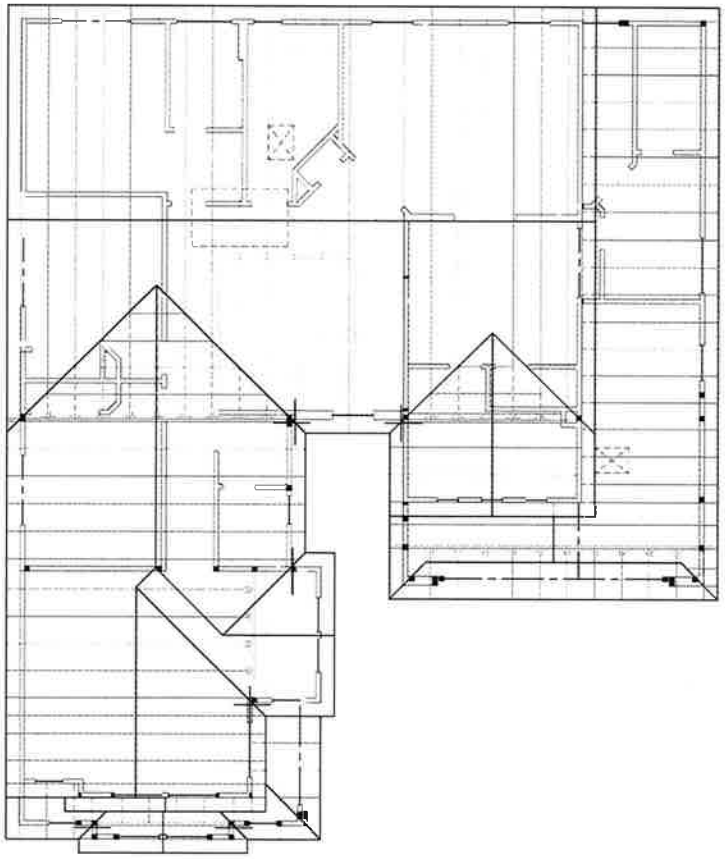


ROOF PLAN ELEVATION 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3121 ROOF PLAN 'A'	JMC HOMES		A-46

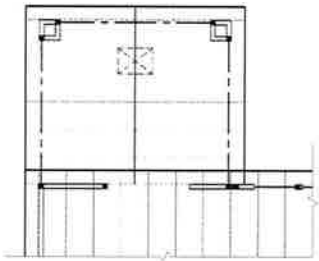


COVERED PATIO OPTION
ROOF PLAN

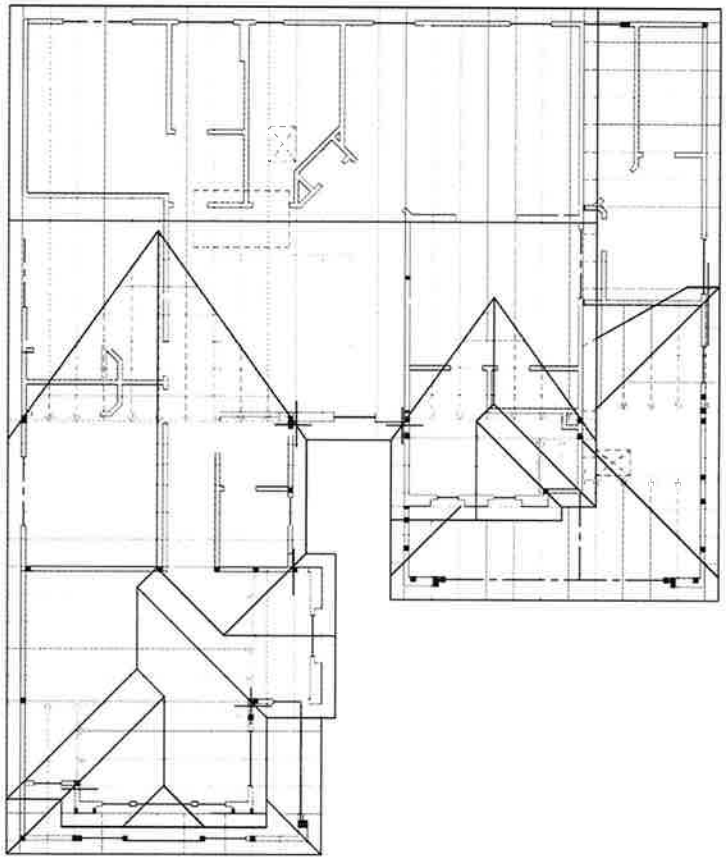


ROOF PLAN ELEVATION 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3121 ROOF PLAN 'B'	DATE: 07/09/2020	JMC HOMES	A-47



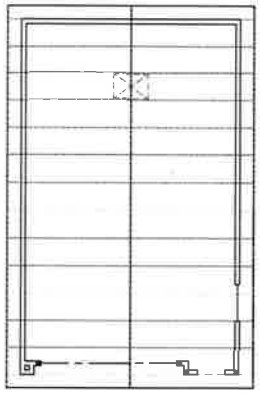
COVERED PATIO OPTION
ROOF PLAN



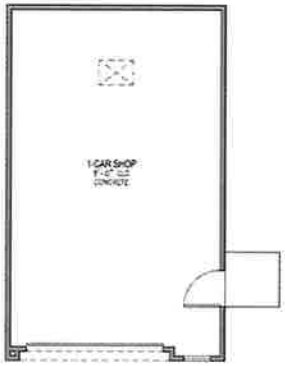
ROOF PLAN ELEVATION 'C'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3121 ROOF PLAN 'C'	DATE: 08/05/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES JOHN MCLAUGHLIN CONSTRUCTION, INC. 1430 Blue Oaks Blvd. Ste 130 Roseville, Ca 95747-7143 Office 916-780-8678 Fax 916-960-3322 CALIFORNIA LIC. #130644	REVISIONS

A-48



ROOF PLANS

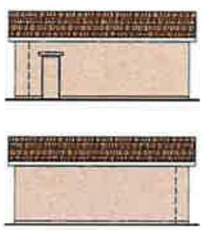


FLOOR PLAN

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	1-CAR GARAGE FLOOR PLAN & ROOF PLAN	DATE: 10/09/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES JOHN MCLIPER CONSTRUCTION, INC 1430 Blue Oaks Blvd, Ste 160 Roseville, CA 95747-7143 Office: 916-787-6879 Fax: 916-660-0122 CALIFORNIA LIC. 813054 B	REVISIONS	A-49

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE



SIDE ELEVATIONS

REAR ELEVATION

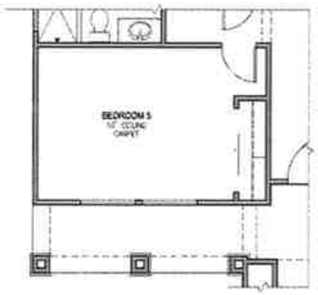
FRONT ELEVATION "A"

FRONT ELEVATION "B"

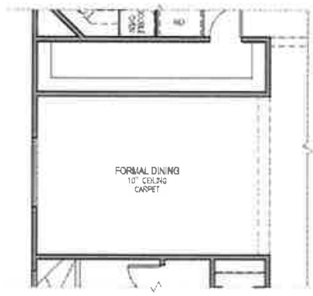
FRONT ELEVATION "C"

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	1-CAR GARAGE ELEVATIONS	DATE: [illegible] SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS

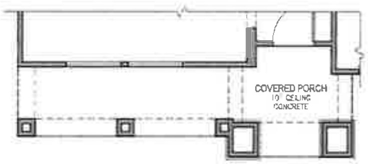
A-50



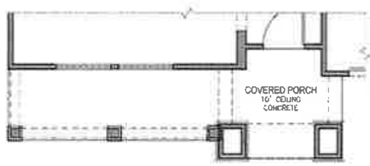
BEDROOM 5 OPTION



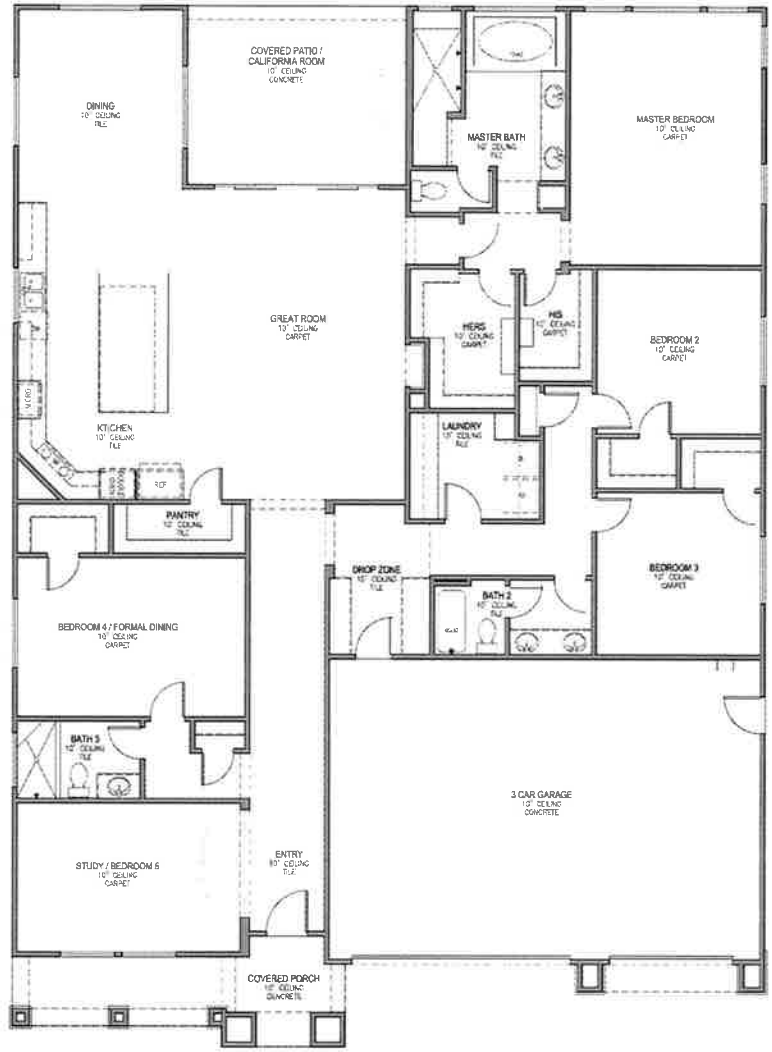
FORMAL DINING OPTION



FLOOR PLAN 'C'



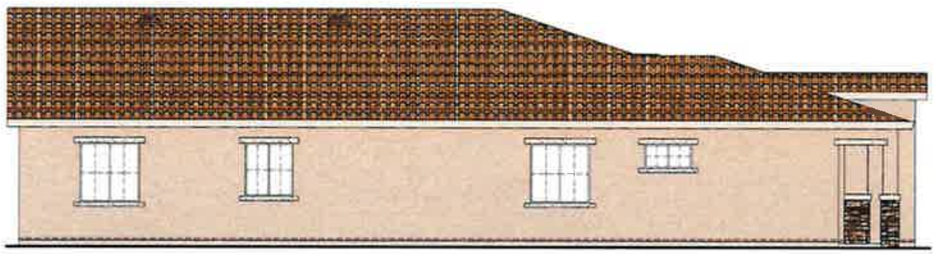
FLOOR PLAN 'B'


COVERED PATIO / CALIFORNIA ROOM
10' CEILING
CONCRETE
DINING
10' CEILING
TILE
MASTER BATH
10' CEILING
TILE
MASTER BEDROOM
10' CEILING
CARPET
GREAT ROOM
10' CEILING
CARPET
HERS
HIS
BEDROOM 2
10' CEILING
CARPET
KITCHEN
10' CEILING
TILE
LAUNDRY
10' CEILING
TILE
PANTRY
10' CEILING
TILE
DROP ZONE
BATH 2
BEDROOM 3
10' CEILING
CARPET
BEDROOM 4 / FORMAL DINING
10' CEILING
CARPET
BATH 3
3 CAR GARAGE
10' CEILING
CONCRETE
STUDY / BEDROOM 5
10' CEILING
CARPET
ENTRY
COVERED PORCH
10' CEILING
CONCRETE

FLOOR PLAN 'A'

4 CAR GARAGE OPT

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2911 FLOOR PLANS	COPYRIGHTED MATERIAL	JMC HOMES	A-51



LEFT SIDE ELEVATION 'A'

4 CAR GARAGE OPT.

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

RIGHT SIDE ELEVATION 'A'

4 CAR GARAGE OPT. SIDE ELEV.

REAR ELEVATION 'A'

FRONT ELEVATION 'A'

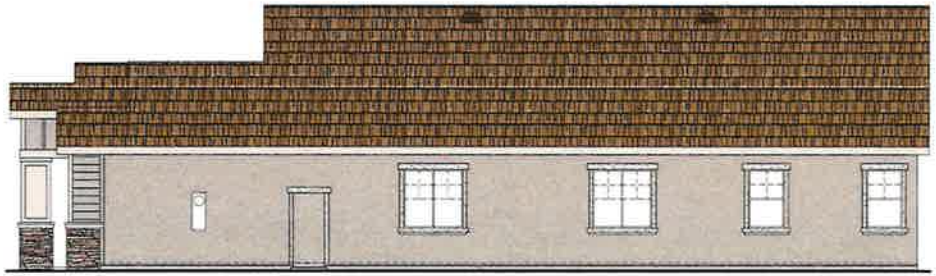
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2911 'A' ELEVATION	DATE: / SIGNATURE: / PROJECT:	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC	REVISIONS	A-52

LEFT SIDE ELEVATION 'B'

4 CAR GARAGE OPT.

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE



RIGHT SIDE ELEVATION 'B'

4 CAR GARAGE OPT. SIDE ELEV.

REAR ELEVATION 'B'

FRONT ELEVATION 'B'

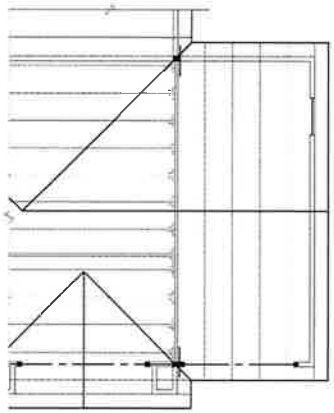
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2911 'B' ELEVATION	DATE: 03/26/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL JMC HOMES	REVISIONS

A-53

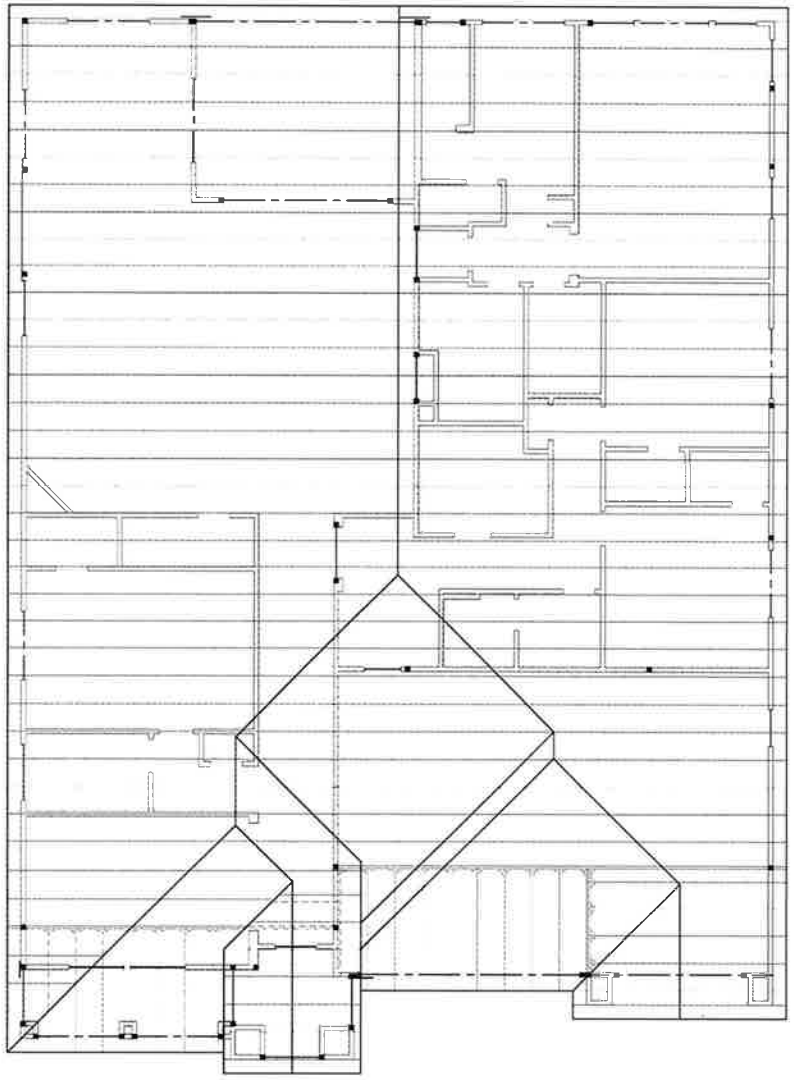
MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2911 'C' ELEVATION	DATE: 03/06/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOURIER CONSTRUCTION INC	A-54

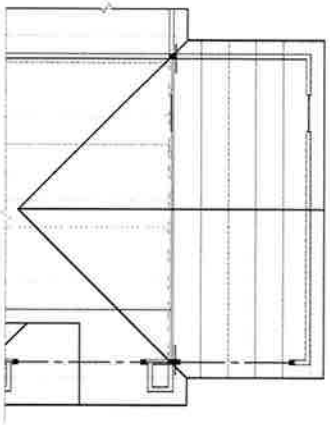


4 CAR GARAGE OPT. 'A'

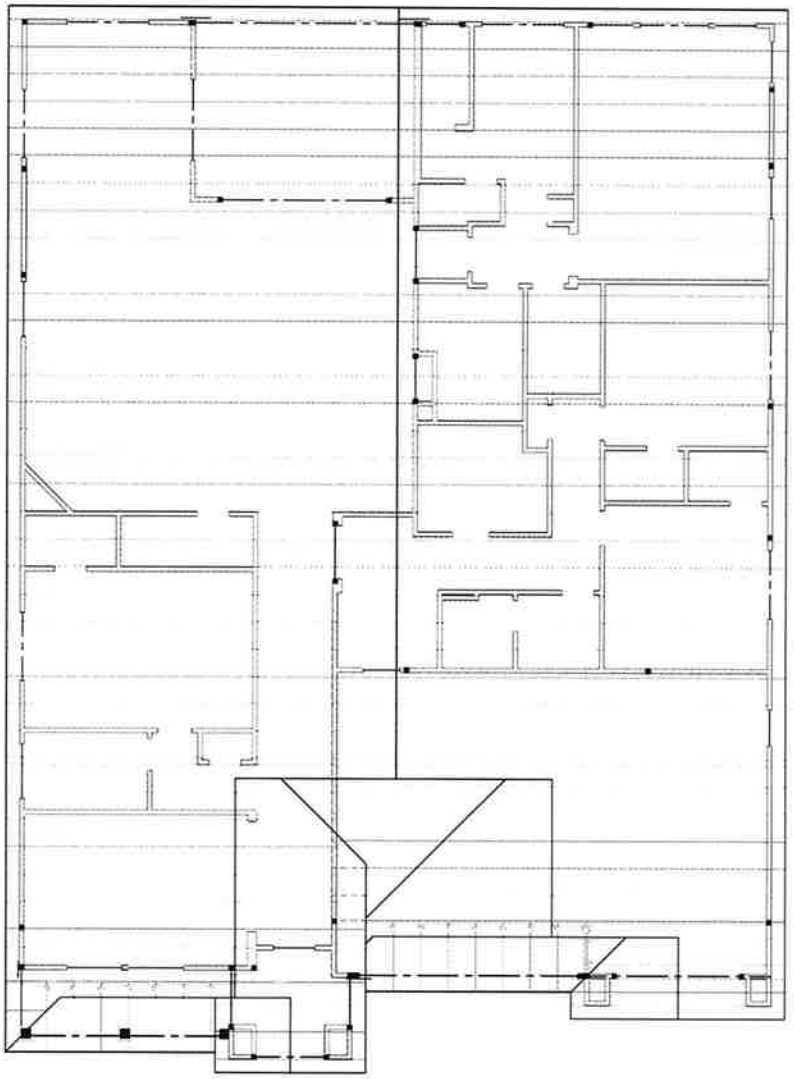


ROOF PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2911 ROOF PLAN 'A'	DATE: 01/05/2010 SCALE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS	A-55



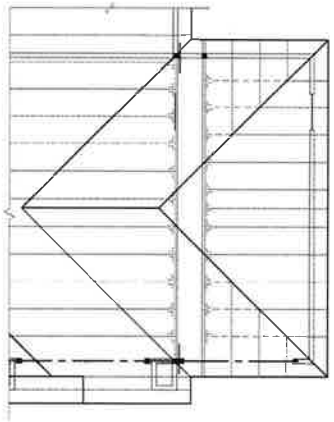
4 CAR GARAGE OPT. 'B'



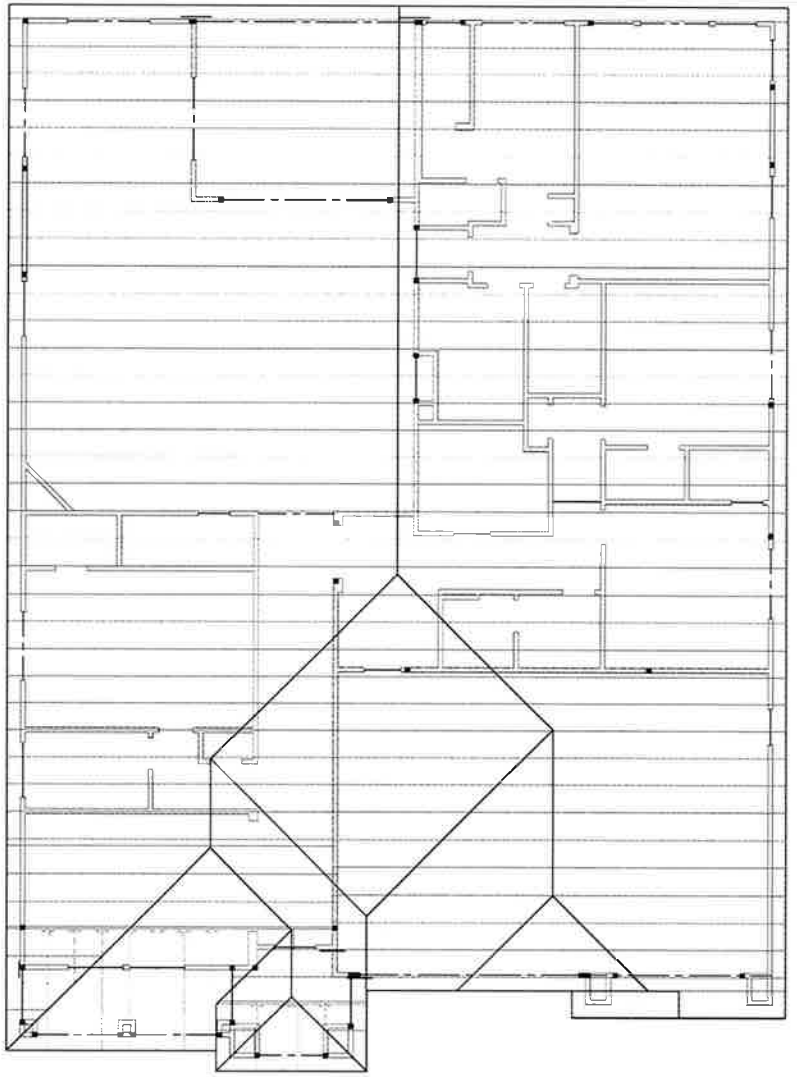
ROOF PLAN 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2911 ROOF PLAN 'B'	DATE: 03/05/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS

A-56



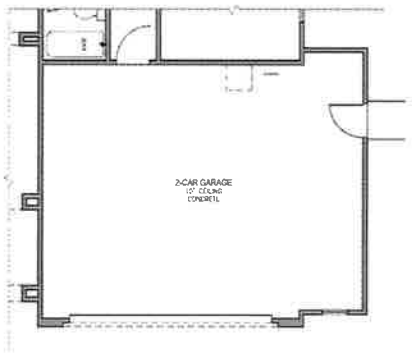
4 CAR GARAGE OPT. 'C'



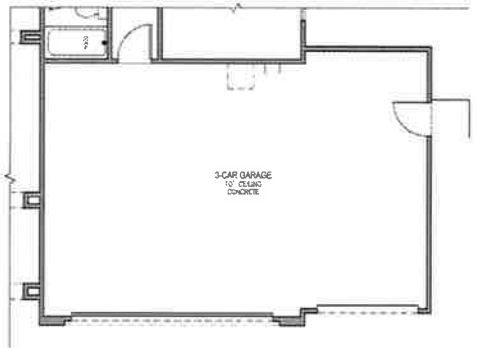
ROOF PLAN 'C'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2911 ROOF PLAN 'C'	DATE: 10/29/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES JOHN MOLIDER CONSTRUCTION, INC 1400 Blue Oaks Blvd. Ste 150 Roseville, Ca 95747-7143 Office: 916-782-4579 Fax: 916-660-5122 CALIFORNIA LIC. # 612004 B	REVISIONS

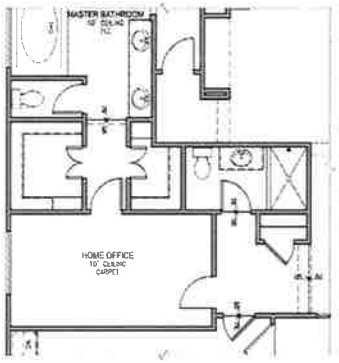
A-57



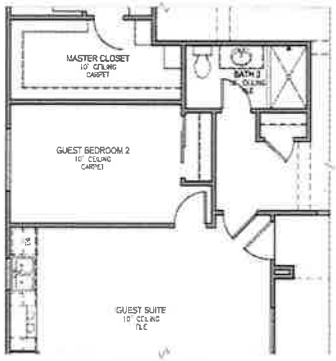
5' CAR SHOP OPTION



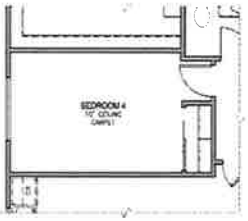
4 CAR GARAGE OPTION



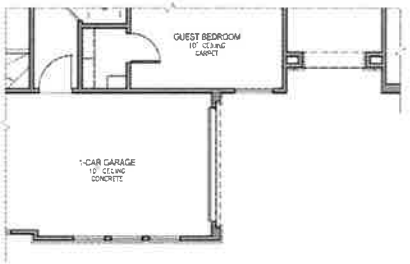
HOME OFFICE OPTION



GUEST BEDROOM 2 OPT.

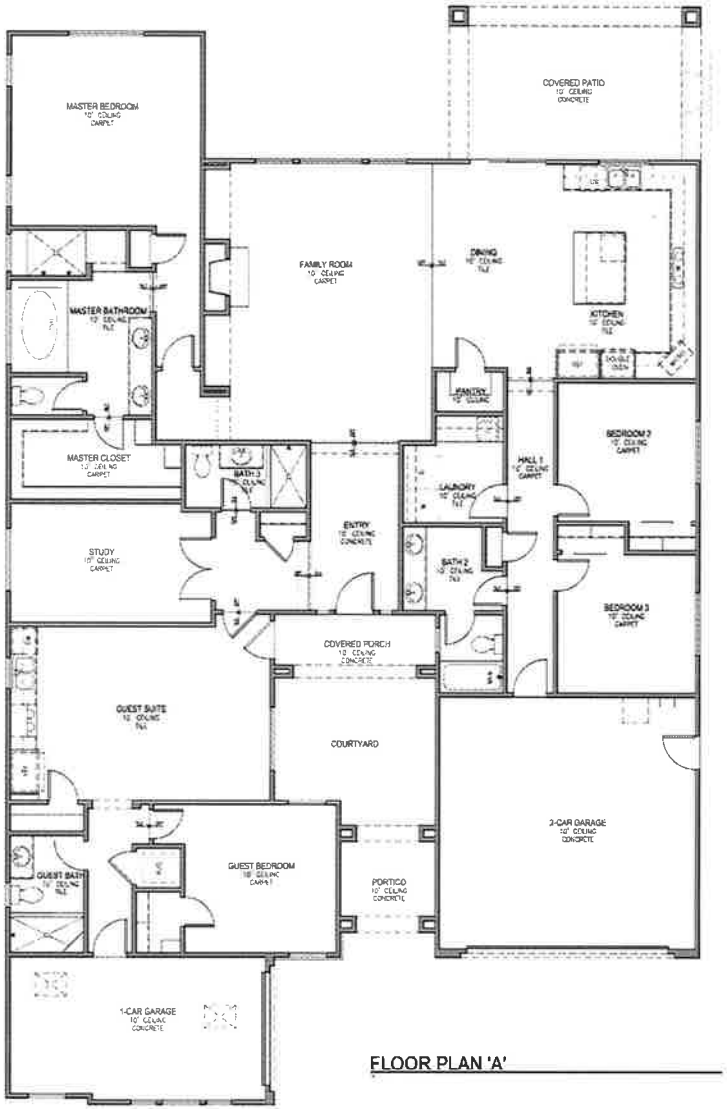


BEDROOM 4 OPTION



FLOOR PLAN 'C'

FLOOR PLAN 'B'



FLOOR PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9

2925 FLOOR PLANS

DATE:

SIGNATURE:

PROJECT: WRSR VILLAGES 8 & 9

JMC HOMES

JOHN McMURRY CONSTRUCTION INC
1430 Blue Oaks Blvd., Ste 100
Roseville, Ca 95747-7143
Office 916-782-8779 Fax 916-782-5825
CALIFORNIA LIC 613094 B

REVISIONS

A-58

PARTIAL RIGHT SIDE ELEVATION 'A'

FRONT ELEVATION 'A'

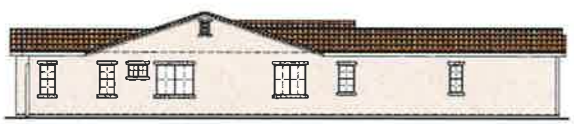
REAR ELEVATION 'A'

PARTIAL FRONT ELEVATION 'A'

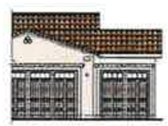
5' SHOP OPT ELEVATION 'A'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE



LEFT SIDE ELEVATION 'A'



4 CAR GARAGE OPT ELEVATION 'A'

RIGHT SIDE ELEVATION 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9

2925 'A'
ELEVATION

DATE: 02/05/2020
SIGNATURE:
PROJECT: WRSR VILLAGES 8 & 9

COPYRIGHTED MATERIAL

JMC HOMES

REVISIONS

A-59

PARTIAL RIGHT SIDE ELEVATION 'B'

5 12

FRONT ELEVATION 'B'

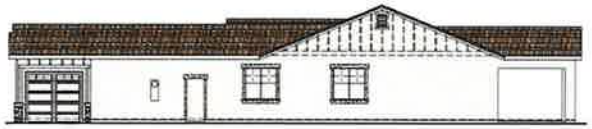
REAR ELEVATION 'B'

PARTIAL FRONT ELEVATION 'B'

5' SHOP OPT ELEVATION 'B'

LEFT SIDE ELEVATION 'B'

4 CAR GARAGE OPT ELEVATION 'B'



RIGHT SIDE ELEVATION 'B'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2925 'B' ELEVATION	DATE: 10/26/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	A-60

PARTIAL RIGHT SIDE ELEVATION 'C'

FRONT ELEVATION 'C'

REAR ELEVATION 'C'

PARTIAL FRONT ELEVATION 'C'

5' SHOP OPT ELEVATION 'C'

LEFT SIDE ELEVATION 'C'

4 CAR GARAGE OPT ELEVATION 'C'

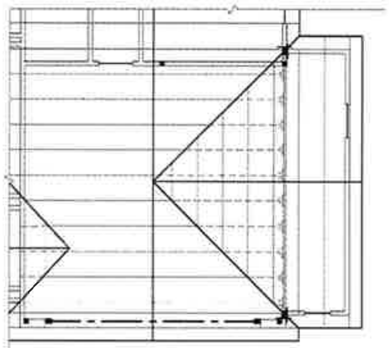
RIGHT SIDE ELEVATION 'C'

MATERIAL LEGEND

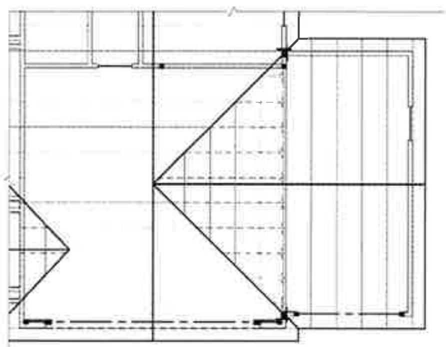
- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2925 'C' ELEVATION	DATE: 12/09/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS

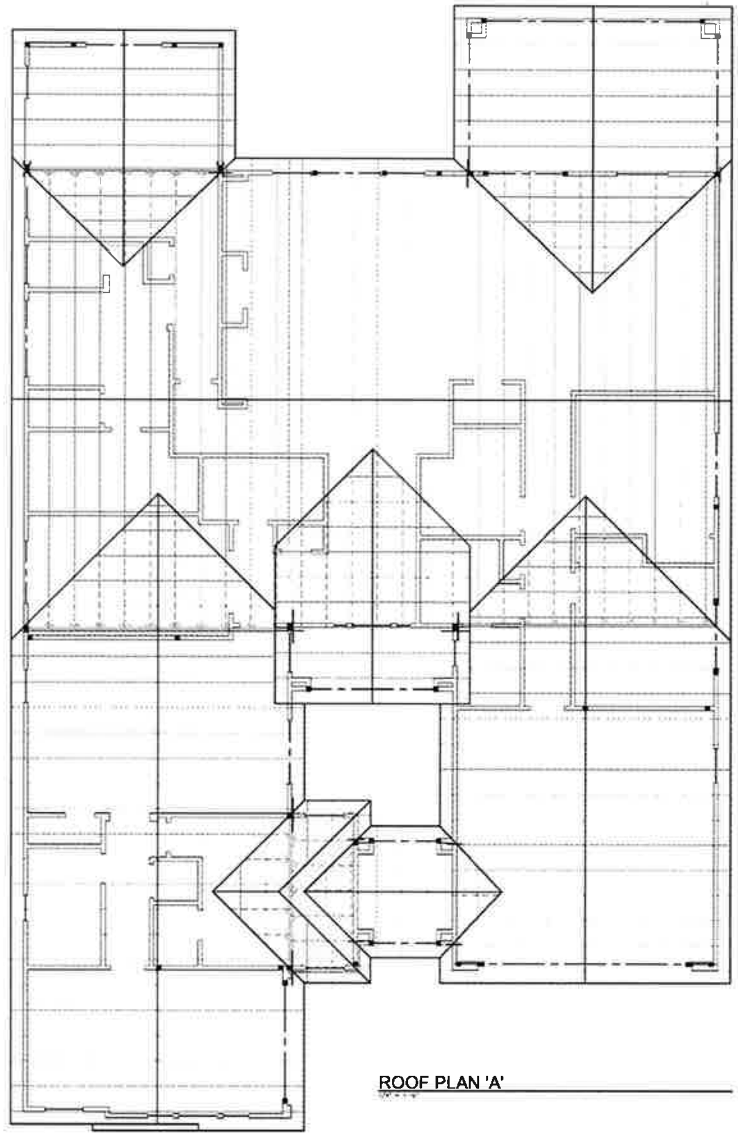
A-61



5' SHOP OPTION



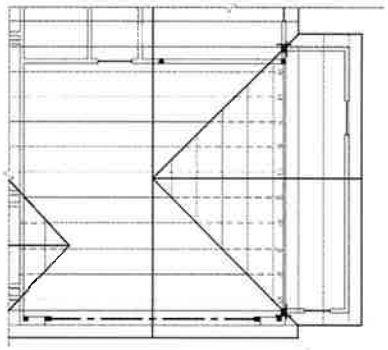
4 CAR GARAGE OPTION



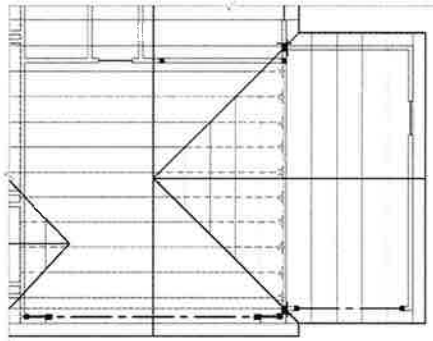
ROOF PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2925 ROOF PLAN 'A'	A-62

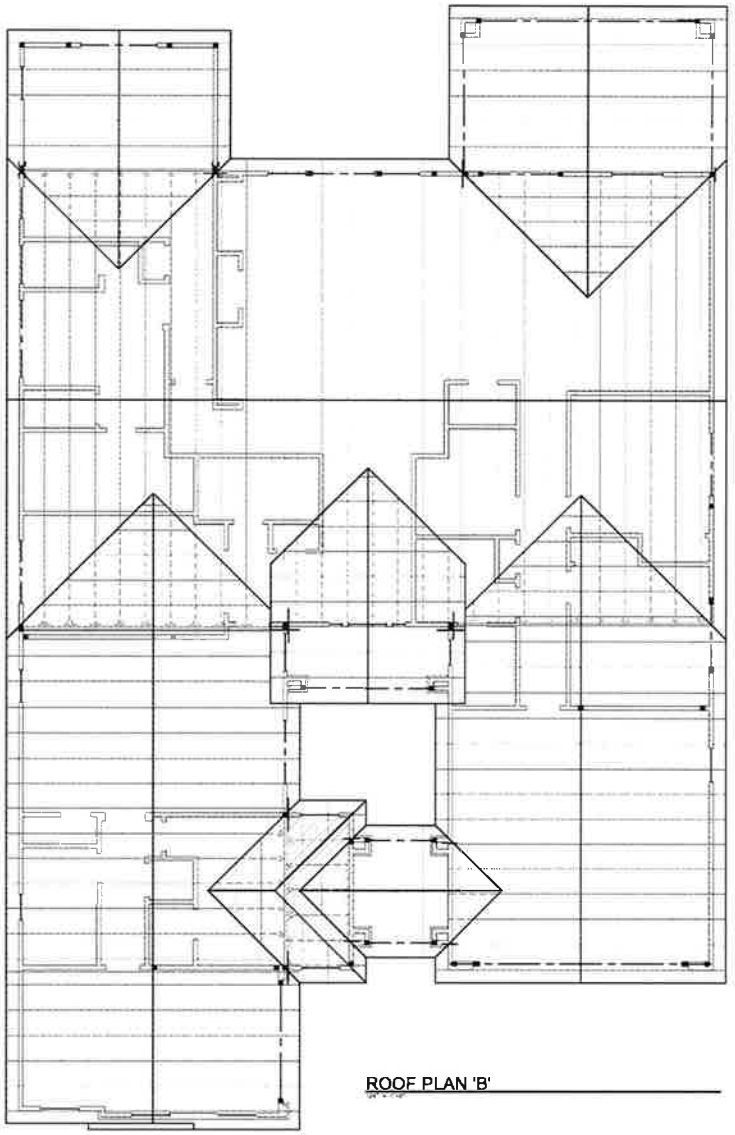
JMC HOMES



5' SHOP OPTION



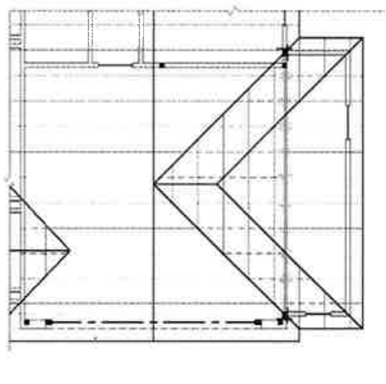
4 CAR GARAGE OPTION

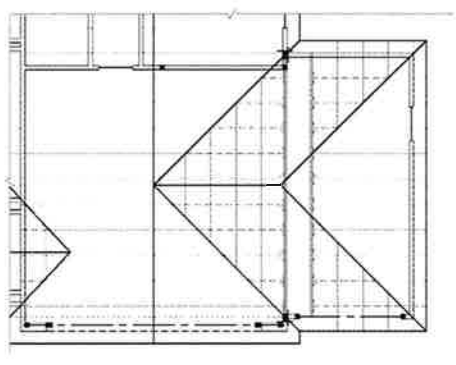


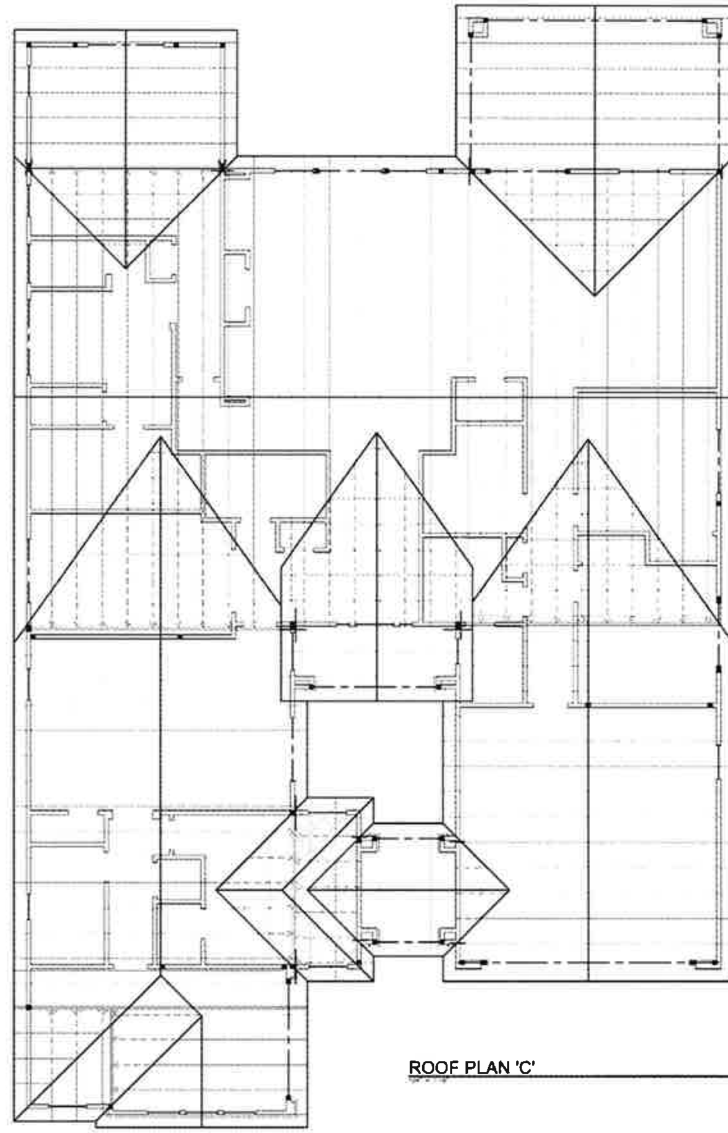
ROOF PLAN 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2925 ROOF PLAN 'B'	DATE: 03/20/2012 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES JOHN MCLAREN CONSTRUCTION INC 1430 Blue Oaks Blvd. Ste 100 Roseville, CA 95747-7143 Office: 916-780-0576 Fax: 916-960-8272 CALIFORNIA LIC. 613004 B

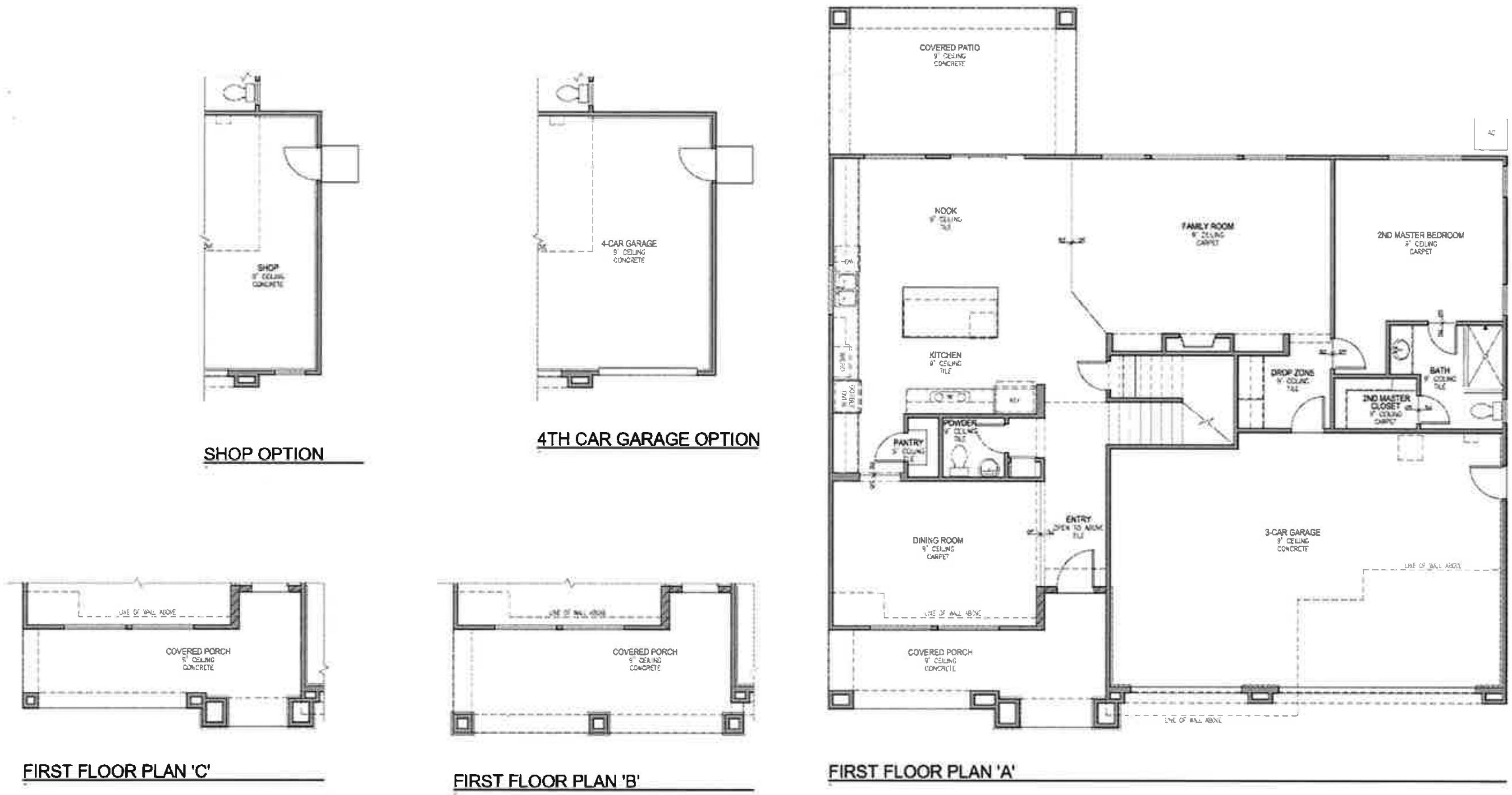
A-63



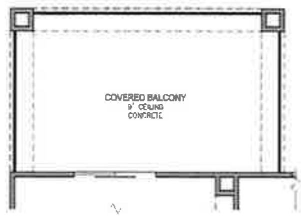




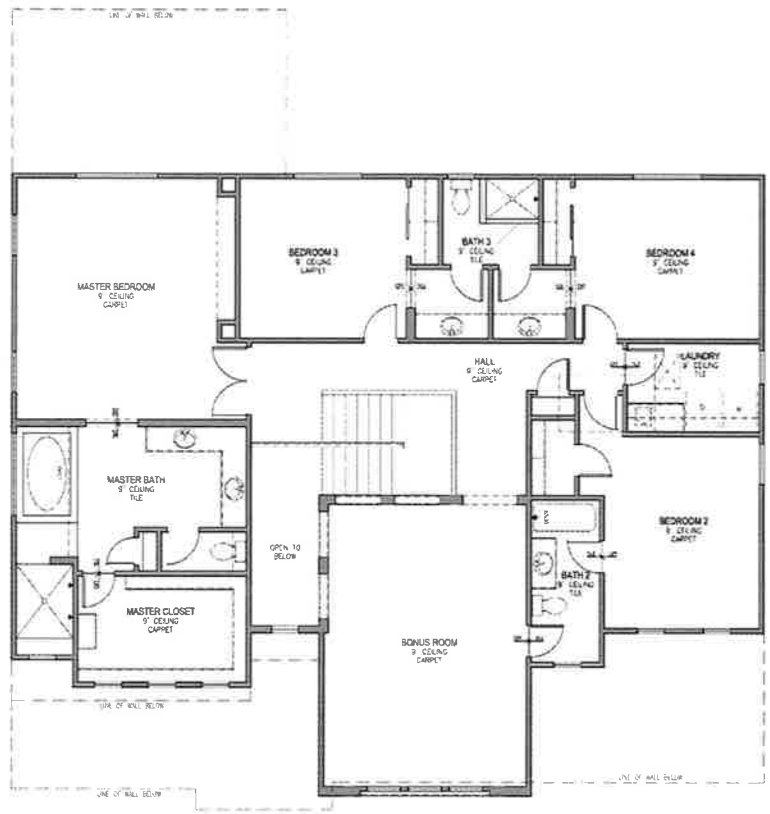
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	2925 ROOF PLAN 'C'	JMC HOMES	A-64



WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3566 1ST FLOOR PLANS	JMC HOMES	A-65



BALCONY OPTION



SECOND FLOOR PLAN 'A'

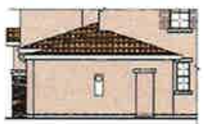
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3566 2ND FLOOR PLAN	DATE: SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	A-66

4TH CAR GARAGE OPT FRONT

FRONT ELEVATION 'A'

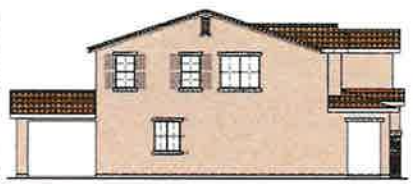
MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

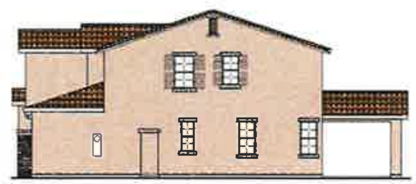


4TH CAR GARAGE OPT

BALCONY OPT.

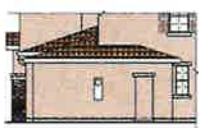


LEFT SIDE ELEVATION 'A'



RIGHT SIDE ELEVATION 'A'

SHOP OPT FRONT



SHOP OPT LEFT SIDE

REAR ELEVATION 'A'

BALCONY OPT.

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3566 'A' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	A-67

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

4TH CAR GARAGE OPT FRONT

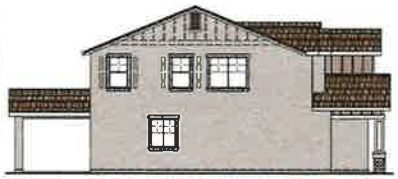
FRONT ELEVATION 'B'

4TH CAR GARAGE OPT

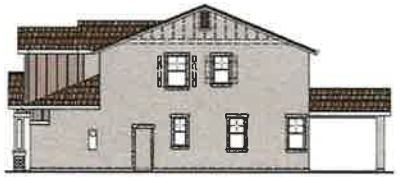
SHOP OPT FRONT

SHOP OPT LEFT SIDE

BALCONY OPT.



LEFT SIDE ELEVATION 'B'



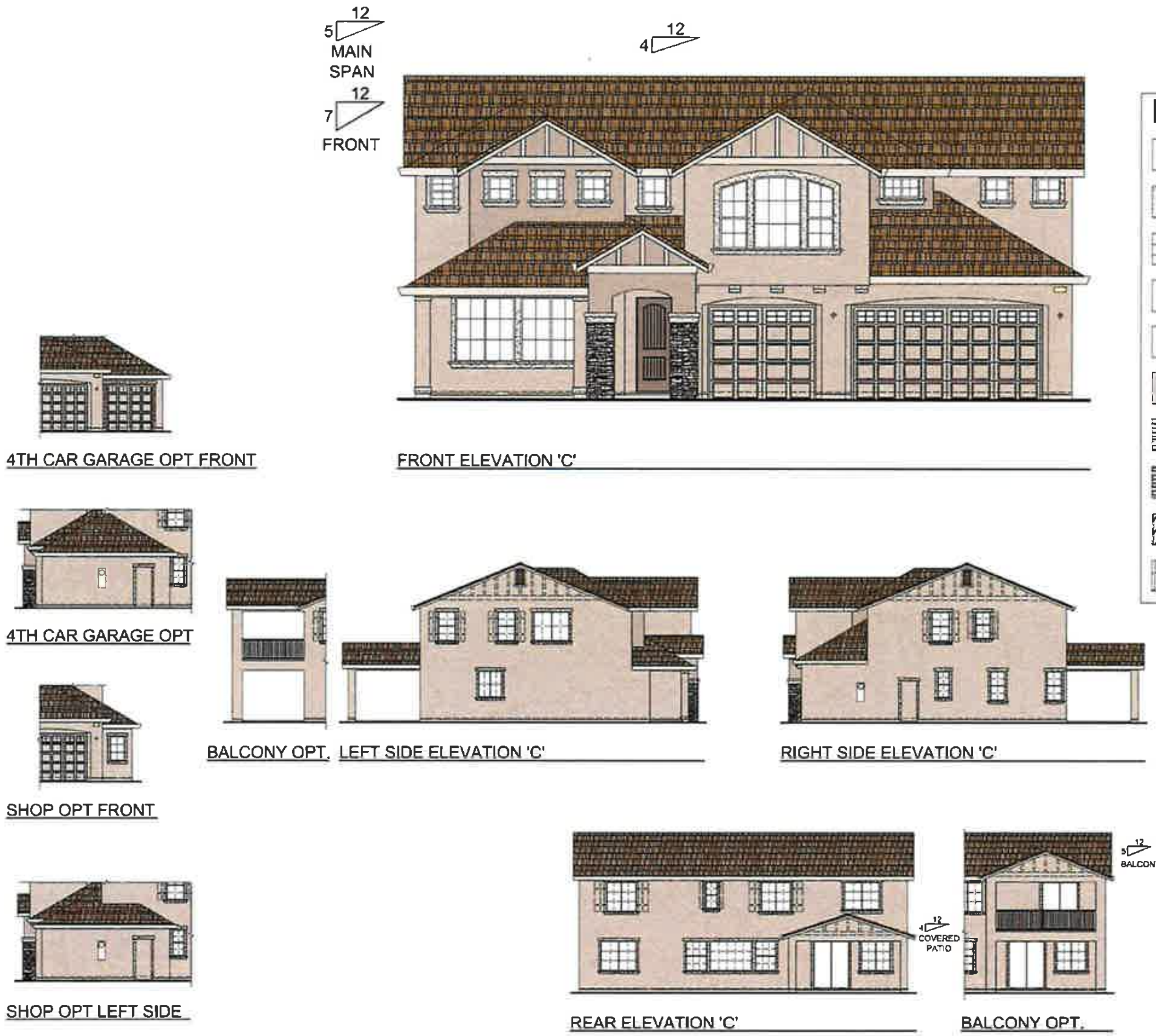
RIGHT SIDE ELEVATION 'B'

REAR ELEVATION 'B'

BALCONY OPT.

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3566 'B' ELEVATION	DATE: 10/28/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES JOHN MEHLHOFF CONSTRUCTION, INC 1540 East Oakes Blvd. Ste 100 Roseville, Ca 95747-7143 Office: 916-797-8079 Fax: 916-960-3322 CSL #1019444, LIC. #1019444 B

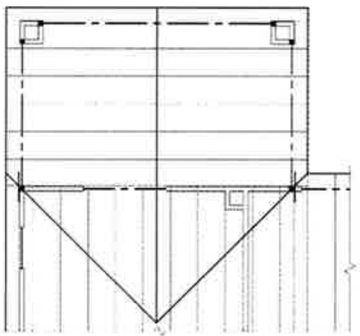
A-68



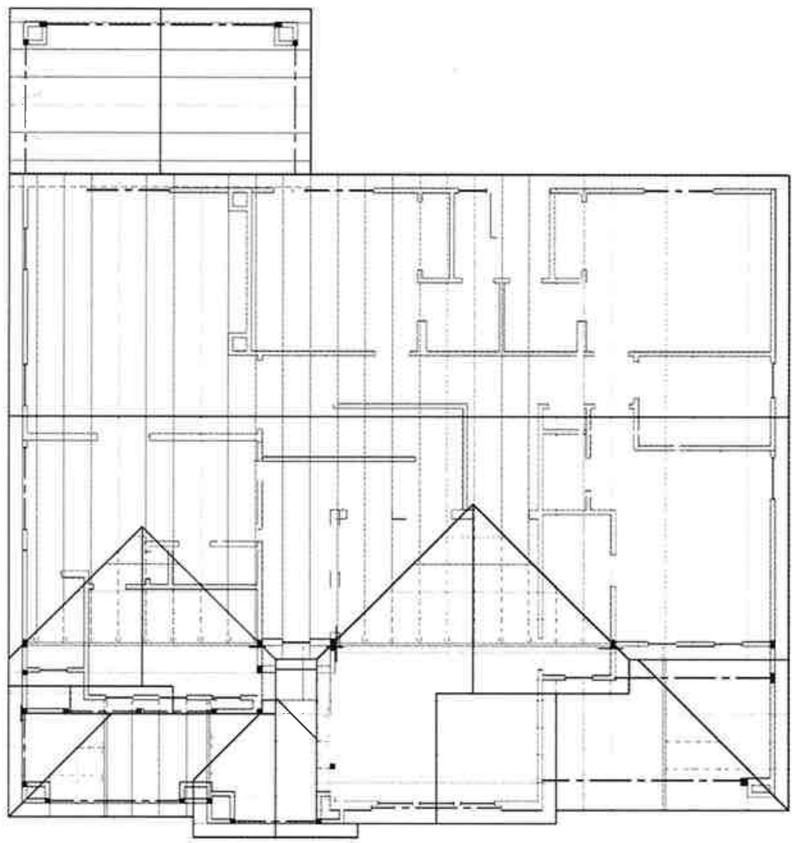
MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

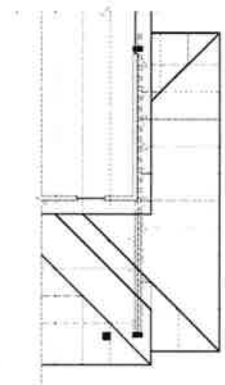
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3566 'C' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	A-69



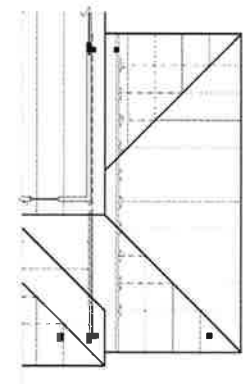
BALCONY OPTION



ROOF PLAN 'A'



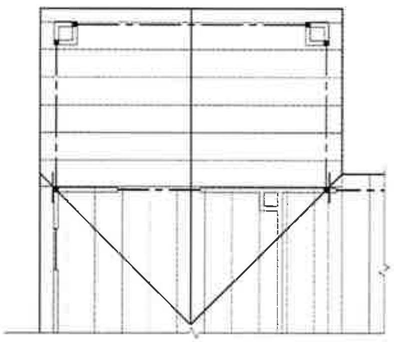
SHOP OPTION



4TH CAR GARAGE OPT

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3566 ROOF PLAN 'A'	SIGNATURE:	COPYRIGHTED MATERIAL

A-70



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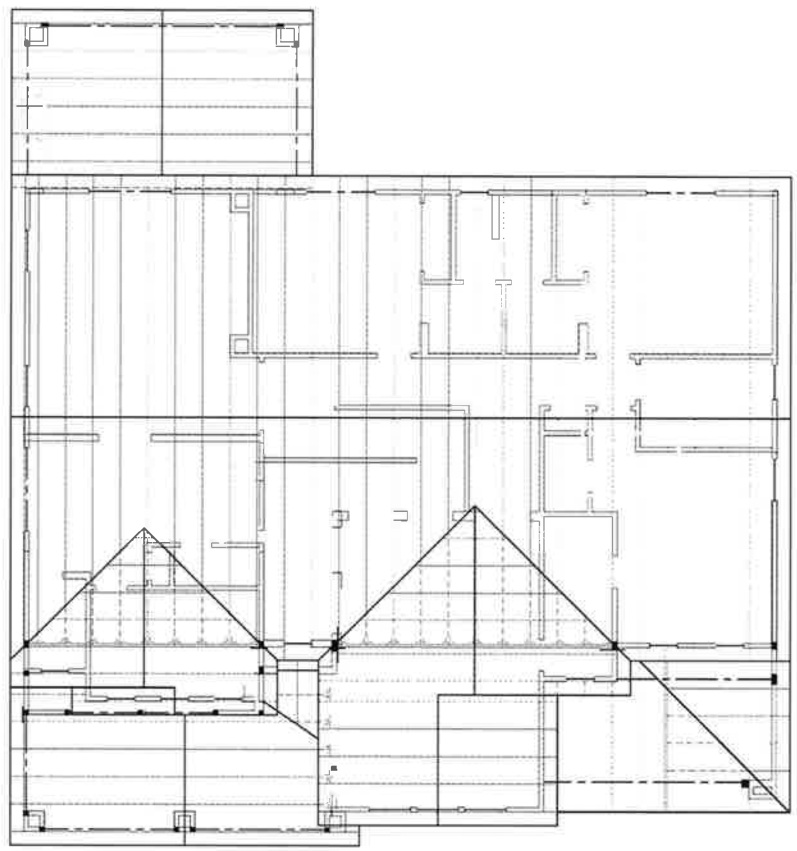
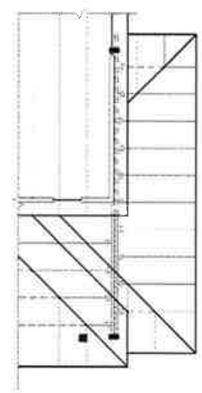


ROOF PLAN 'B'



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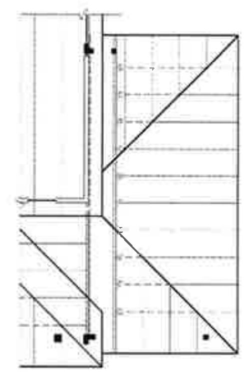
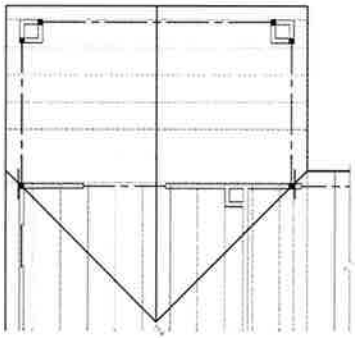


4TH CAR GARAGE OPT

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3566 ROOF PLAN 'B'	JMC HOMES	A-71



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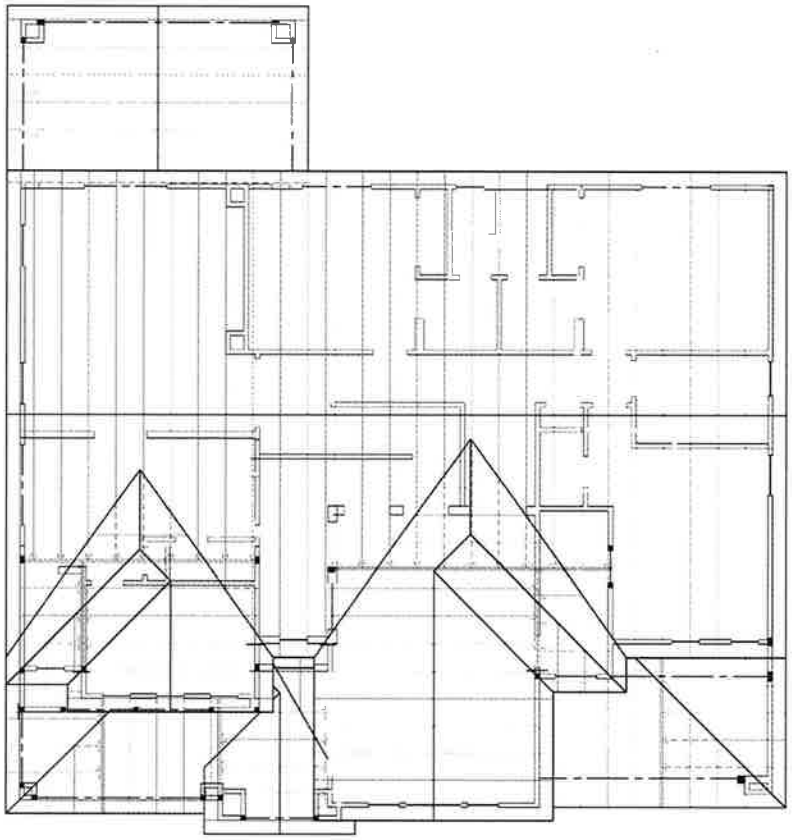
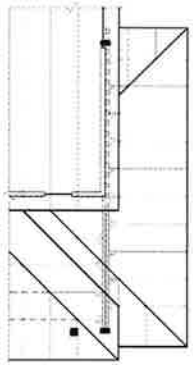


ROOF PLAN 'C'



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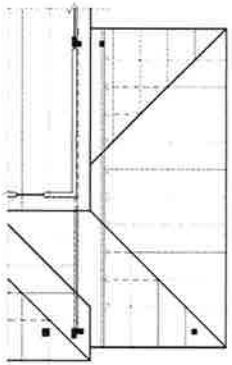
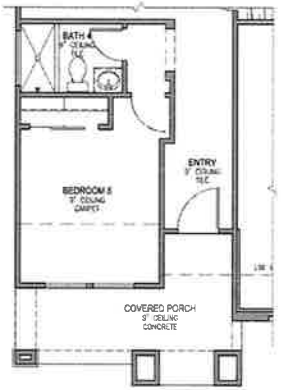


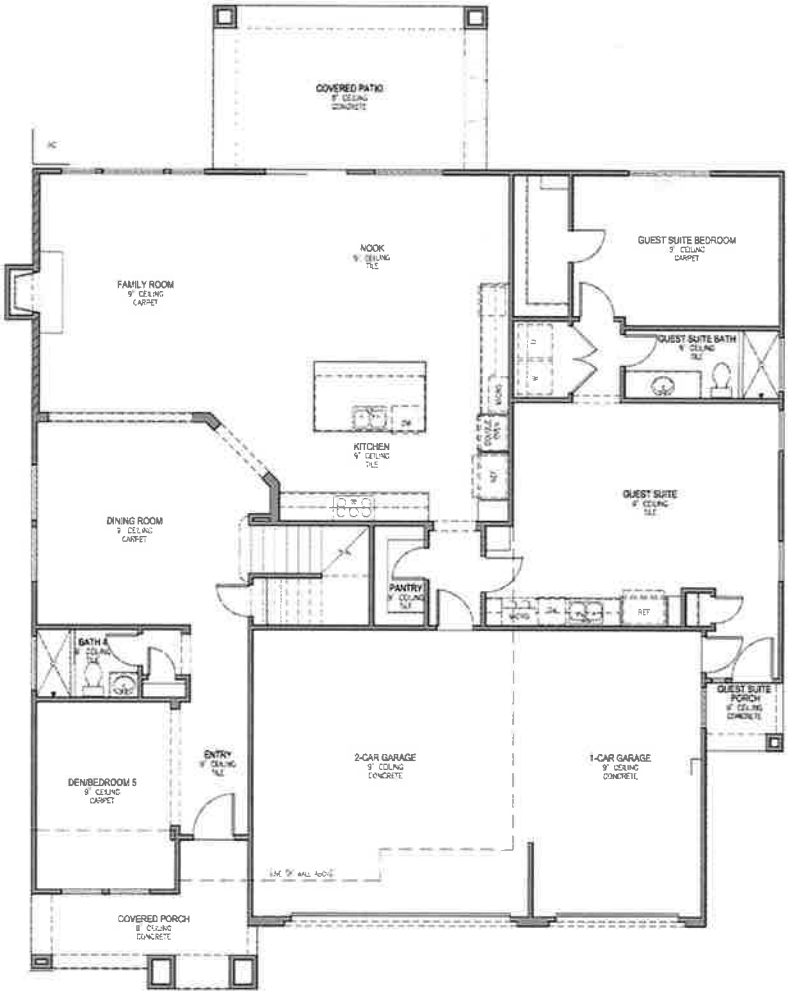
4TH CAR GARAGE OPT

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3566 ROOF PLAN 'C'	DATE: 10/05/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS

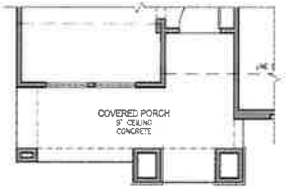
A-72



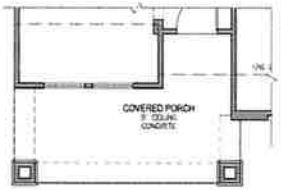
BEDROOM 5 OPTION



FIRST FLOOR PLAN 'A'



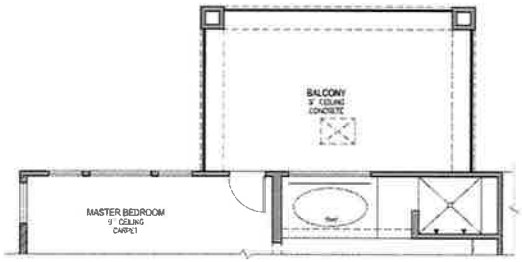
FIRST FLOOR PLAN 'C'



FIRST FLOOR PLAN 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3877 1ST FLOOR PLANS	DATE: 08/09/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS

A-73



BALCONY OPTION

SECOND FLOOR PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3877 2ND FLOOR PLAN	DATE: 03/06/2020 SIGNATURE PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS

A-74

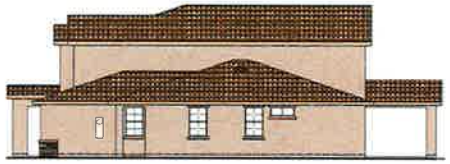
MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'A'

BALCONY OPT.

LEFT SIDE ELEVATION 'A'



RIGHT SIDE ELEVATION 'A'

BALCONY OPTION REAR ELEVATION

REAR ELEVATION 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3877 'A' ELEVATION	DATE: 02/25/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	REVISIONS

A-75

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'B'

BALCONY OPT.

LEFT SIDE ELEVATION 'B'

RIGHT SIDE ELEVATION 'B'

BALCONY OPT REAR ELEVATION

REAR ELEVATION 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3877 'B' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-76

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

MAIN 5 12
FRONT 7 12

FRONT ELEVATION 'C'

BALCONY OPT.

LEFT SIDE ELEVATION 'C'

RIGHT SIDE ELEVATION 'C'

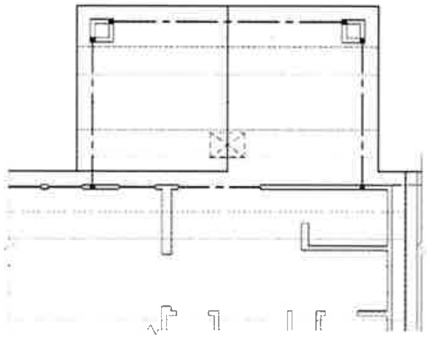
BALCONY OPT REAR ELEVATION

REAR ELEVATION 'C'

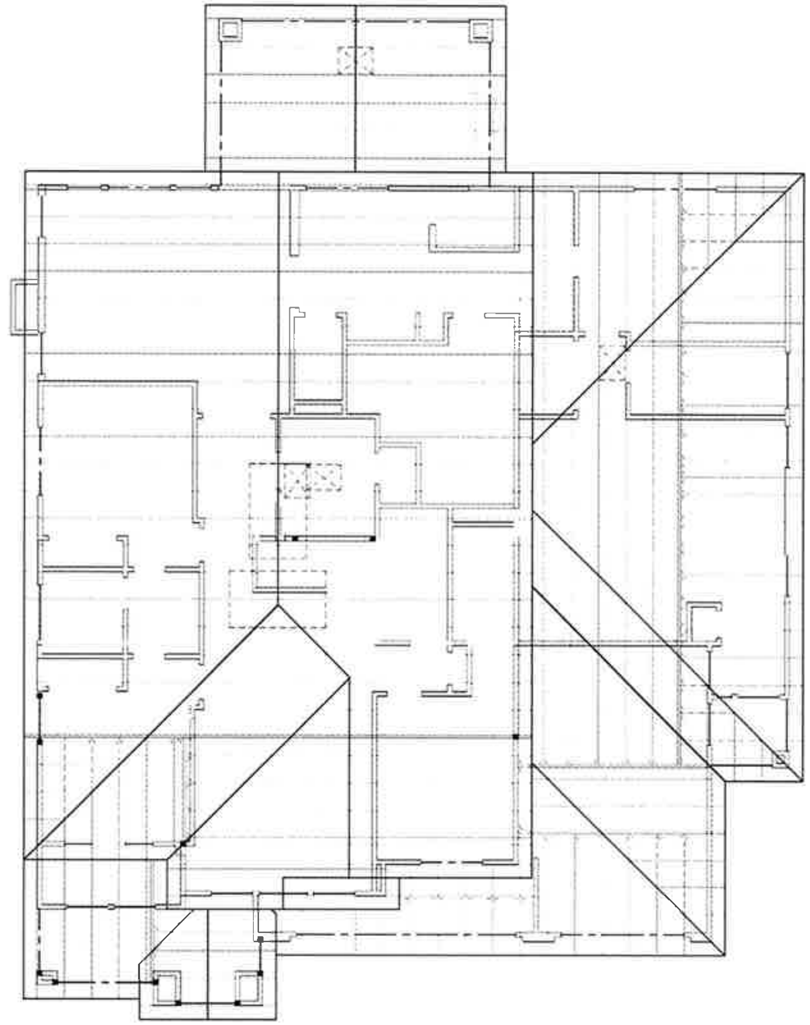
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3877 'C' ELEVATION	DATE: 03/06/2020 SCALE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES JMC HOMES CONSTRUCTION, INC 1430 Blue Oaks Blvd. Ste 160 Roseville, Ca 95747-7143 Office: 916-780-6879 Fax: 916-960-0122 CALIFORNIA LIC. 619054 B

REVISIONS

A-77

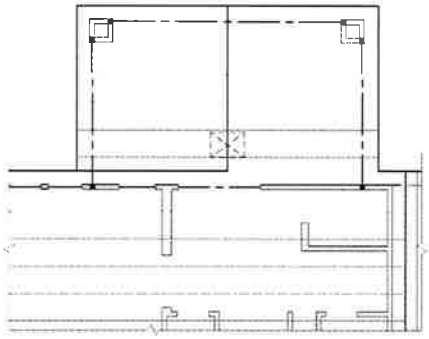


BALCONY OPTION

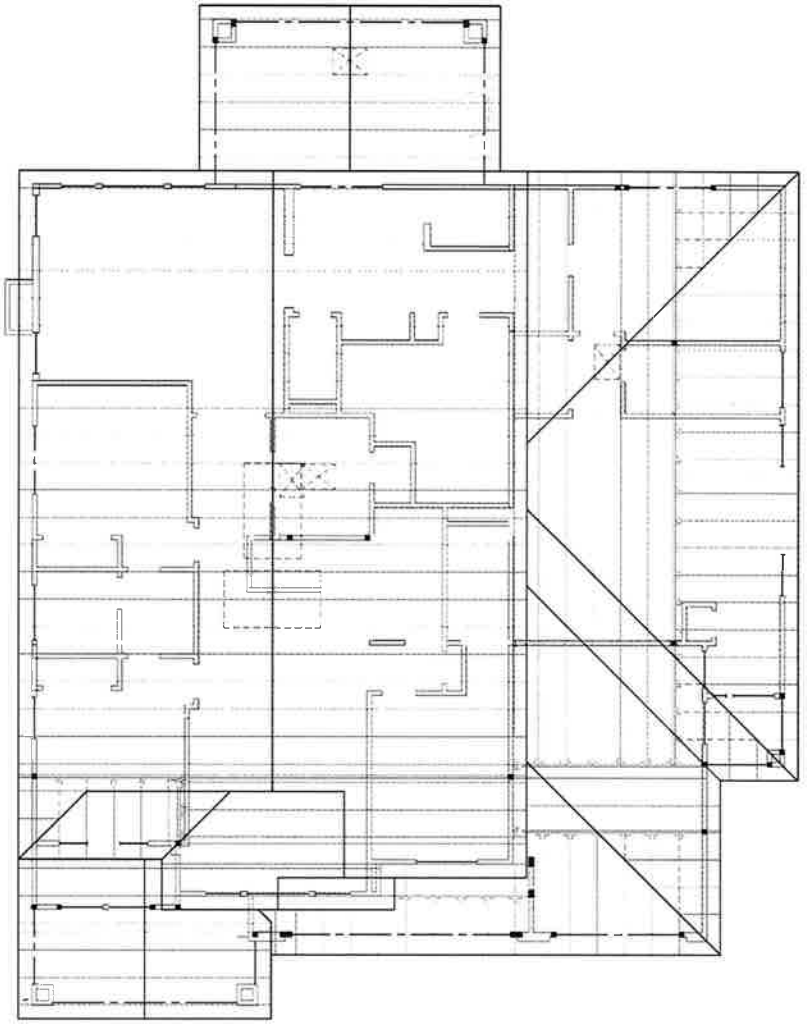


ROOF PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3877 ROOF PLAN 'A'	JMC HOMES	A-78

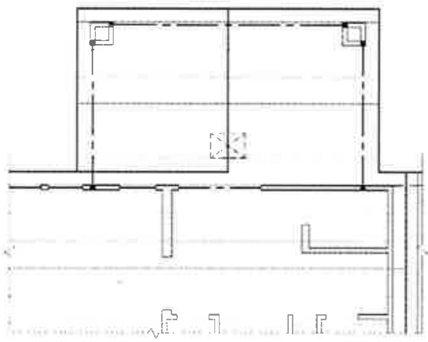


BALCONY OPTION

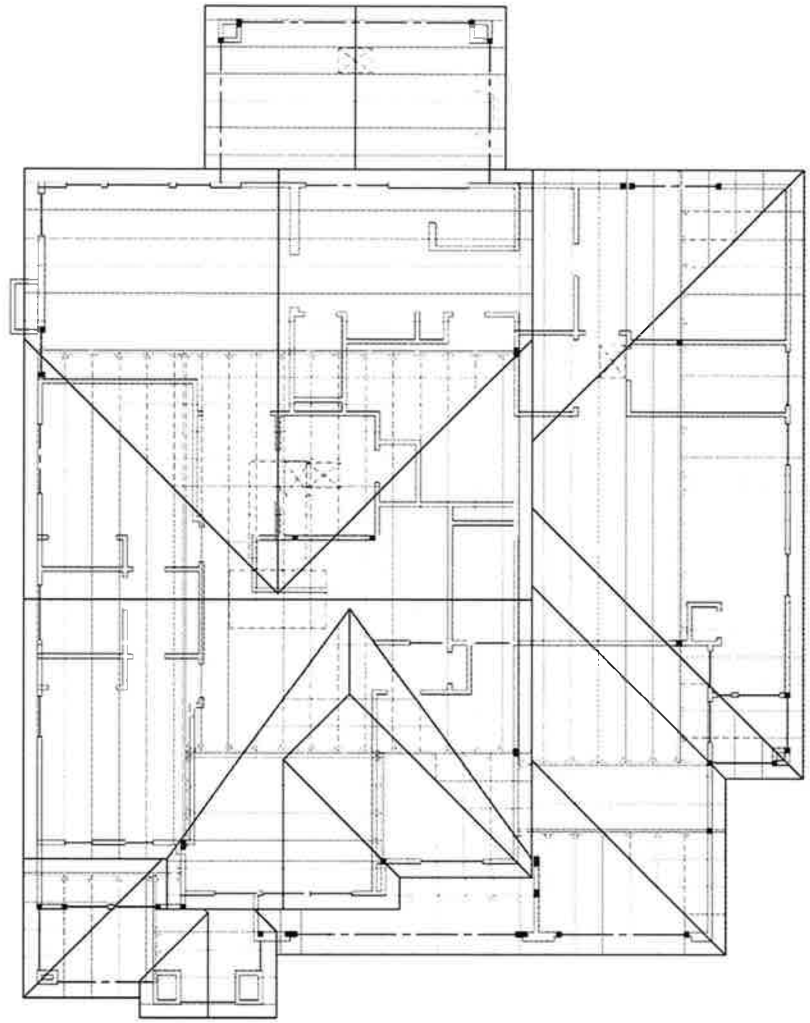


ROOF PLAN 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3877 ROOF PLAN 'B'	DATE: 03/05/2020 SIGNATURE PROJECT: WRSR VILLAGES 8 & 9	JMC HOMES	A-79



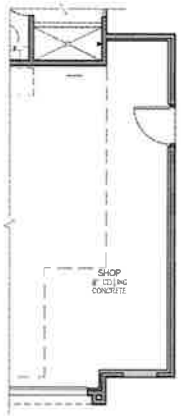
BALCONY OPTION



ROOF PLAN 'C'

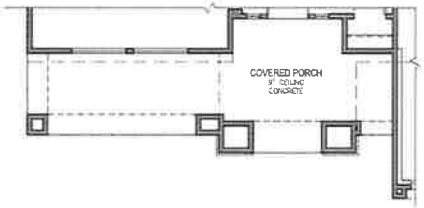
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	3877 ROOF PLAN 'B'	DATE: SIGNATURE: PROJECT:	COPYRIGHTED MATERIAL JMC HOMES	REVISIONS

A-80

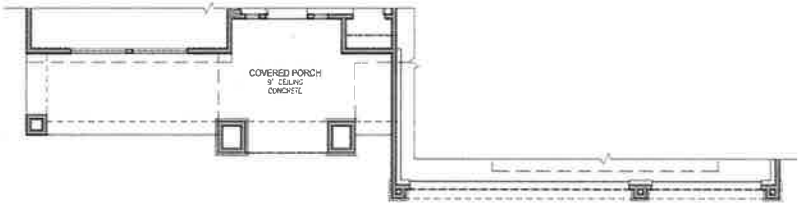


SHOP OPTION

4TH CAR GARAGE OPTION



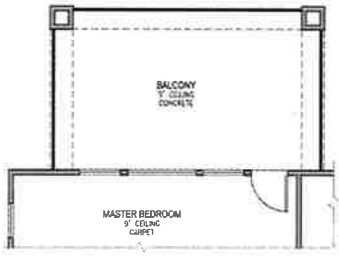
FIRST FLOOR PLAN 'C'



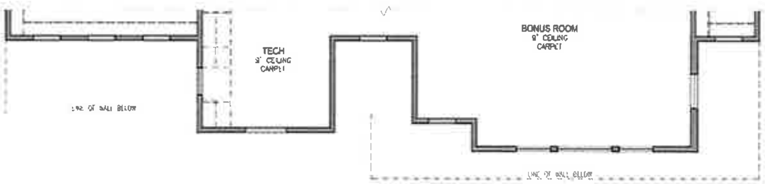
FIRST FLOOR PLAN 'B'

FIRST FLOOR PLAN 'A'

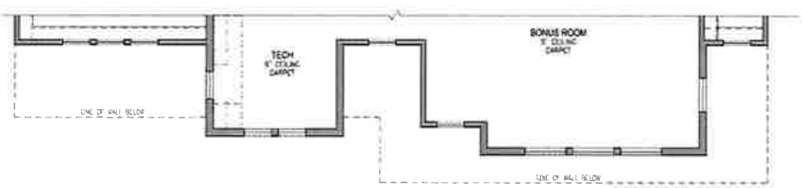
WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	4001 1ST FLOOR PLANS	DATE: 08/20/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES JOHN MCLAREN CONSTRUCTION, INC 1430 Blue Oaks Blvd, Ste 160 Roseville, Ca 95747-7143 Office: 916-780-8879 Fax: 916-960-5322 CALIFORNIA LIC. #1004 B	REVISIONS	A-81



BALCONY OPTION



SECOND FLOOR PLAN 'C'



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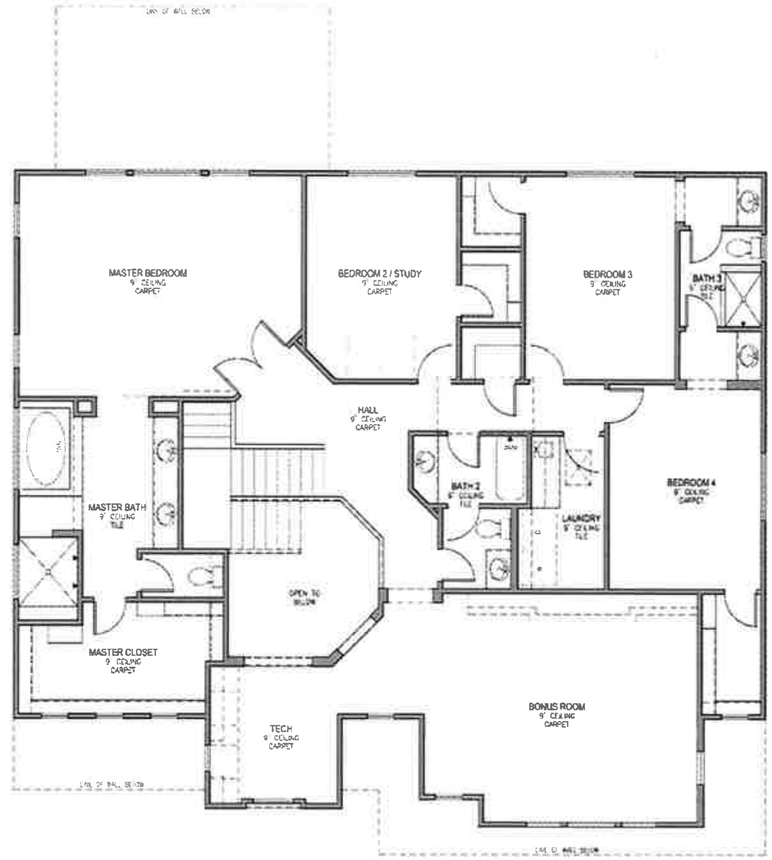


SECOND FLOOR PLAN 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	4001 2ND FLOOR PLAN	JMC HOMES	A-82

BALCONY OPT. REAR

BALCONY OPT. SIDE

FRONT ELEVATION 'A'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

LEFT SIDE ELEVATION 'A'

REAR ELEVATION 'A'

RIGHT SIDE ELEVATION 'A'

SHOP OPTION FRONT AND RIDE SIDE ELVATION 'A'

4TH CAR GARAGE OPTION FRONT AND RIGHT SIDE ELEVATION 'A'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	4001 'A' ELEVATION	DATE: 03/25/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS	A-83

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

BALCONY OPT. REAR

BALCONY OPT. SIDE

FRONT ELEVATION 'B'

LEFT SIDE ELEVATION 'B'

REAR ELEVATION 'B'

RIGHT SIDE ELEVATION 'B'

SHOP OPTION FRONT AND RIDE SIDE ELVATION 'B'

4TH CAR GARAGE OPTION FRONT AND RIGHT SIDE ELEVATION 'B'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	4001 'B' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	A-84

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

BALCONY OPT. REAR

5 / 12 MAIN SPAN

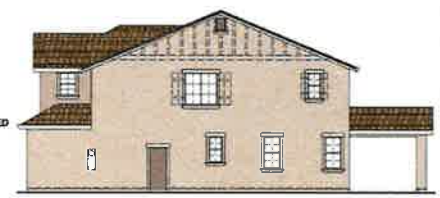
7 / 12 FRONT

BALCONY OPT. SIDE

FRONT ELEVATION 'C'

LEFT SIDE ELEVATION 'C'

REAR ELEVATION 'C'

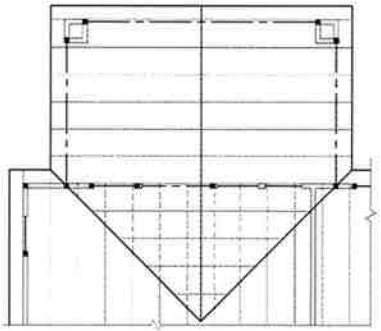


RIGHT SIDE ELEVATION 'C'

SHOP OPTION FRONT AND RIDE SIDE ELVATION 'C'

4TH CAR GARAGE OPTION FRONT AND RIGHT SIDE ELEVATION 'C'

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	4001 'C' ELEVATION	COPYRIGHTED MATERIAL	JMC HOMES	A-85



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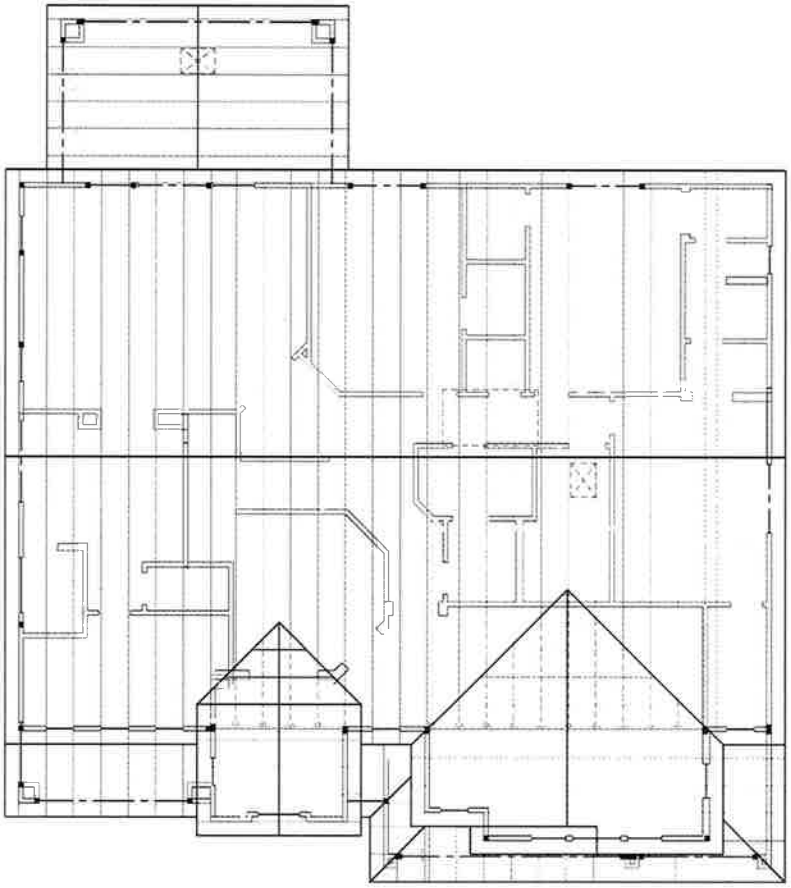
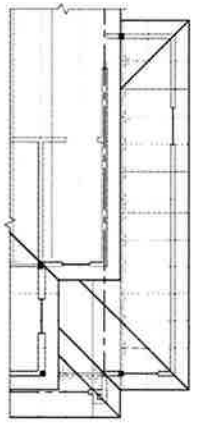
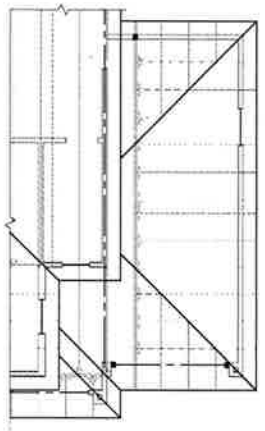


ROOF PLAN 'A'



SHOP OPTION



4TH CAR GARAGE OPTION

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	4001 ROOF PLAN 'A'	DATE: 03/05/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES	REVISIONS

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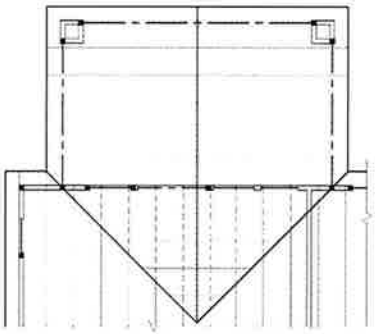

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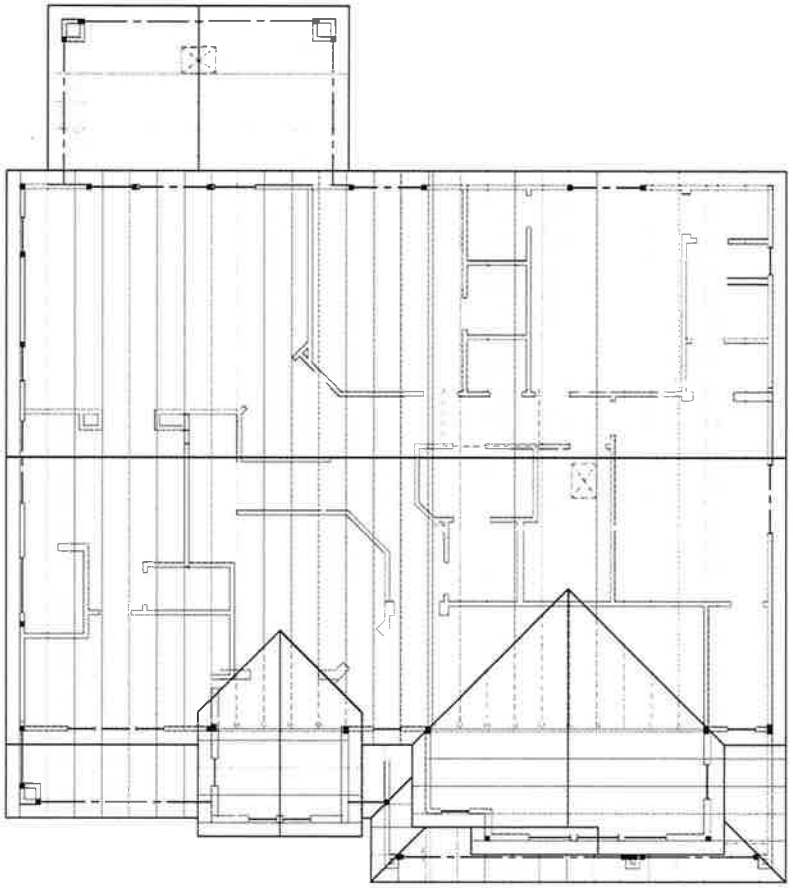
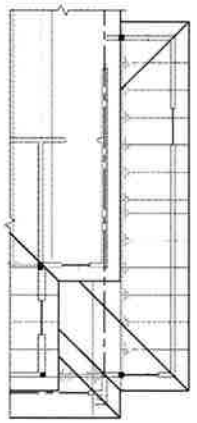


ROOF PLAN 'B'



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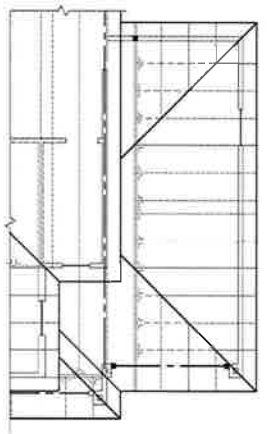

4TH CAR GARAGE OPTION

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	4001 ROOF PLAN 'B'	DATE: 04/29/2020 SIGNATURE: PROJECT: WRSR VILLAGES 8 & 9	COPYRIGHTED MATERIAL	JMC HOMES JOHN MUNGER CONSTRUCTION INC. 1430 Blue Oaks Blvd Ste 140 Roseville, Ca 95747-7142 Office 916 782 5079 Fax 916 782 3322 CALIFORNIA LIC. # 730048

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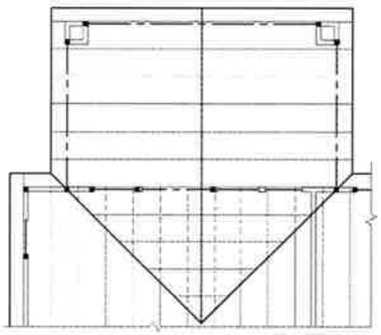

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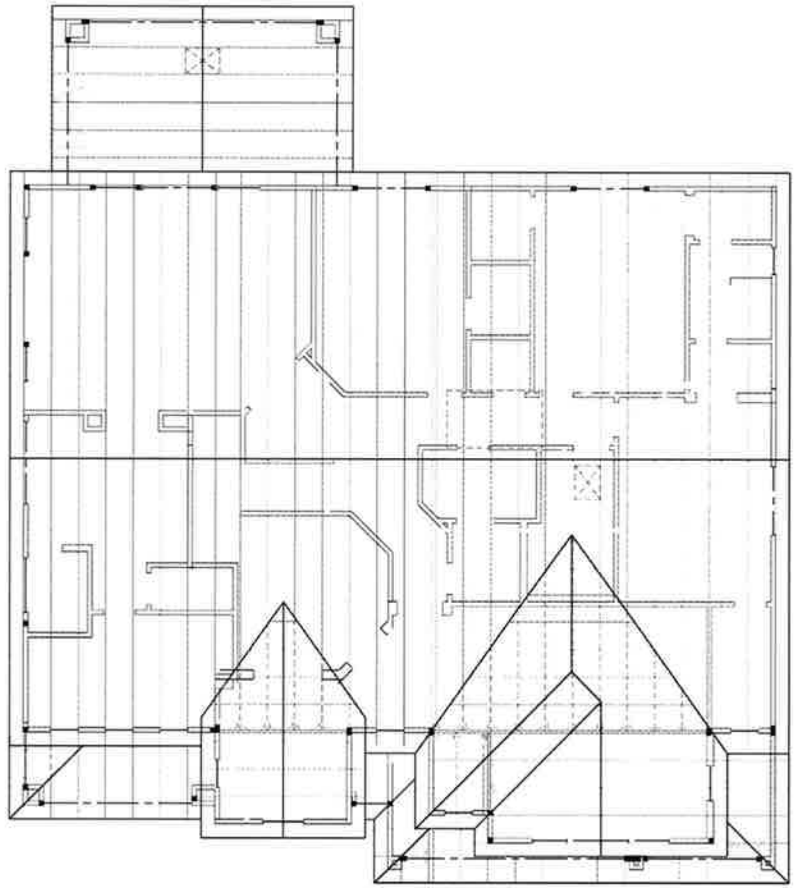
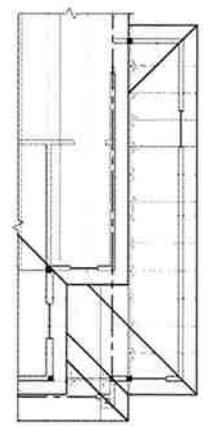


ROOF PLAN 'C'



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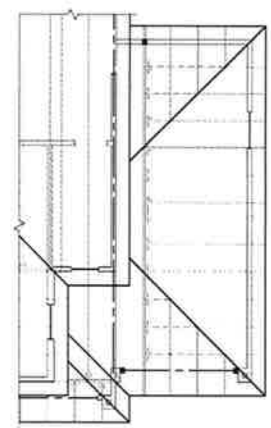


4TH CAR GARAGE OPTION

WHITE ROCK SPRINGS RANCH VILLAGES 8 & 9	4001 ROOF PLAN 'C'	JMC HOMES	A-88

Attachment 12

Color and Materials Board


BODY: SW 7532 URBAN PUTTY
TRIM SW 9103 FARRO
DOOR/SHUTTERS: SW 2806 ROOKWOOD BARN
BODY: SW 7028 INCREDIBLE WHITE
TRIM: SW 7006 EXTRA WHITE
DOOR/SHUTTERS: SW 7674 PEPPERCORN
BODY: SW 7516 KESTREL WHITE
TRIM: SW 9103 TONY TAUPE
DOOR/SHUTTERS: SW 7519 MEXICAN SAND
BODY: SW 7571 CASA BLANCA
TRIM: SW 9173 SHITAKE
DOOR/SHUTTERS: SW 7020 BLACK FOX
BODY: SW 7555 PATIENCE
TRIM: SW 6084 MODEST WHITE
DOOR/SHUTTERS: SW 6069 FRENCH ROAST
STONE VENEER A1:
CORONADO SAWTOOTH LEDGE CREAM
STONE VENEER A2:
QUICK STACK SIOUX FALLS
ROOF TILE: MALIBU 2615
WEATHERED TERRACOTTA RANCH
BODY: SW 7516 KESTREL WHITE
TRIM: SW 7005 PURE WHITE
SHADOW: SW 7511 BUNGALOW BEIGE
DOOR/SHUTTERS: SW 7616 BREEZY
BODY: SW 7644 GATEWAY GREY
TRIM: SW 9180 AGED WHITE
SHADOW: SW 9172 STUDIO CLAY
DOOR/SHUTTERS: SW 2838 POLISHED MAHOGANY
BODY: SW 7516 KESTREL WHITE
TRIM: SW 7028 INCREDIBLE WHITE
SHADOW: SW 9086 COOL BEIGE
DOOR/SHUTTERS: SW 7519 MEXICAN SAND
BODY: SW 7672 KNITTING NEEDLES
TRIM: SW 7028 INCREDIBLE WHITE
SHADOW: SW 7024 FUNCTIONAL GRAY
DOOR/SHUTTERS: SW 7675 SEALSKIN
BODY: SW 7006 EXTRA WHITE
TRIM: SW 7006 EXTRA WHITE
SHADOW: SW 7006 EXTRA WHITE
DOOR/SHUTTERS: SW 7076 CYBERSPACE
STONE VENEER B1:
ELDORADO STONE CHALK DUST
STONE VENEER B2:
CORONADO SAWTOOTH LEDGE NORTHLAND
ROOF TILE: PONDEROSA 5530
WEATHERED ADOBE
BODY: SW 7036 ACCESSIBLE BEIGE
TRIM: SW 7028 INCREDIBLE WHITE
SHADOW: SW 7051 ANALYTIC GRAY
DOOR/SHUTTERS: SW 7018 DOVETAIL
BODY: SW 9173 SHITAKE
TRIM: SW 7039 VIRTUAL TAUPE
SHADOW: SW 7507 STONE LION
DOOR/SHUTTERS: SW 7069 IRON ORE
BODY: SW 7649 SILVERPLATE
TRIM: SW 7004 SNOWBOUND
SHADOW: 7017 DORIAN GRAY
DOOR/SHUTTERS: SW 7076 CYBERSPACE
BODY: SW 1023 REQUISITE GRAY
TRIM: SW 7004 SNOWBOUND
SHADOW: 9169 CHATURA GRAY
DOOR/SHUTTERS: SW 7076 CYBERSPACE
BODY: SW 7037 BALANCED BEIGE
TRIM: SW 6084 MODEST WHITE
SHADOW SW 7504 KEYSTONE GRAY
DOOR/SHUTTERS: SW 7510 CHATEAU BROWN
STONE VENEER: C1: EASTERN
MOUNTIAN LEDGE - GRAY QUARTZITE
STONE VENEER: C2:
IDAHO DRYSTACK
ROOF TILE: PONDEROSA 5511
FLINTRIDGE GRAY

Attachment 13

White Rock Springs Ranch Design Guidelines

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

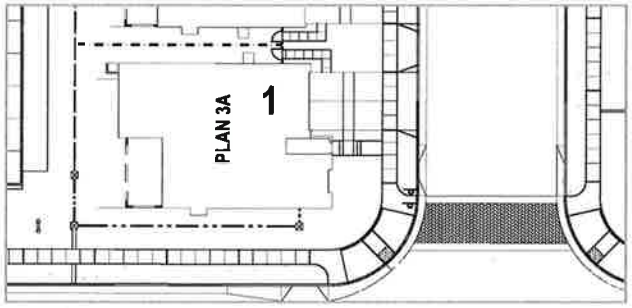
In each single-family detached neighborhood with a **minimum** of up to 50 homes, provide:

- 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.

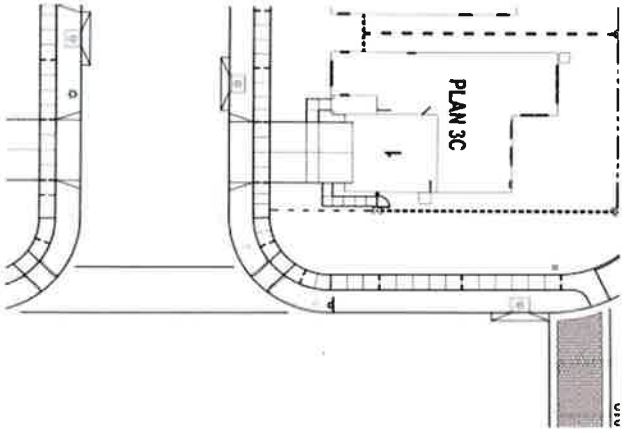
In each single-family detached neighborhood with **more** than 50 homes, provide:

- 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.)

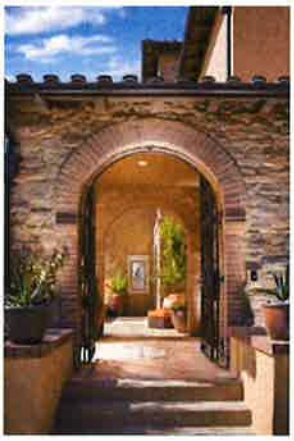
A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.

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.

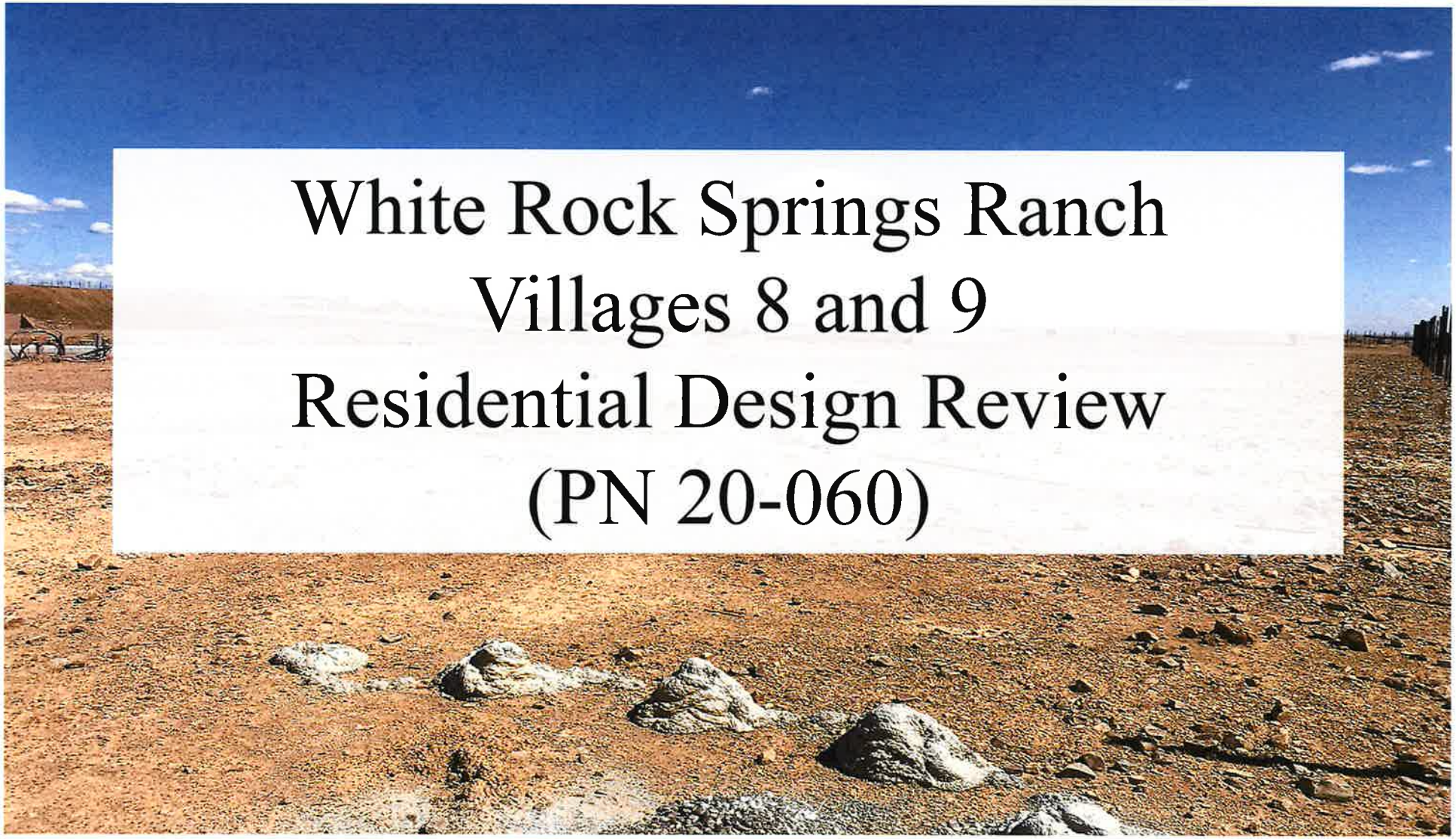
CALIFORNIA PRAIRIE EXAMPLES

Attachment 14

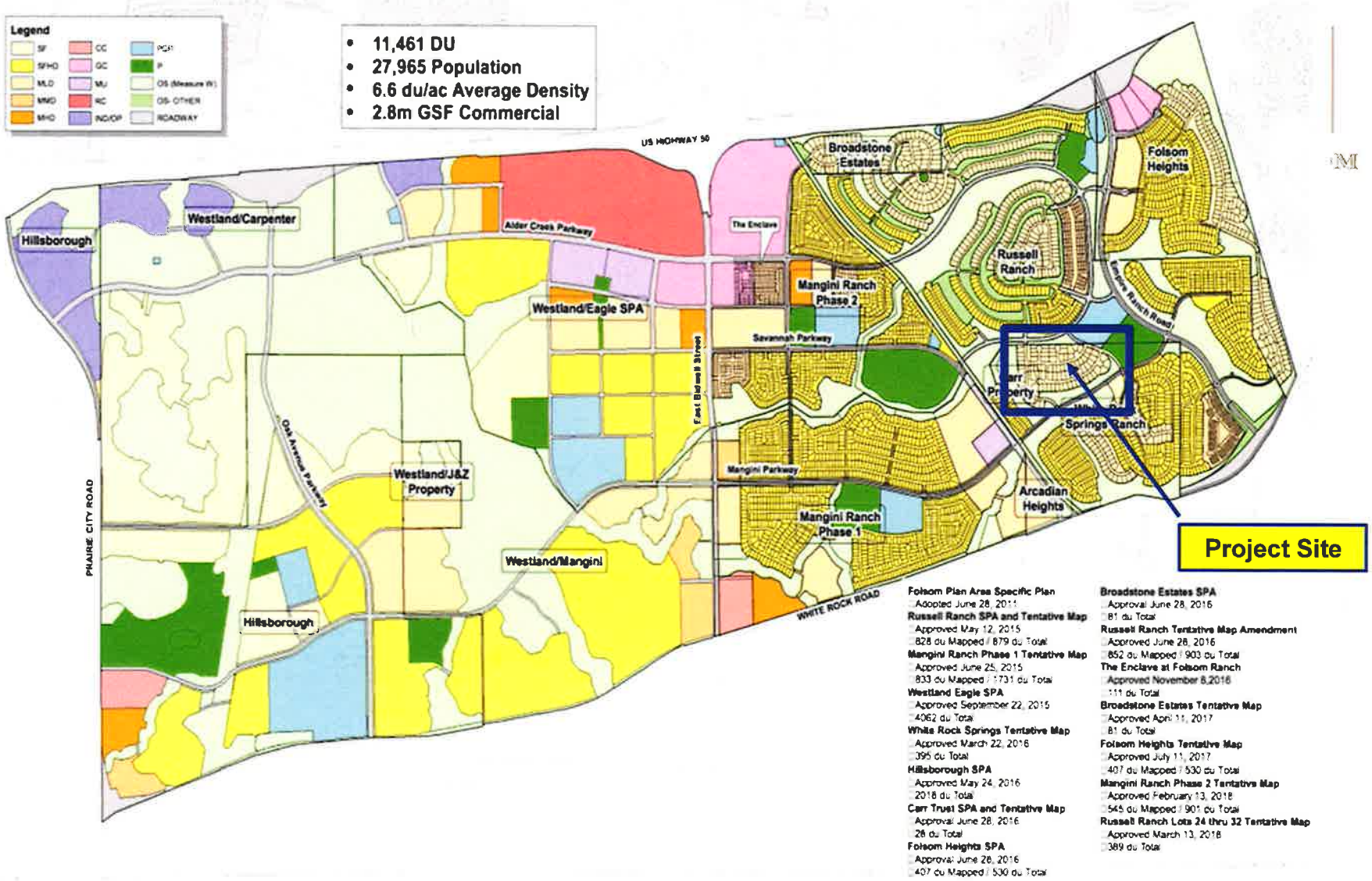
Planning Commission PowerPoint Presentation

White Rock Springs Ranch Villages 8 and 9 Design Review

CITY OF FOLSOM



Vicinity Map



Master Plan Exhibit

CITY OF FOLSOM

Site Plan

Approved Site Plan

Project Background

- March 22, 2016: City Council Approval of a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, Inclusionary Housing Plan, and Development Agreement Amendment for Development of 395-Unit Single-Family Residential Subdivision (White Rock Springs Ranch) on a 138.9-Acre Site at within Southeast Portion of the Folsom Plan Area

- 2018: White Rock Springs Ranch and Carr Trust Small-Lot Subdivision Maps Receive Automatic Three-Year Extension as Provided by the State Subdivision Map Act

- October 16, 2019: Planning Commission Approval of a Residential Design Review Application for 121 Single-Family Residential Units (Richmond American Homes) within Village 1 of White Rock Springs Ranch and Carr Trust Subdivision

Key Project Details

- Design Review for Villages 8 and 9 of the Previously Approved White Rock Springs Ranch Subdivision:
  - Applicant: JMC Homes
  - 86 Total Homes
  - Ten (10) Master Plans
  - Three (3) California-Themed Architectural Styles
    - Craftsman
    - French Cottage
    - Spanish Colonial
  - Fifteen (15) Color and Materials Options
  - 150 Different Visual Expressions
  - One-Story and Two-Story Homes
  - Attached Three-Car Garage
  - Homes Range from 2,039 to 4,001 S.F. in Size (3BR/2.5BA to 6BR/4.5BA)

Architecture/Design

- California-Themed Architectural Styles:
  - Craftsman (early 1900's)
    - Simple House Design with Hip and Gable Roof Forms, Porches, Overhangs
  - French Cottage (1920's)
    - Rural Style with Steep Roof Pitches, Gables, Hips, and Half-Hips Forms
  - Spanish Colonial (early 1900's)
    - Simple Articulated Details, Plaster Walls, Porches, and Balconies

White Rock Springs Ranch General Design Principles

CITY OF FOLSOM

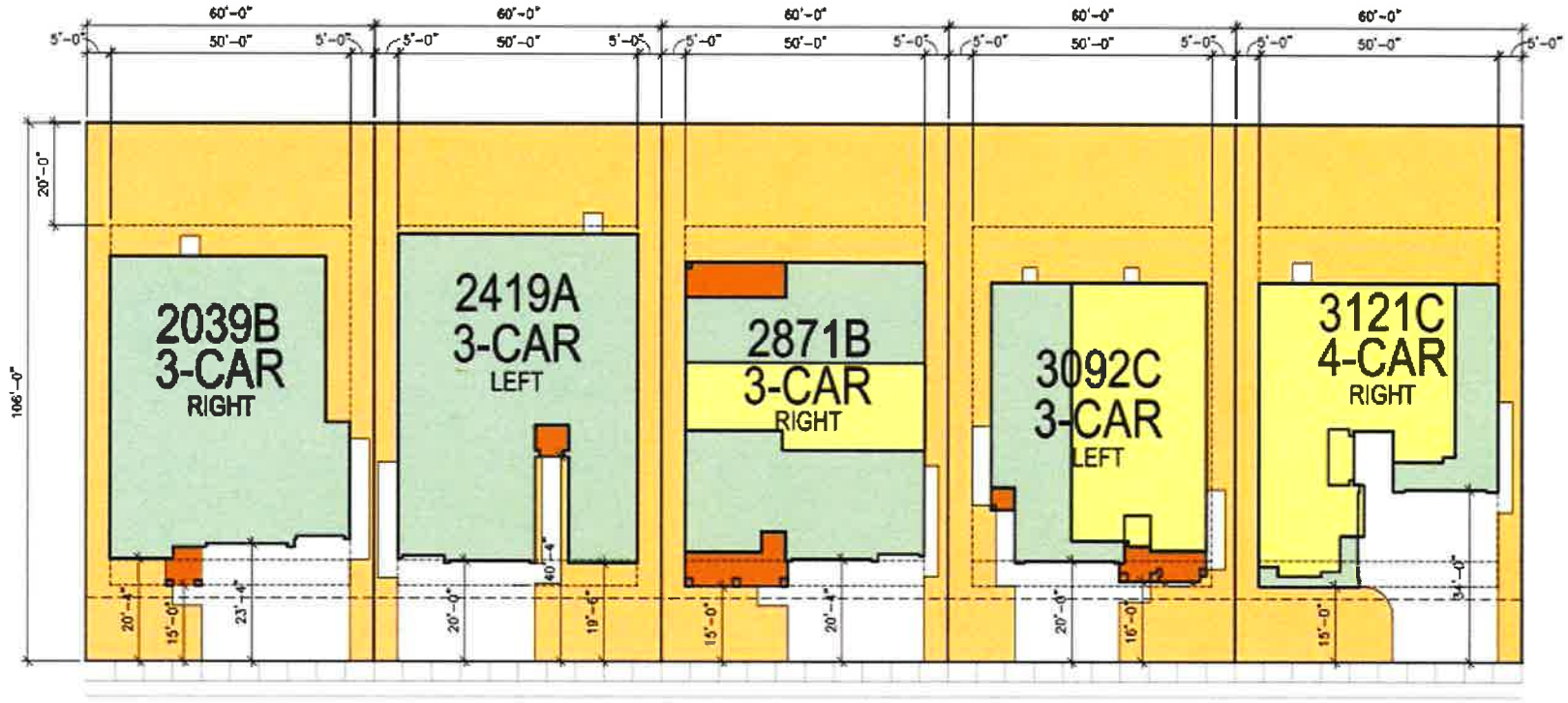
- Provide a varied and interesting streetscene
- Focus of the home is the front elevation, not the garage
- Provide detail on rear elevations where visible from the public streets
- Provide appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles
- Provide a variety of garage placements

White Rock Springs Ranch
Specific Design Recommendations

CITY OF FOLSOM

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

Building Articulation (60-Foot Lots)



LOT COVERAGE – PLAN 2039	
1ST FLOOR	2039
GARAGE	669
COVERED AREA	71
TOTAL S.F.	2779
2779 S.F. / LOT AREA 6360 = 43.7%	
BUILDING HEIGHT = 17'-10" – 21'-7"	

LOT COVERAGE – PLAN 2419	
1ST FLOOR	2419
GARAGE	620
COVERED AREA	56
TOTAL S.F.	3095
3095 S.F. / LOT AREA 6360 = 48.7%	
BUILDING HEIGHT = 17'-0" – 18'-8"	

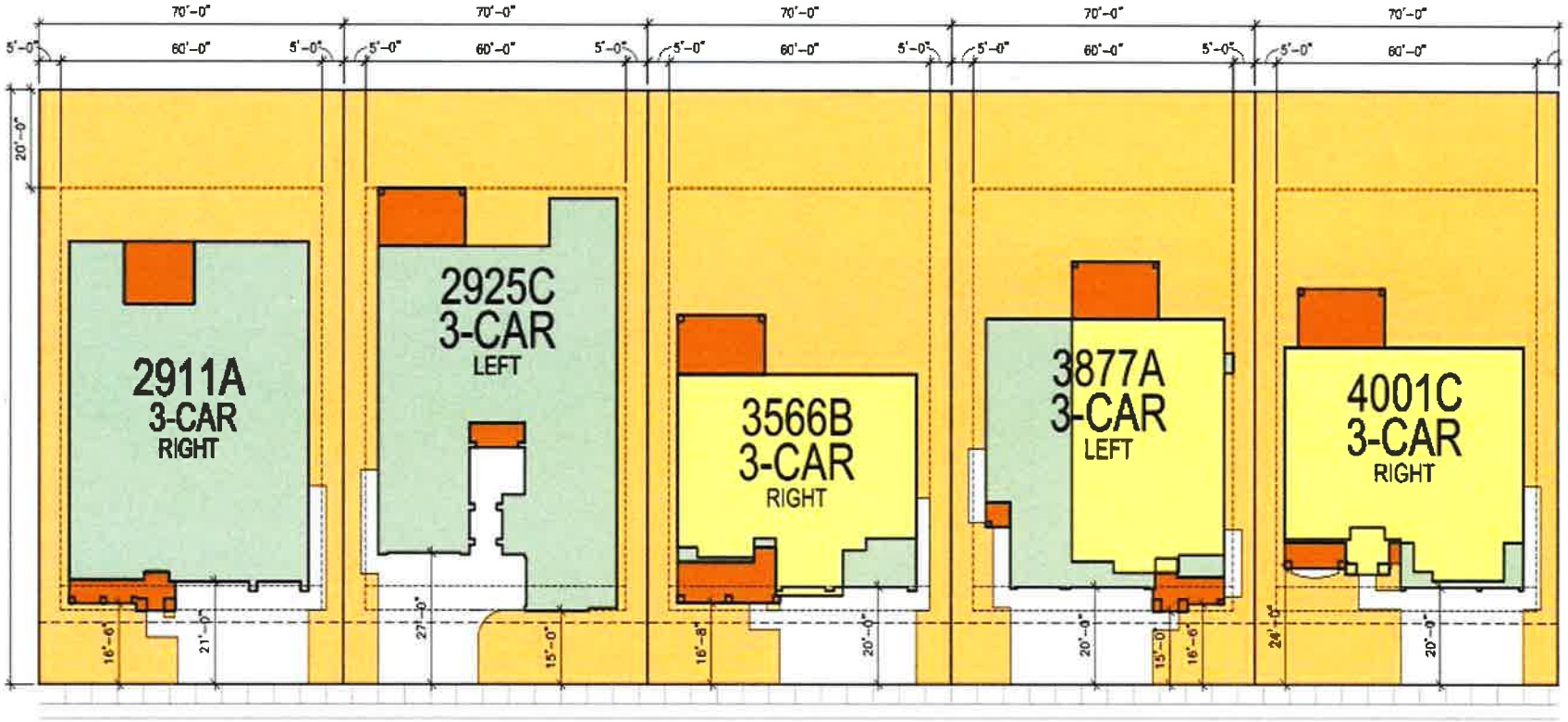
LOT COVERAGE – PLAN 2871	
1ST FLOOR	2123
GARAGE	604
COVERED AREA	301
TOTAL S.F.	3028
3028 S.F. / LOT AREA 6360 = 47.6%	
BUILDING HEIGHT = 24'-5"	

LOT COVERAGE – PLAN 3092	
1ST FLOOR	1706
GARAGE	631
COVERED AREA	160
TOTAL S.F.	2497
2497 S.F. / LOT AREA 6360 = 39.3%	
BUILDING HEIGHT = 24'-0" – 27'-7"	

LOT COVERAGE – PLAN 3121	
1ST FLOOR	1437
GARAGE	881
COVERED AREA	64
TOTAL S.F.	2382
2382 S.F. / LOT AREA 6360 = 37.1%	
BUILDING HEIGHT = 25'-6"	

LEGEND
FIRST FLOOR
SECOND FLOOR
COVERED AREA

Building Articulation (70-Foot Lots)



LOT COVERAGE – PLAN 2911	
1ST FLOOR	2911
GARAGE	724
COVERED AREA	351
TOTAL S.F.	3986
3986 S.F. / LOT AREA 8540 = 46.7%	
BUILDING HEIGHT = 19'-6" – 24'-2"	

LOT COVERAGE – PLAN 2925	
1ST FLOOR	2925
GARAGE	670
COVERED AREA	368
TOTAL S.F.	3963
3963 S.F. / LOT AREA 8540 = 46.4%	
BUILDING HEIGHT = 16'-5" – 17'-11"	

LOT COVERAGE – PLAN 3566	
1ST FLOOR	1600
GARAGE	674
COVERED AREA	417
TOTAL S.F.	2691
2691 S.F. / LOT AREA 8540 = 31.5%	
BUILDING HEIGHT = 24'-11" – 26'-4"	

LOT COVERAGE – PLAN 3877	
1ST FLOOR	2174
GARAGE	719
COVERED AREA	390
TOTAL S.F.	3283
3283 S.F. / LOT AREA 8540 = 38.4%	
BUILDING HEIGHT = 25'-3" – 26'-10"	

LOT COVERAGE – PLAN 4001	
1ST FLOOR	1751
GARAGE	677
COVERED AREA	433
TOTAL S.F.	2861
2861 S.F. / LOT AREA 8540 = 33.5%	
BUILDING HEIGHT = 26'-0" – 27'-8"	

Street Scene

60' WIDE - STREETSCAPE

70' WIDE - STREETSCAPE

Master Plan 2039

CITY OF FOLSOM

FRONT ELEVATION 'B'

FRONT ELEV 2-CAR/SHOP 'B'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

LEFT ELEVATION 'B'

RIGHT ELEVATION 'B'

RIGHT ELEVATION 2-CAR/SHOP 'B'

COVERED PATIO OPTION ELEVATIONS 'B'

REAR ELEVATION 'B'

Master Plan 2419

CITY OF FOLSOM

FRONT ELEVATION 'A'

LEFT ELEVATION 'A'

RIGHT ELEVATION 'A'

COVERED PATIO OPTION ELEVATIONS 'A'

REAR ELEVATION 'A'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

Master Plan 2871

CITY OF FOLSOM

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'C'

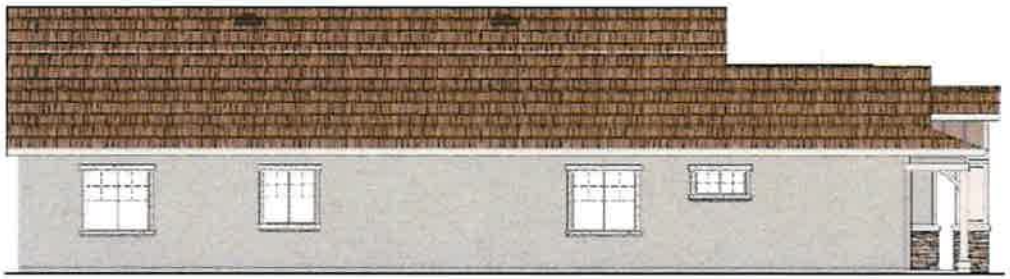
LEFT ELEVATION 'C'

RIGHT ELEVATION 'C'

EXTENDED COVERED PATIO OPTION ELEVATIONS 'C'

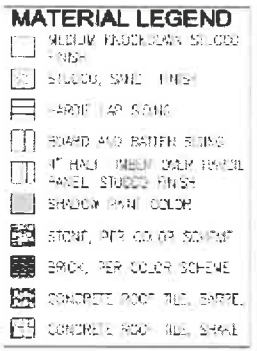
REAR ELEVATION 'C'

Master Plan 2911



LEFT SIDE ELEVATION 'B'

4 CAR GARAGE OPT.



RIGHT SIDE ELEVATION 'B'

4 CAR GARAGE OPT. SIDE ELEV.

REAR ELEVATION 'B'

FRONT ELEVATION 'B'

Master Plan 2925

PARTIAL RIGHT SIDE ELEVATION 'C'

FRONT ELEVATION 'C'

REAR ELEVATION 'C'

PARTIAL FRONT ELEVATION 'C'

5' SHOP OPT ELEVATION 'C'

LEFT SIDE ELEVATION 'C'

4 CAR GARAGE OPT ELEVATION 'C'

RIGHT SIDE ELEVATION 'C'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

Master Plan 3092

CITY OF FOLSOM

FRONT ELEVATION 'A'

LEFT ELEVATION 'A'

RIGHT ELEVATION 'A'

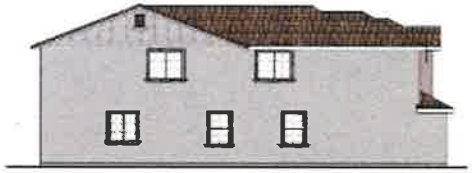
COVERED PATIO OPTION ELEVATION 'A'

REAR ELEVATION 'A'

Master Plan 3121

CITY OF FOLSOM

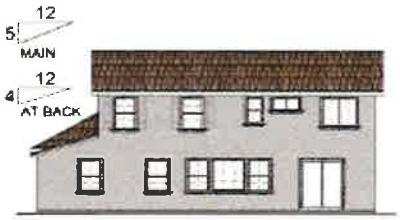
FRONT ELEVATION 'C'



LEFT ELEVATION 'C'

RIGHT ELEVATION 'C'

COVERED PATIO OPTION ELEVATIONS 'C'



REAR ELEVATION 'C'

COURTYARD ELEVATION 'C'

Master Plan 3566

FRONT ELEVATION 'A'

4TH CAR GARAGE OPT FRONT

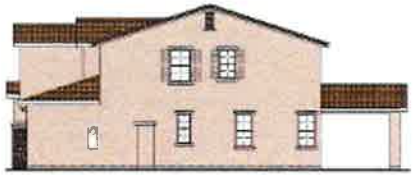
4TH CAR GARAGE OPT

SHOP OPT FRONT

SHOP OPT LEFT SIDE

BALCONY OPT.

LEFT SIDE ELEVATION 'A'



RIGHT SIDE ELEVATION 'A'

REAR ELEVATION 'A'

BALCONY OPT.

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HAIR TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

Master Plan 3877

CITY OF FOLSOM

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDIE LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

FRONT ELEVATION 'B'

BALCONY OPT.

LEFT SIDE ELEVATION 'B'

RIGHT SIDE ELEVATION 'B'

BALCONY OPT REAR ELEVATION

REAR ELEVATION 'B'

Master Plan 4001

BALCONY OPT. REAR

BALCONY OPT. SIDE

4 12

FRONT ELEVATION 'A'

MATERIAL LEGEND

- MEDIUM KNOCKDOWN STUCCO FINISH
- STUCCO, SAND FINISH
- HARDI LAP SIDING
- BOARD AND BATTEN SIDING
- 4" HALF TIMBER OVER HARDIE PANEL, STUCCO FINISH
- SHADOW PAINT COLOR
- STONE, PER COLOR SCHEME
- BRICK, PER COLOR SCHEME
- CONCRETE ROOF TILE, BARREL
- CONCRETE ROOF TILE, SHAKE

LEFT SIDE ELEVATION 'A'

REAR ELEVATION 'A'

RIGHT SIDE ELEVATION 'A'

SHOP OPTION FRONT AND RIDE SIDE ELVATION 'A'

4TH CAR GARAGE OPTION FRONT AND RIGHT SIDE ELEVATION 'A'

Color and Materials Board

Staff Recommendation

Staff Recommends
Planning Commission Approval of the
White Rock Springs Ranch
Villages 8 and 9
Residential Design Review Application

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: June 17, 2020

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project:	Mangini Ranch Village 7 Planned Development Permit Modification and Residential Design Review
File #:	PN-20-024
Request:	Planned Development Permit Modification and Residential Design Review
Location:	Southeast Corner of East Bidwell Street and Savannah Parkway within Folsom Plan Area
Staff Contact:	Steve Banks, Principal Planner, 916-461-6207 sbanks@folsom.ca.us

Property Owner
Name: East Carpenter Improvement Co.
Address: 4370 Town Center Blvd., Suite 100
El Dorado Hills, CA 95762

Applicant
Name: Signature Homes, Inc.
Address: 4670 Willow Road, Suite 200
Pleasanton, CA 94588

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Modification to reduce one of the required side yard setbacks from 5 feet to 4 feet, and to reduce the required garage setback from 20 feet to 19 feet and 20 feet to 18 feet for two master plans respectively. In addition, conduct a public hearing and upon conclusion recommend approval of a Residential Design Review Application for 68 single-family residential units as illustrated on Attachments 5 through 11 for the Mangini Ranch Village 7 project (PN 20-024) subject to the findings (Findings A-R) and conditions of approval (Conditions 1-14) attached to this report.

Project Summary: The proposed project involves a request for approval of a Planned Development Permit Modification to reduce one of the required side yard setbacks from 5 feet to 4 feet, and to reduce the required garage setback from 20 feet to 19 feet for Master Plan 2 and 20 feet to 18 feet for Master Plan 3. The proposed setback modifications are being requested in order to accommodate incorporation of a downstairs bedroom in the master plans and to create more architectural relief and interest on the front and rear building elevations of the master plans. In addition, the proposed project includes a request for Residential Design Review approval for 68 traditional single-family residential units located within Village 7 of the previously approved Mangini Ranch Phase 2 Subdivision project. In particular, the applicant is requesting Design Review approval for three individual master plans within Village 7.

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
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Four distinct California heritage-themed architectural styles and twelve color and material alternatives are incorporated among the three master plans.

Table of Contents:

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Signature Homes, is requesting approval of a Planned Development Permit Modification and Residential Design Review for 68 single-family residential units situated within the Village 7 of the previously approved Mangini Ranch Phase 2 Subdivision project. A Planned Development Permit Modification is requested to reduce one of the required side yard setbacks from 5 feet to 4 feet, and to reduce the required garage setback from 20 feet to 19 feet for Master Plan 2 and 20 feet to 18 feet for Master Plan 3. The proposed setback modifications are being requested for the purpose of allowing inclusion of a downstairs bedroom in the master plans and to provide more architectural relief and interest on the front and rear building elevations of the master plans.

The proposed project also includes a request for Residential Design Review approval for 68 traditional single-family residential units located within Village 7 of the previously approved Mangini Ranch Phase 2 Subdivision project. In particular, the applicant is requesting Design Review approval for three individual master plans within Village 7. Four distinct California heritage-themed architectural styles (Agrarian Contemporary, American Traditional, Craftsman, and Spanish Colonial) and twelve color and material alternatives are proposed to be incorporated among the three master plans.

The proposed master plans, which feature three, two-story models, range in size from 1,940 to 2,417 square feet (3BR/2.5BA to 5BR/2.5BA) and include an attached two-car garage. The four classic design themes are characterized by a variety of unique architectural elements including distinctive roof shapes and forms, covered front entries, varied door and window design, and enhanced decorative elements. Proposed building materials include stucco, vertical and horizontal wood siding, stone veneer, brick veneer, decorative ceramic tiles, wood trim elements, wood shutters, wood outlookers, wood braces, metal awnings, decorative metal elements, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are 12 distinct color and material alternatives available for each of the master plans resulting in 68 different visual expressions.

POLICY/RULE

Folsom Municipal Code (FMC), Section 17.38.050 requires that the establishment or modification of a Planned Development Permit shall require submittal of a Planned Development Permit Application for approval by the Planning Commission. Folsom Municipal Code (FMC), Section 17.06.030 also requires that single-family residential master plans submit a Design Review Application for approval by the Planning Commission.

ANALYSIS

Planned Development Permit Modification

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. In this particular case, the applicant is requesting approval of a Planned Development Permit Modification to deviate from the development standards established by the Folsom Plan Area Specific Plan for residential lots with an MLD designation. Specifically, the applicant is proposing to reduce one of the required side yard setbacks from 5 feet to 4 feet, and to reduce the required garage setback from 20 feet to 19 feet for Master Plan 2 and 20 feet to 18 feet for Master Plan 3. The following table below (Figure 1) highlights the existing development standards and the proposed modifications for Mangini Ranch Village 7:

FIGURE 1: SP-MLD Development Standards Table

SP-MLD Single Family High Density Development Standards Table		
Development Standard	**Requirement**	**Proposed Change**
Front Porch Setback	12.5 Feet	No Change
Front Primary Structure Setback	15 Feet	No Change
Front Garage Setback	20 Feet	18-20 Feet
Side Yard Setbacks	5 Feet/5 Feet	5 Feet/4 Feet
Rear Yard Setback	10 Feet	No Change
Maximum Lot Coverage	50%	No Change

The applicant's justification for the revised development standards is provided below:

> *Garage Setback Reduction*
> *The second request is a reduction in garage setback on plans 2 and 3. Plan 2 is a house used on the corner lots to create a side entry and downstairs bedroom. The house is a 4-bedroom 3 bath home that was designed to create architectural relief to the rear of the house by popping out the downstairs kitchen nook area to breakup the back elevation. In order to accomplish this, it is necessary to move the garage forward 1 foot. The other plan requiring a variation is the plan 3. It is a 4 bedroom 2 ½ bath plus a playroom that uses the same technique to create the space for the upstairs playroom and the downstairs kitchen nook. Both the upstairs and downstairs are popped out to the rear to accomplish this. This plan requires a 2-foot reduction in the garage setback.*

Side Yard Setback Reduction
Signature Homes is asking for a reduction in the side yard setback on one side to facilitate more design flexibility and street appeal than is capable under the current standards. With the current standard there is only 11 feet of building width for enhancements such as the front door, windows or other design elements. By reducing the side yard setback by 1 foot on one side, it enables us to get a bedroom downstairs on plan 2 and bring other functional rooms to the front of the house. It also creates the opportunity to introduce more architectural elements to reduce the impact of the garage door to the street and minimize the row house effect created by small lots while maintaining the desire for more density.

Specific changes and staff's analysis are discussed below.

1. Minimum **garage setbacks**, which are proposed to be reduced from 20 feet to **19 feet** for Master Plan 2 and from 20 feet to **18 feet** for Master Plan 3. Master Plan 1 will maintain a 20-foot garage setback.

Staff concurs with these proposed garage setback standards, which are similar to garage setbacks provided in other small-lot residential developments in the Folsom Plan Area. In addition, staff has determined that the proposed reduction in the front yard setback for garages will not detract from the visual appearance of the internal street scene or the individual master plans as the design, materials, and colors of the main residential structure and the garage have been coordinated to ensure a high quality appearance as required by the Folsom Ranch Central District Design Guidelines.

2. Minimum **side yard setbacks**, which are proposed to be reduced from 5 feet to **4 feet** on one side each lot. The opposite side yard will maintain a 5-foot setback.

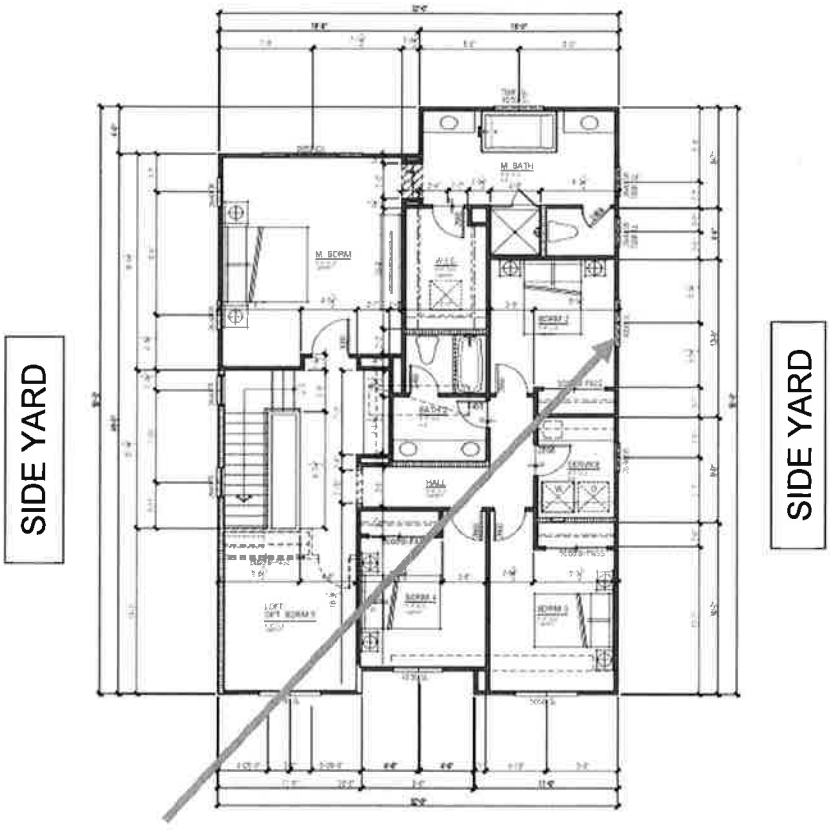
Staff concurs with this reduction, which is similar to development standards that have been approved for other small-lot residential projects in the Folsom Plan Area. However, staff notes that changes to the City's fire codes now require a 5' x 5' clear area below second floor bedroom windows ("rescue openings"[1]). Projects approved before the adoption of the updated Folsom Fire Code in 2019 are considered exempt from this requirement.

The implication for projects such as the Mangini Ranch Village 7 Subdivision is that standard side yard fencing that separates homes could not be placed under these second-floor "rescue openings." Side yard fencing for these homes will need to pushed back from the front until it is located past the upper floor window, with the result that the affected homes will have a smaller "private" side yard.

[1] Generally, a "rescue opening" is a window which provides for emergency exiting.

For the Mangini Ranch Village 7 Subdivision project specifically, this will affect fences adjacent to the second floor of Plan 3 homes, which are the only proposed homes in this project which have a bedroom window that would qualify as a "rescue opening" (see below). Both the Plan 1 and Plan 2 units have second-floor bedrooms, but these open to either the front or rear yard, where there is sufficient clear area to meet the City's Fire Code standards. Figure 2 below shows an example of a second-floor bedroom with a rescue opening.

FIGURE 2: SECOND FLOOR BEDROOM AND "RESCUE OPENING"



Based on the fact that a number of side yard fences within the subdivision will be required to be placed further back from the front property line than is typical for a traditional subdivision, staff recommends that trash, recycling, and yard waste containers be placed behind the side yard fence so that they are not visible from the public right-of-way. In addition, staff recommends that air conditioning units also be placed behind the side yard fence or located in the rear yard so that they are not visible from the public right-of-way (Condition No. 12-7 is included to reflect these

requirements). Fence placement locations will be addressed when detailed construction plans are submitted to the City.

As described above, the applicant is proposing to modify a number of development standards for development of the subdivision including reducing the minimum side yard setbacks and reducing the required front yard setback for garages. The table (Figure 3) below shows the existing development standards, the proposed development standards, and development standards for similar single-family small-lot subdivisions that have recently been approved in the City.

FIGURE 3: DEVELOPMENT STANDARDS TABLE

Development Standards Table						
	Minimum Lot Size	Maximum Lot Coverage	Front Yard Setback	Front Garage Setback	Side Yard Setback	Rear Yard Setback
SP-MLD Standards	3,000 SF	50%	15 Feet	20 Feet	5 Feet	10 Feet
Proposed Standards	3,000 SF	50%	12.5 Feet	18-20 Feet	5/4 Feet	10 Feet
Enclave Subdivision	2,800 SF	60%	12.5 Feet	20 Feet	4 Feet	8 Feet
Creekstone Subdivision	2,925 SF	50%	12.5 Feet	18 Feet	4 Feet	10 Feet
Vizcaya Subdivision	2,504 SF	50%	10 Feet	10 Feet	3.5 Feet	10 Feet
Farmhouse Subdivision	2,850 SF	55%	8 Feet	8 Feet	4 Feet	5 Feet

As shown in the Development Standards Table above, the proposed development standards for the Mangini Ranch Village 7 Subdivision project are similar to and comparable with numerous other single-family small-lot subdivisions located throughout the City including projects in the Folsom Plan Area and projects north of U.S. Highway 50. In addition, staff has determined that the development standards for the proposed project meet the intent, purposes, and standards set forth in the Folsom Plan Area Specific Plan in that they will provide improved floor plans within the master plans (downstairs bedroom) and enhanced front and rear building elevations.

Residential Design Review

The proposed project is subject to the Folsom Ranch Central District Design Guidelines, which were approved by the City Council in 2015. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. The Design Guidelines,

which are intended to act as an implementation tool for residential development within the Central District of the Folsom Plan Area, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, the Design Guidelines are intended to 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. The Design Guidelines also provide the framework for design review approval of Folsom Ranch, Central District residential projects. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design Guidelines. The following are the general architectural principles intended to guide the design of the Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting street scene
- 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

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms, front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the street scene
- Provide off-set massing, forms, or wall planes

- Provide recessed second-story elements
- Provide enhanced style-appropriate details on the front building elevation
- Provide decorative window shelves or sill treatments
- Provide architectural projections (recessed windows, eaves, shutters, etc.)
- Provide garage doors that are consistent with the architecture of the building
- Provide variety in the garage door patterns
- Provide outdoor living spaces (porches, balconies, courtyards, etc.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As described in the applicant's proposal, the proposed project features four distinct architectural themes that have been chosen from or are similar to the traditional heritage of California home styles including Agrarian Contemporary, American Traditional, Craftsman, and Spanish Colonial. The following is a description of each of the aforementioned architectural styles proposed for Village 7 of the Mangini Ranch Phase 2 Subdivision:

Agrarian Contemporary

The Agrarian Contemporary style is strongly influenced by pre-railroad farm homes with beginnings tract to the Colonial style. In its recent popular reincarnation as Agrarian Contemporary, the style relies on "simple form-based architecture" with strong roof lines, clean lines, and use of different materials instead or ornamentation. Roof forms include front-to-back gables and front cross gables to create a strong form at the front elevations. Common building materials include stucco and "board and batten" siding applied to accent specific forms or planes. The Agrarian Contemporary homes express a no-compromise, progressive spirit with their strong forms and colors.

American Traditional

The heritage of the American Traditional style began with the Colonial and Cape Code styles from New England. The simple roof form, which was adapted for efficient post-war suburban housing and available materials, includes hipped and gable accent elements. Typical building materials include stucco, lap siding, and brick wainscoting. Windows are commonly articulated with enhanced head trim detailing, window grids, and shutters. The American Traditional home showcases the permanence of Americana which is both familiar and progressive.

Craftsman

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

Spanish Colonial

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

In reviewing the architecture and design of the project, staff determined that the design of the three proposed master plans (which also include four elevation plans, twelve color and material alternatives, and 68 architectural and visual expressions) reflect the level and type of high quality design features recommended by the Folsom Ranch Central District Design Guidelines. All of the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: unique building forms, off-set massing, a mixture of gable and hip roof forms, architectural projections, recessed second-story elements, decorative enhancements, and varied garage door designs.

The proposed building materials, which include stucco, vertical and horizontal wood siding, stone veneer, brick veneer, decorative ceramic tiles, wood trim elements, wood shutters, wood outlookers, wood braces, metal awnings, decorative metal elements, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles are consistent with the materials recommended by the Design Guidelines. In addition, the proposed project includes traditional (earth-tone) color schemes that will enhance the visual interest of each of the master plans. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans is consistent with the design principles established by the Folsom Ranch Central District Design Guidelines. As a result, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for three, two-story master plans (four building elevations with twelve color and material options and 68 visual expressions) for Mangini Ranch Village 7. The applicant shall submit building plans that comply with this approval and the attached building elevations dated April 13, 2020.

2. The design, materials, and colors for Mangini Ranch Village 7 single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.

3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.

4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.

5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.

6. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

7. Trash, recycling, and yard waste containers shall be placed behind the side yard fence so that they are not visible from the public right-of-way. In addition, air conditioning units shall also be placed behind the side yard fence or located in the rear yard so that they are not visible from the public right-of-way.

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

ENVIRONMENTAL REVIEW

The City, as lead agency, previously determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this Planned Development Permit Modification and Residential Design Review Application.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to Approve a Planned Development Permit Modification to reduce one of the required side yard setbacks from 5 feet to 4 feet, and to reduce the required garage setback from 20 feet to 19 feet and 20 feet to 18 feet for two master plans respectively. In addition, conduct a public hearing and upon conclusion recommend approval of a Residential Design Review Application for 68 single-family residential units as illustrated on Attachments 5 through 11 for the Mangini Ranch Village 7 project (PN 20-024) subject to the findings (Findings A-R) and conditions of approval (Conditions 1-14) attached to this report.

GENERAL FINDINGS

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

CEQA FINDINGS

C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.

D. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.

E. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.

F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.

G. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

PLANNED DEVELOPMENT PERMIT FINDINGS

H. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 OF THE FOLSOM MUNICIPAL CODE, THE FOLSOM PLAN AREA SPECIFIC PLAN AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.

I. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY. THE MINOR MODIFICATIONS TO THOSE STANDARDS PROPOSED AS PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY THE RIGID APPLICATION OF THE STANDARDS.

J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

K. AS CONDITIONED, THE PROJECT WILL MAKE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE, AND THE PROJECT WILL PROVIDE FOR THE FURNISHING OF SUCH FACILITIES.

L. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

M. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.

N. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.

O. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

DESIGN REVIEW FINDINGS

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

Q. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

R. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

ATTACHMENT 2
BACKGROUND

BACKGROUND

On June 23, 2015, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Amendment No. 1 to the First Amended and Restated Development Agreement, Design Guidelines, and an Inclusionary Housing Plan for development of an 833-unit single-family residential subdivision known as Mangini Ranch Phase 1 on a 418-acre site generally situated south of an Alder Creek tributary, west of Placerville Road, north of White Rock Road, and east of East Bidwell Street (formerly Scott Road) within the Folsom Plan Area. The Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the existing 418-acre site into thirty-seven (37) individual parcels for future sale and development. The Small-Lot Vesting Tentative Subdivision Map was approved to subdivide the newly created single-family residential large lots into an 833-unit single-family residential subdivision. Lastly, the Folsom Ranch Central District Design Guidelines and Development Regulations were approved for the orderly development of the proposed single-family residential subdivision.

On February 13, 2018, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Project Design Guidelines Amendment, and Inclusionary Housing Plan for development of a 901-unit residential subdivision known as Mangini Ranch Phase 2 on a 203-acre site located within the central portion of the Folsom Plan Area (i.e., within the previously-approved Westland-Eagle site). The Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the 203-acre project site into twenty-three (23) individual parcels for future development. The Small-Lot Vesting Tentative Subdivision Map was approved to subdivide nine (9) of the large parcels into 545 single-family residential lots (SP-MLD-PD, SP-SF-PD, and SP-SFHD-PD zoning designations). The remaining 356 residential units within the project area were allotted to three multi-family zoned large-lot parcels. An Addendum to the Folsom Ranch Central District Design Guidelines was approved to incorporate architectural guidelines for multi-family residential development into the Design Guidelines. Lastly, an Inclusionary Housing Plan was approved which outlined the means by which the project's inclusionary housing requirement will be met.

On May 6, 2020, the Planning Commission approved a Residential Design Review Application submitted by KB Homes for 109 single-family residential units situated within Villages 4 and 8 of the previously approved Mangini Ranch Phase 2 Subdivision. The aforementioned Design Review approval included four (4) individual master plans with four (4) distinct California heritage-themed architectural styles (Cottage, Craftsman, Farmhouse, and Spanish) and twelve (12) color and material alternatives.

GENERAL PLAN DESIGNATION	MLD (Multi-Family Low Density)
SPECIFIC PLAN DESIGNATION	SP-MLD-PD (Folsom Plan Area Specific Plan, Multi-Family Low Density, Planned Development District)
ADJACENT LAND USES/ZONING	North: Savannah Parkway with Undeveloped Residential Land (SP-MLD) Beyond South: Open Space (SP-OS) with Undeveloped Residential Land (SP-MMD) Beyond East: Undeveloped Residential Land (SP-SFHD) with Westwood Drive Beyond West: East Bidwell Street (SP-OS2) with Undeveloped Residential Land (SP-SFHD) Beyond
SITE CHARACTERISTICS	The project site is currently in the process of being graded. Site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are under constructed and expected to be completed within the next four months
APPLICABLE CODES	FPASP (Folsom Plan Area Specific Plan) Folsom Ranch Central District Design Guidelines FMC 17.06, Design Review FMC 17.38, Planned Development District

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR MANGINI RANCH VILLAGE 7 PLANNED DEVELOPMENT PERMIT AND RESIDENTIAL DESIGN REVIEW PROJECT (PN 20-024) SOUTHEAST CORNER OF EAST BIDWELL STREET AND SAVANNAH PARKWAY WITHIN FOLSOM PLAN AREA				
	Mitigation Measure	**Condition/Mitigation Measure**	**When Required**	**Responsible Department**
1.		The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below: • Mangini Ranch Phase 2 Subdivision Master Plan Exhibit • Illustrative Site Plan Exhibit, dated April, 2020 • Landscape Plan Exhibit, dated March 5, 2020 • Street Scene Exhibit, dated April 13, 2020 • Building Articulation Exhibits, dated April 13, 2020 • Lot Layout Exhibit, dated April 14, 2020 • Building Elevations and Floor Plans, dated April 13, 2020 • Color and Materials Board, dated April 17, 2020 This project approval is for the Mangini Ranch Village 7 Planned Development Permit Modification and Residential Design Review (PN 20-024), which includes design review approval for 68 traditional single-family residential units located within Villages 7 of the previously approved Mangini Ranch Phase 2 Subdivision project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.	B	CD (P)(E)
2.		Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.	B	CD (P)(E)(B)
3.		The project approvals granted under this staff report (Planned Development Permit Modification and Residential Design Review) shall remain in effect for two years from final date of approval (June 17, 2022). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

CONDITIONS OF APPROVAL FOR MANGINI RANCH VILLAGE 7 PLANNED DEVELOPMENT PERMIT AND RESIDENTIAL DESIGN REVIEW PROJECT (PN 20-024) SOUTHEAST CORNER OF EAST BIDWELL STREET AND SAVANNAH PARKWAY WITHIN FOLSOM PLAN AREA				
	Mitigation Measure	**Condition/Mitigation Measure**	**When Required**	**Responsible Department**
4.		The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur: • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)

CONDITIONS OF APPROVAL FOR MANGINI RANCH VILLAGE 7 PLANNED DEVELOPMENT PERMIT AND RESIDENTIAL DESIGN REVIEW PROJECT (PN 20-024) SOUTHEAST CORNER OF EAST BIDWELL STREET AND SAVANNAH PARKWAY WITHIN FOLSOM PLAN AREA				
	Mitigation Measure	**Condition/Mitigation Measure**	**When Required**	**Responsible Department**
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (June 17, 2020). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

ARCHITECTURE/SITE DESIGN REQUIREMENTS				
11.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.	B	CD (P)

12.		The project shall comply with the following architecture and design requirements: 1. This approval is for three, two-story master plans (four building elevations with twelve color and material options and 68 visual expressions) for Mangini Ranch Village 7. The applicant shall submit building plans that comply with this approval and the attached building elevations dated April 13, 2020. 2. The design, materials, and colors for Mangini Ranch Village 7 single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. 7. Trash, recycling, and yard waste containers shall be placed behind the side yard fence so that they are not visible from the public right-of-way. In addition, air conditioning units shall also be placed behind the side yard fence or located in the rear yard so that they are not visible from the public right-of-way.	B	CD (P) (B)

		FIRE DEPARTMENT REQUIREMENT		
13.		The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.	B	FD
		POLICE/SECURITY REQUIREMENT		
14.		The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required: • A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.	B	PD

CONDITIONS

See attached tables of conditions for which the following legend applies.

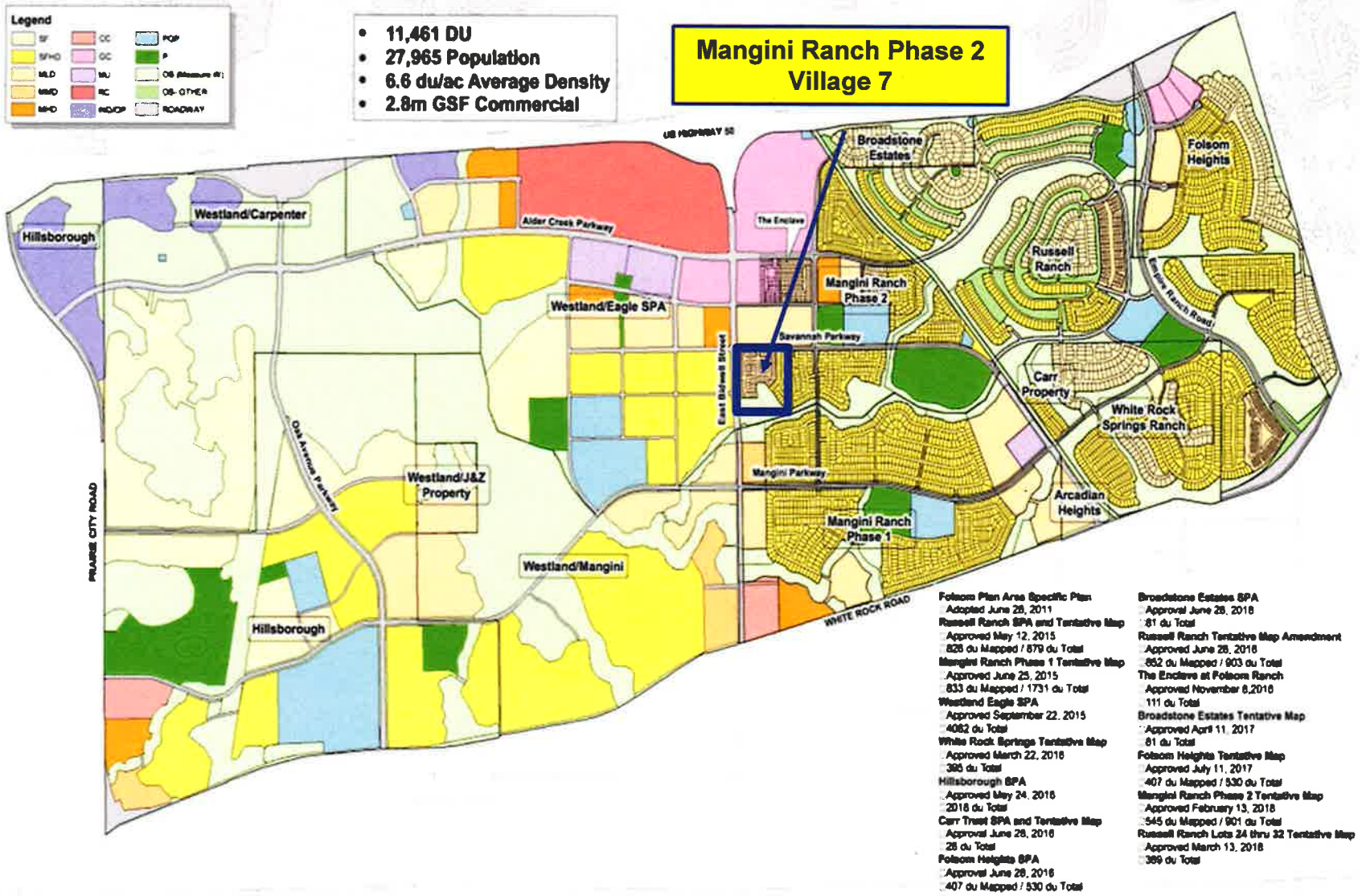
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4

Vicinity Map

Vicinity Map

CITY OF FOLSOM

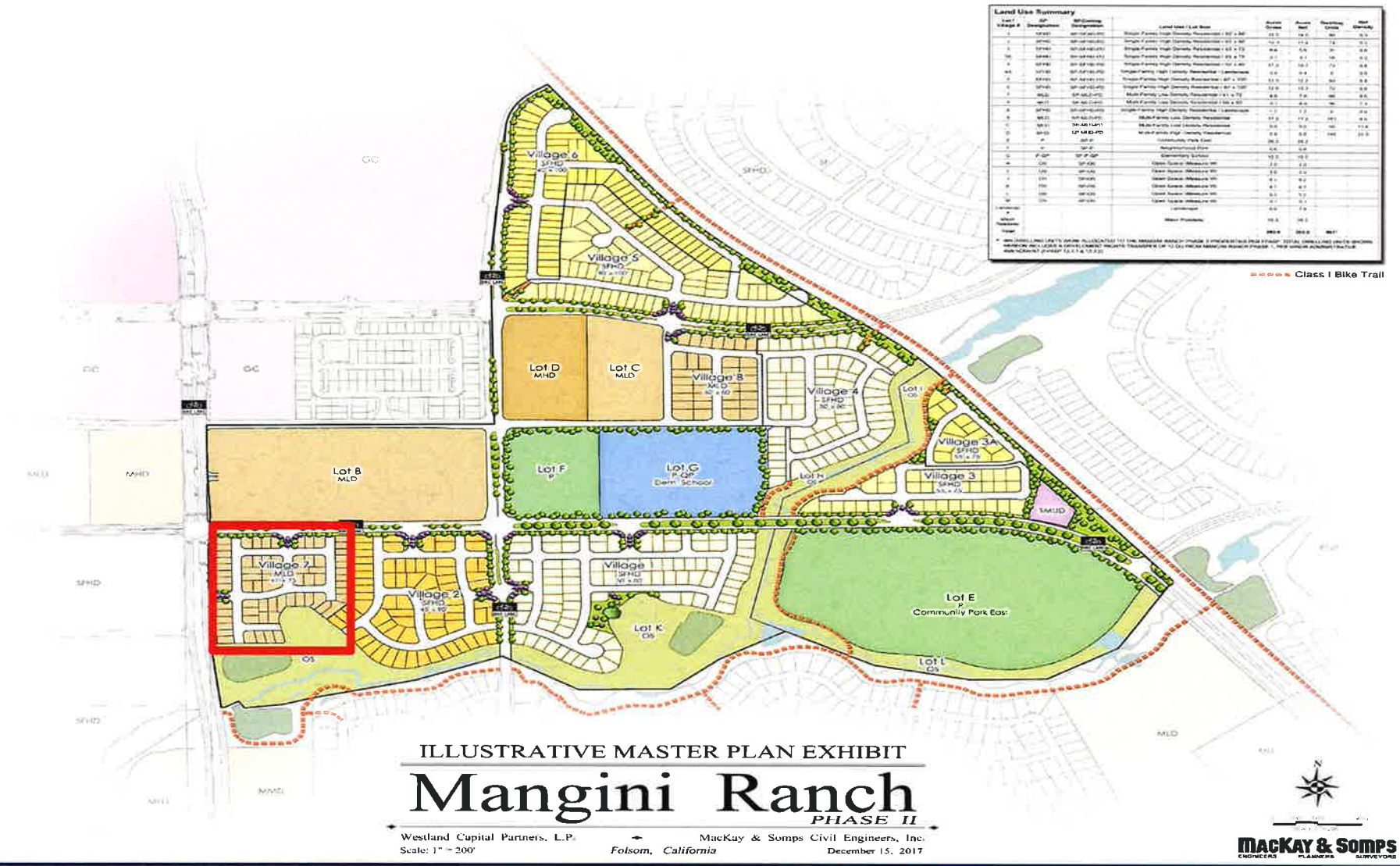


Attachment 5

Mangini Ranch Phase 2 Subdivision Master Plan Exhibit

Master Plan Exhibit

CITY OF FOLSOM



ILLUSTRATIVE MASTER PLAN EXHIBIT

Mangini Ranch

PHASE II

Westland Capital Partners, L.P. — MacKay & Somps Civil Engineers, Inc.

Scale: 1" = 200' — Folsom, California — December 15, 2017

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

Attachment 6

Illustrative Site Plan Exhibit, dated April, 2020

1. Entry Median
2. 4' Concrete Walkway
3. 6' Concrete Walkway
4. Good Neighbor Fence
5. Masonry Retaining Wall, See Improvement Plan
6. Good Neighbor Fence on Low Retaining Wall
7. Street Trees, See Landscape Plan, typ.
8. Backyard
9. Front Yard Planting, See Landscape Plan, typ.

Attachment 7

Landscape Plan Exhibit, dated March 5, 2020

LANDSCAPE SCHEDULE

KEY	DESCRIPTION	COLOR	SIZE	FINISH	PATTERN	DETAIL/ SHEET
P1	6000 FENCE AND GATE	PER DETAIL	6' HIGH	PER DETAIL	PER DETAIL	2-3/L13
P2	VEHICULAR CONCRETE PAVING	STANDARD GRAY	PER DETAIL	BROOM	SCORE PER PLAN	L1.1a
P3	PEDESTRIAN CONCRETE PAVING	STANDARD GRAY	3" MIN.	BROOM	SCORE PER PLAN	1/L13

PLANT SCHEDULE

Attachment 8

Street Scene Exhibit, dated April 13, 2020

Note: Artist's conception; colors, materials and application may vary.

PLAN 2A | Left Corner Side
Spanish Colonial

PLAN 2A
Spanish Colonial

PLAN 1C
Craftsman

PLAN 3B
Agrarian Contemporary

LEGACY

CONCEPTUAL FRONT STREETSCENE

WHA.

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

REVISIONS

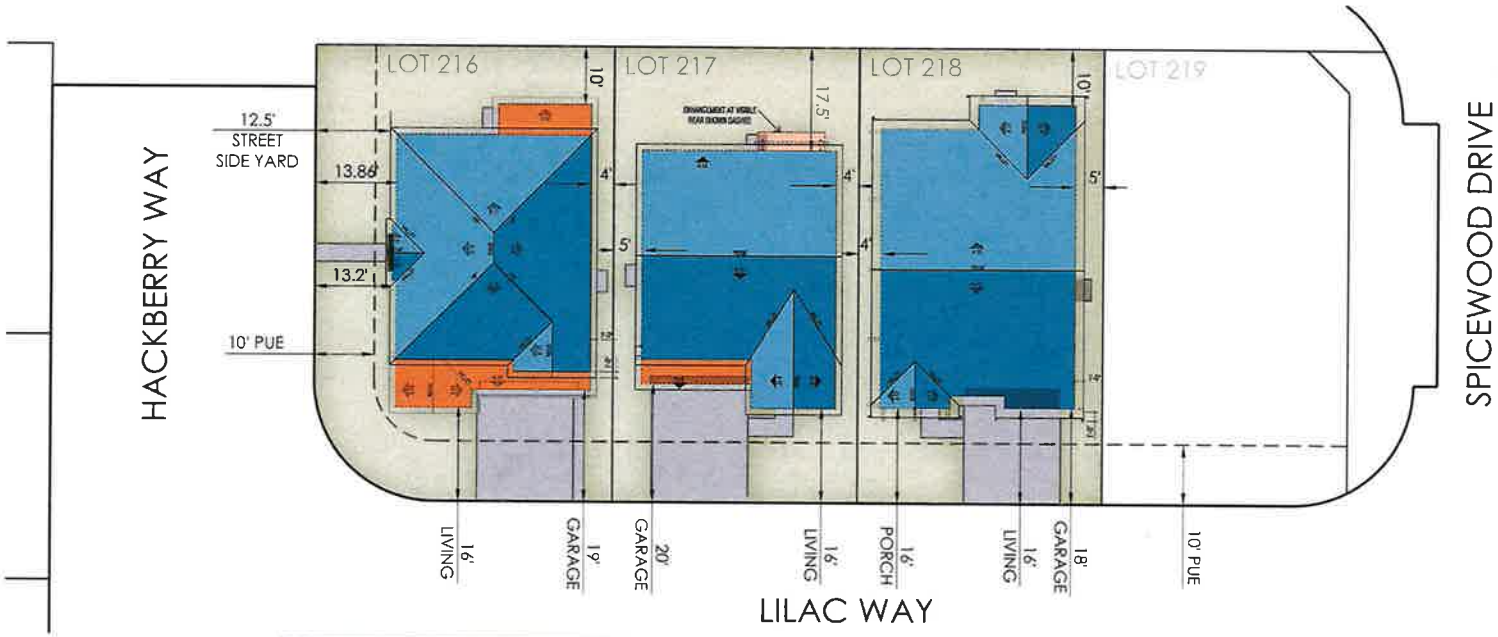
NO	DATE	DESCRIPTION

04/13/20

2019274 - DESIGN REVIEW SUBMITTAL SET

Attachment 9

Building Articulation Exhibit
Dated April 13, 2020



Lot 216 | PLAN 2D
American Traditional

Lot 217 | PLAN 1B-R
Agrarian Contemporary

Lot 218 | PLAN 3C
Craftsman

WHA.

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

REVISIONS

NO	DATE	DESCRIPTION

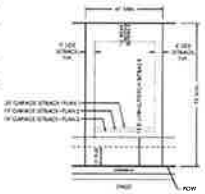
LOT PLOTTING EXHIBIT

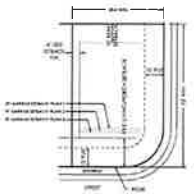
DATE: 04/13/20
SHEET: A4.0

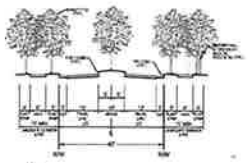
2019274 - DESIGN REVIEW SUBMITTAL SET

Attachment 10

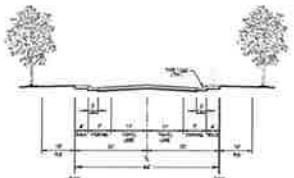
Typical Lot Layout Exhibit
Dated April 14, 2020


TYPICAL INTERIOR LOT
WITH SETBACKS

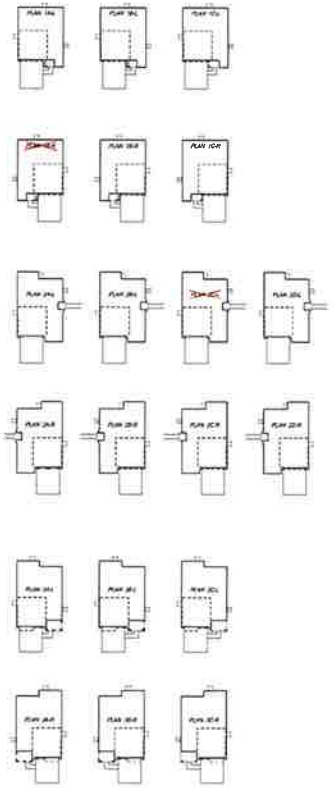

TYPICAL CORNER LOT
WITH SETBACKS



40' RIGHT-OF-WAY
Entry Road



44' RIGHT-OF-WAY
Local Road - Attached Sidewalk
(Parking Both Sides)


TYPICAL FOOTPRINTS

LEGEND
10' PUE
BUILDING SETBACKS
DW DRIVEWAY LOCATION PER IMPROVEMENT PLANS

THIS "PD DEVELOPMENT PLAN" FOR VILLAGE 7 OF MANGINI PHASE 2 IS CONCEPTUAL ONLY. FINAL PRODUCT MIX / LOCATION TO BE DETERMINED. ALL DIMENSIONS ARE APPROXIMATE.

Mangini Ranch Phase 2

PD DEVELOPMENT PLAN

Village 7

a portion of the Folsom Area Specific Plan Area

Folsom, CA

MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

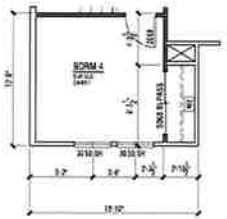
April 14, 2020

Sheet 1 of 1

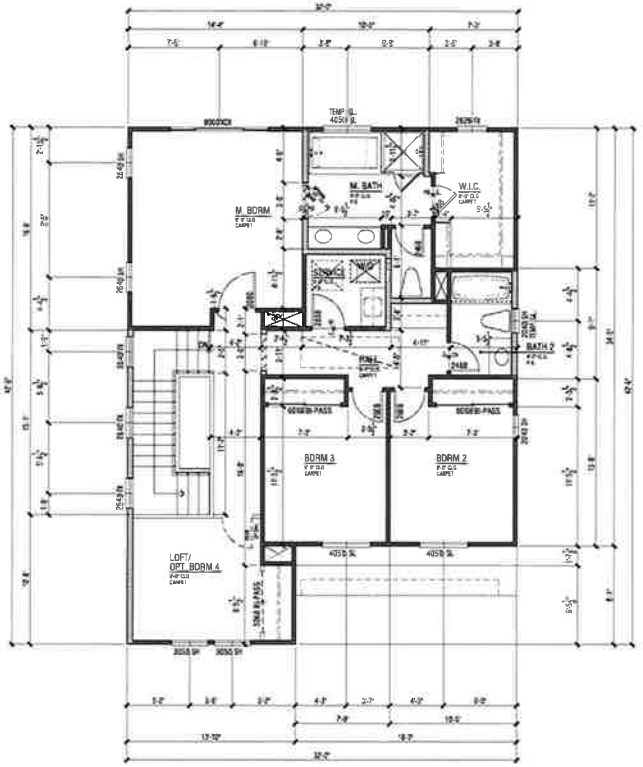
PRELIMINARY - Subject to Revision

Attachment 11

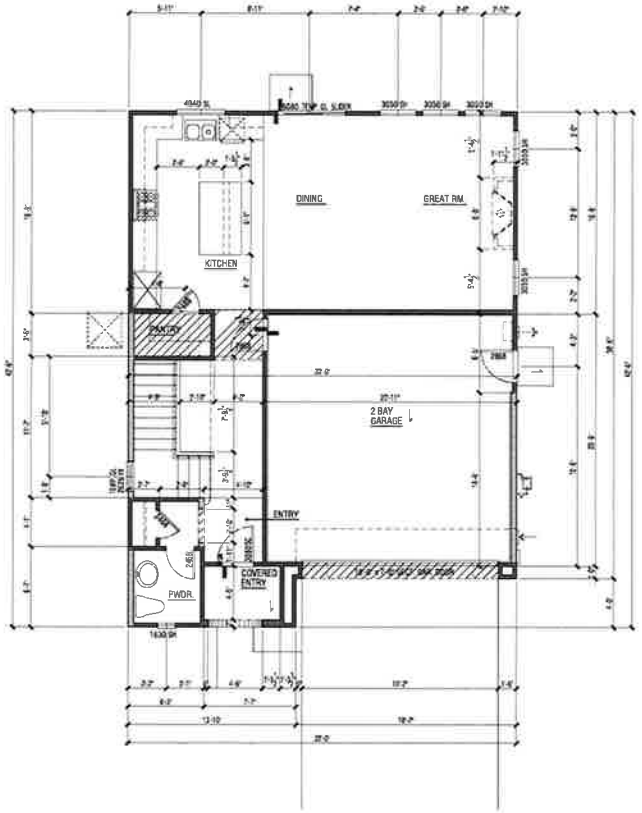
Building Elevations and Floor Plans
Dated April 13, 2020



OPT. BDRM.4



UPPER FLOOR PLAN



LOWER FLOOR PLAN

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 1A
LOWER FLOOR PLAN	803 SQ. FT.
UPPER FLOOR PLAN	1137 SQ. FT.
TOTAL	1940 SQ. FT.
2-BAY GARAGE	426 SQ. FT
COVERED ENTRY	33 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

WHA

ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

221

LEGACY

SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

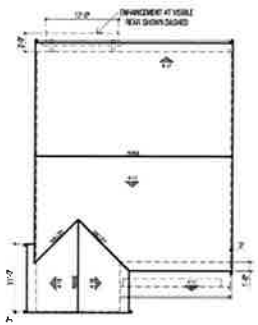
REVISIONS

NO.	DATE	DESCRIPTION

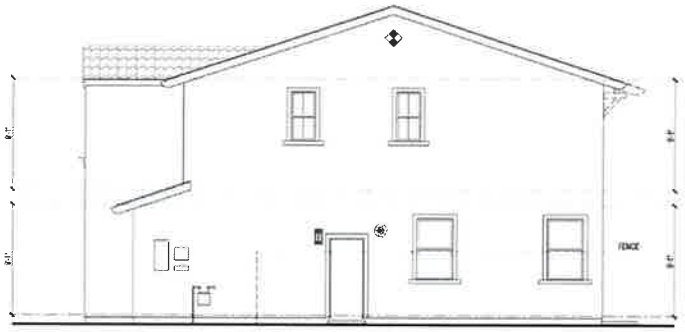
FLOOR PLAN
PLAN 1A

PROJECT MANAGER	RA
DESIGNER	AM
DRAWN BY	
REVIEWED BY	BH
1ST PLNG. DEPT. SUBMITTAL	04-09-2020
ISSUED FOR CONSTRUCTION	
JOB NUMBER	2019274
CAD FILE NAME	A1.0
SHEET SCALE	
DATE: 04/13/20	SHEET: A1.1

2019274 - DESIGN REVIEW SUBMITTAL SET



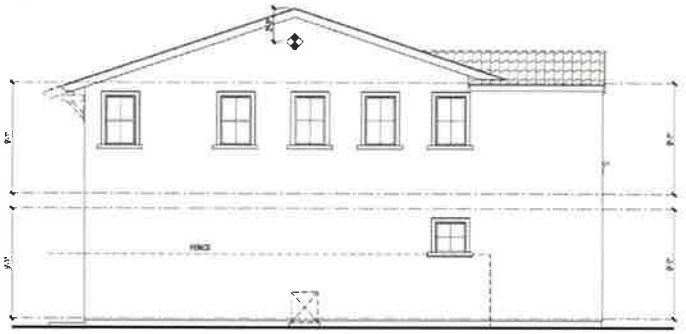
Roof Plan



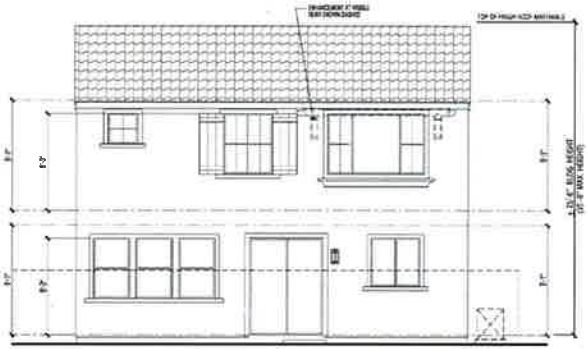
RIGHT

MATERIALS - "A" SPANISH COLONIAL

Roof:	Concrete "S" Tile
Gable Treatment:	6"x6" Ceramic Tile
Fascia:	Wood
Exterior:	Stucco
Window/Door Trim:	Stucco Over Foam Trim
Tile Accents:	6"x6" Ceramic Tile
Window:	Vinyl
Shutters:	Prefabricated Foam
Potshelf/Grill:	Metal
Garage:	Decorative Metal Roll-up



LEFT



REAR

COLOR SCHEME 1A

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception; Colors, Materials And Application May Vary.

FRONT

SCALE: 1/4" = 1'-0"

WHA.

ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

222

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

REVISIONS

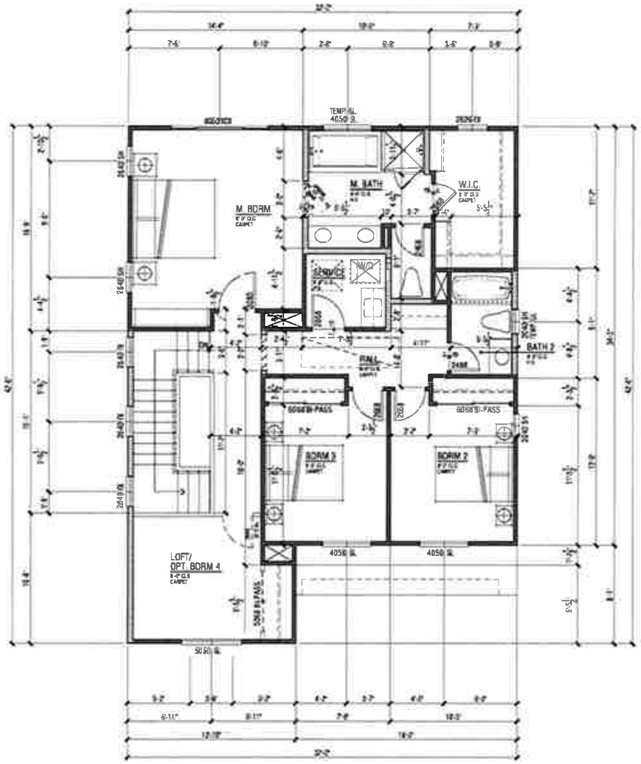
NO.	DATE	DESCRIPTION

ELEVATIONS
AND ROOF PLAN
PLAN 1A

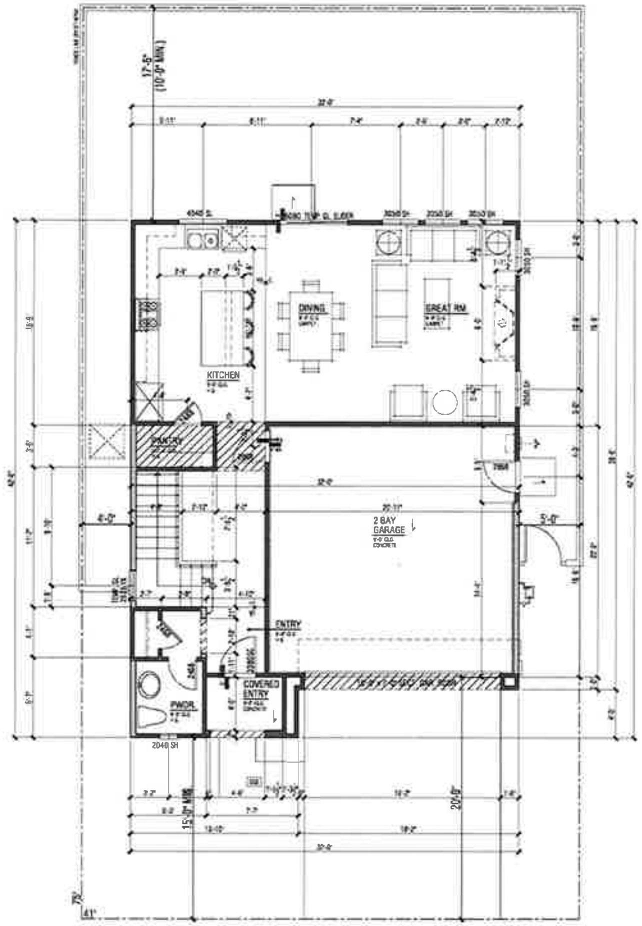
DATE: 04/13/20

SHEET: A1.4

2019274 - DESIGN REVIEW SUBMITTAL SET



UPPER FLOOR PLAN



LOWER FLOOR PLAN

FLOOR AREA TABLE	PLAN 1B
LOWER FLOOR PLAN	803 SQ. FT.
UPPER FLOOR PLAN	1137 SQ. FT
TOTAL	1940 SQ. FT
2-BAY GARAGE	428 SQ. FT
COVERED ENTRY	33 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

WHA.

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

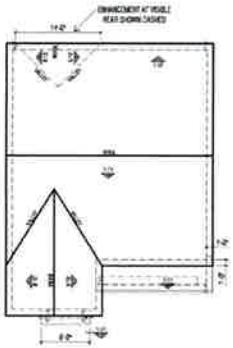
REVISIONS

NO.	DATE	DESCRIPTION

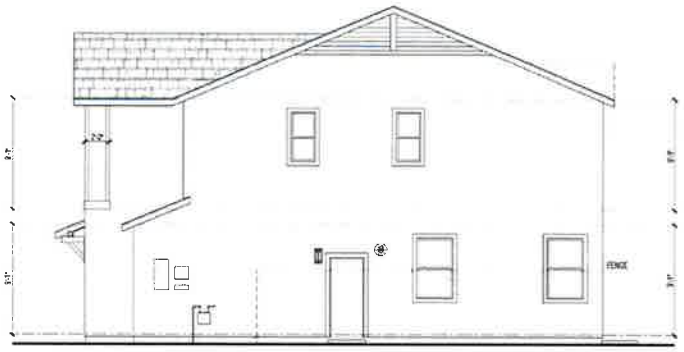
FLOOR PLAN
PLAN 1B

DATE: 04/13/20
SHEET: A1.5

2019274 - DESIGN REVIEW SUBMITTAL SET



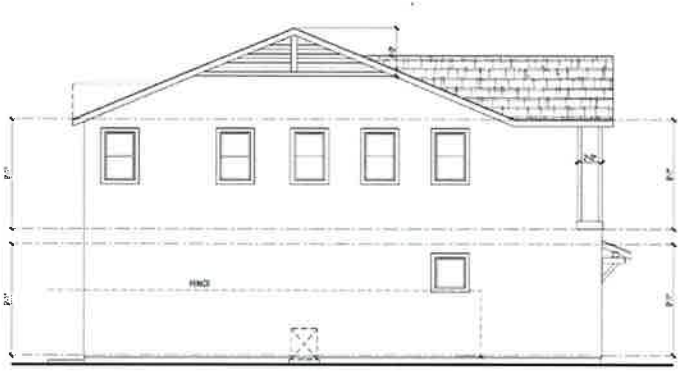
Roof Plan



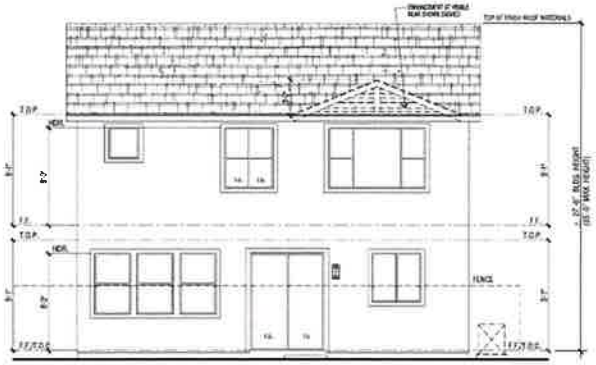
RIGHT

MATERIALS - "B" AGRARIAN CONTEMPORARY

Roof:	Flat Concrete Tile/ Seamed Metal as Accent
Gable Treatment:	Fiber Cement Siding and Trim
Fascia:	Wood
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window/Door Trim:	Stucco Over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Outlooker/Beam/Brace:	Wood or Prefabricated Foam
Garage:	Decorative Metal Roll-Up



LEFT



REAR

COLOR SCHEME 4B

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception; Colors, Materials And Application May Vary.

FRONT
SCALE: 1/4" = 1'-0"

WHA.

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

REVISIONS

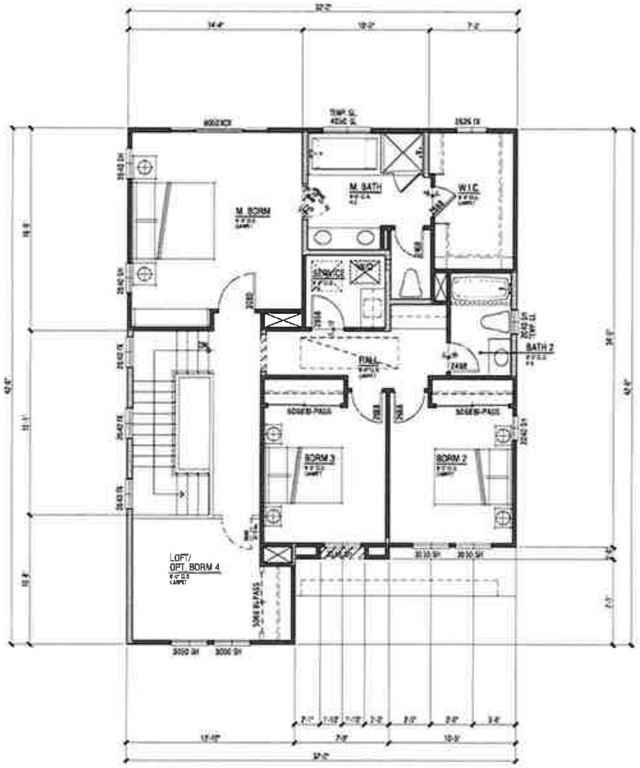
NO.	DATE	DESCRIPTION

ELEVATIONS
AND ROOF PLAN
PLAN 1B

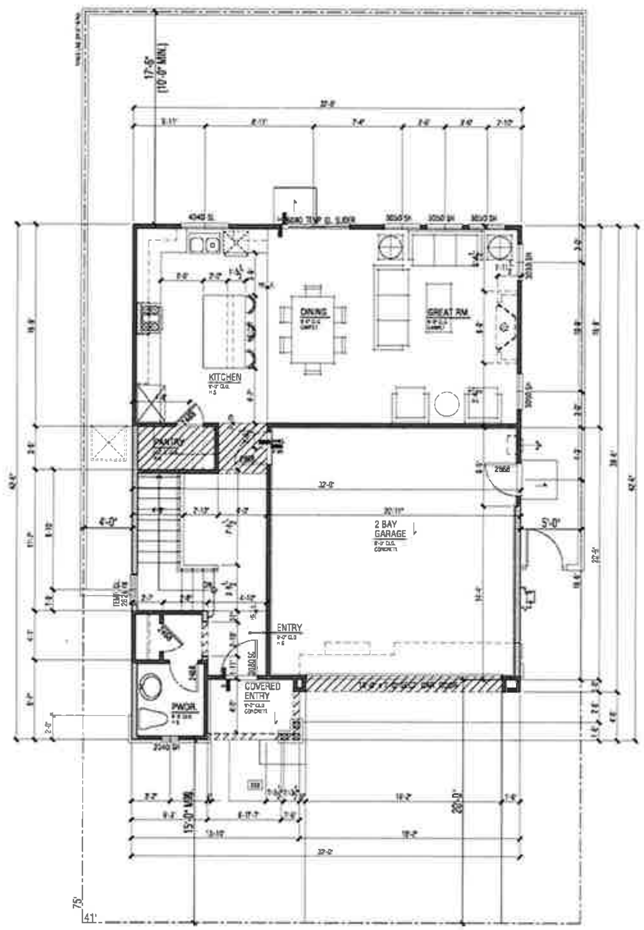
04/13/20

A1.6

2019274 - DESIGN REVIEW SUBMITTAL SET



UPPER FLOOR PLAN



LOWER FLOOR PLAN

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 1C
LOWER FLOOR PLAN	803 SQ. FT.
UPPER FLOOR PLAN	1137 SQ. FT.
TOTAL	1940 SQ. FT.
2 BAY GARAGE	428 SQ. FT.
COVERED ENTRY	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

WHA

ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY

SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

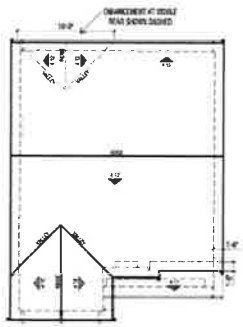
REVISIONS

NO.	DATE	DESCRIPTION

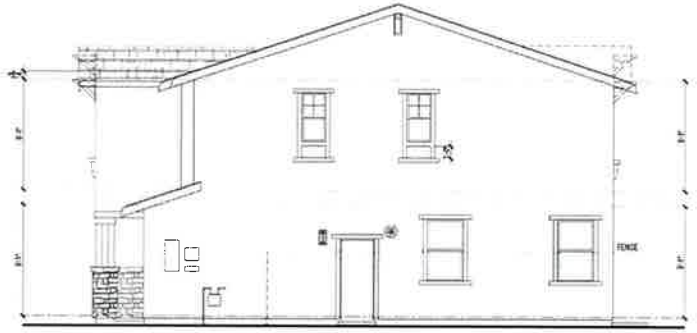
FLOOR PLAN
PLAN 1C

DATE:	SHEET:
04/13/20	A1.7

2019274 - DESIGN REVIEW SUBMITTAL SET



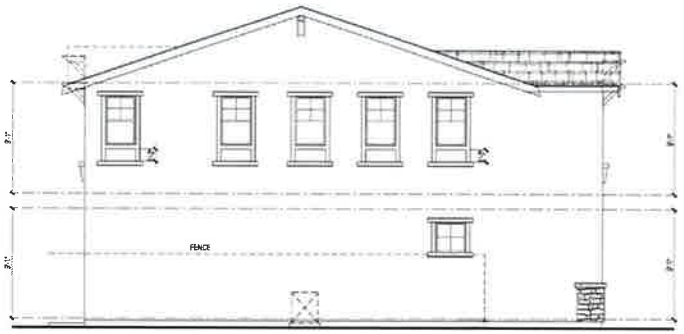
Roof Plan



RIGHT

MATERIALS "C" CRAFTSMAN

Roof:	Flat Concrete Tile
Fascia:	Wood
Exterior:	Stucco
Window/Door Trim:	Stucco Over Foam Trim
Potshelf:	Prefabricated Foam
Outlooker/Beam/Brace:	Wood or Prefabricated Foam
Column:	Wood
Window:	Vinyl
Veneer:	Manufactured Stone
Garage:	Decorative Metal Roll-up with Glass



LEFT

REAR

COLOR SCHEME 9C

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception; Colors, Materials And Application May Vary.

FRONT
SCALE: 1/4" = 1'-0"

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

REVISIONS

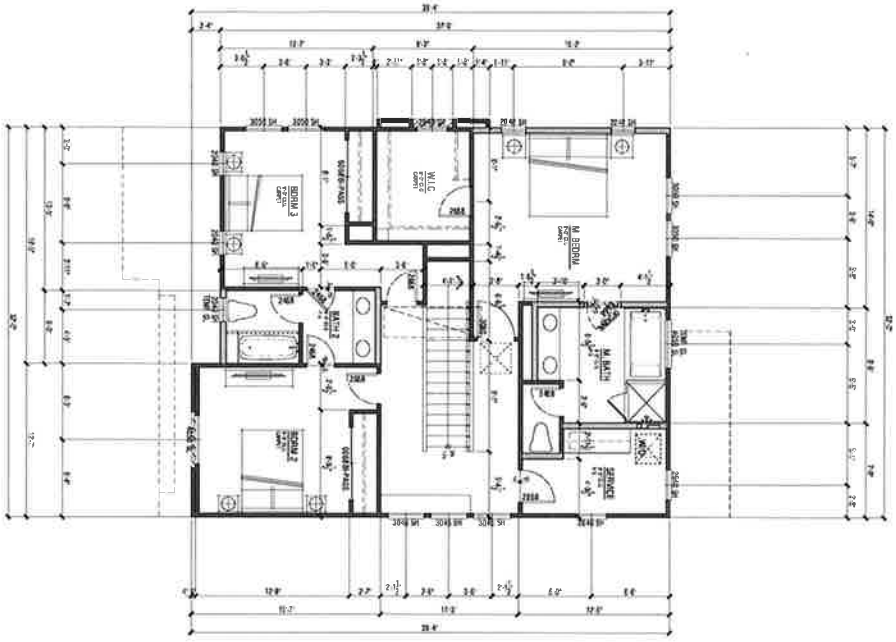
NO.	DATE	DESCRIPTION

ELEVATIONS
AND ROOF PLAN
PLAN 1C

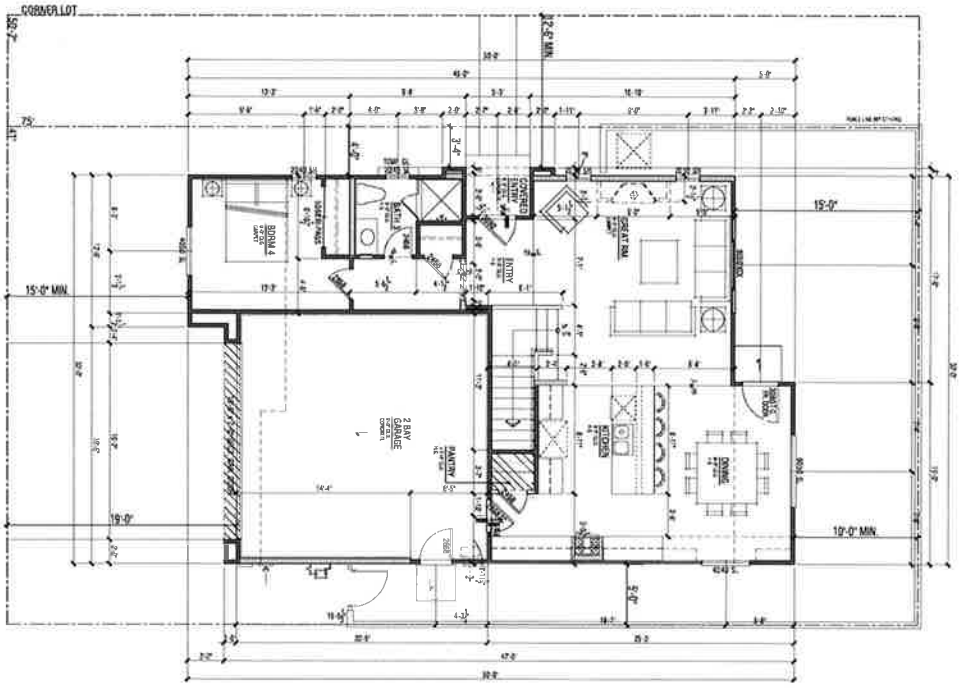
PROJECT MANAGER	RA
DESIGNER	AM
DRAWN BY	
REVIEWED BY	RA
1ST PLNG. DEPT. SUBMITTAL	04-06-2020
ISSUED FOR CONSTRUCTION	
JOB NUMBER	2019274
DATE PLT. NAME	A1.8
SHEET SCALE	
DATE: 04/13/20	SHEET: A1.8

2019274 - DESIGN REVIEW SUBMITTAL SET

UPPER FLOOR PLAN



LOWER FLOOR PLAN



INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 2A
LOWER FLOOR PLAN	997 SQ. FT.
UPPER FLOOR PLAN	1156 SQ. FT.
TOTAL	2143 SQ. FT.
2 BAY GARAGE	428 SQ. FT.
COVERED ENTRY	28 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

FLOOR PLAN
PLAN 2A

NO.	DATE	REVISIONS DESCRIPTION

DATE 04/13/20
SHEET A2.1

2019274 - DESIGN REVIEW SUBMITTAL SET

LEGACY

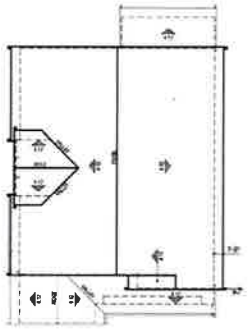
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

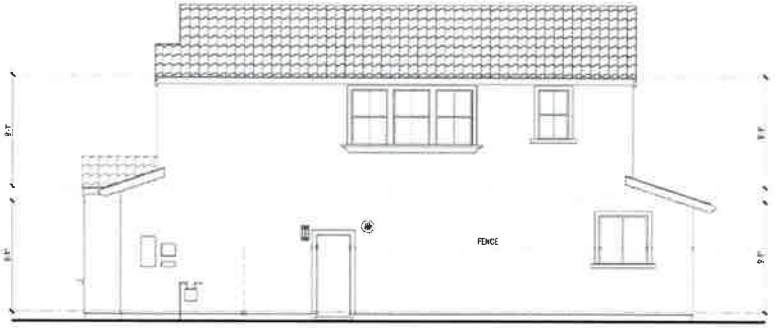
S.F.D.
TRACT NO. #

WHA

SIGNATURE HOMES



Roof Plan

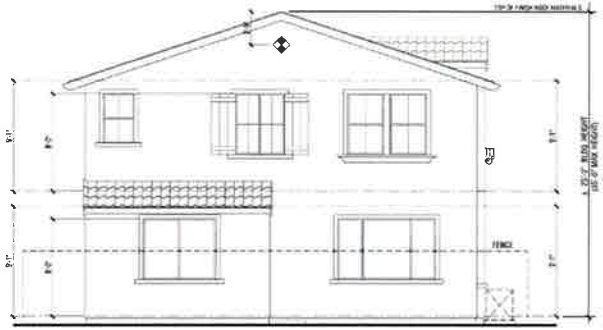


RIGHT

MATERIALS "A" SPANISH COLONIAL

Roof:	Concrete "S" Tile
Gable Treatment:	6"x6" Ceramic Tile
Fascia:	Wood
Exterior:	Stucco
Window/Door Trim:	Stucco Over Foam Trim
Tile Accents:	6"x6" Ceramic Tile
Window:	Vinyl
Shutters:	Prefabricated Foam
Potshelf/Grill:	Metal
Garage:	Decorative Metal Roll-up

LEFT



REAR

COLOR SCHEME 2A

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception: Colors, Materials And Application May Vary.

FRONT

SCALE: 1/4" = 1'-0"

WHA.

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

REVISIONS

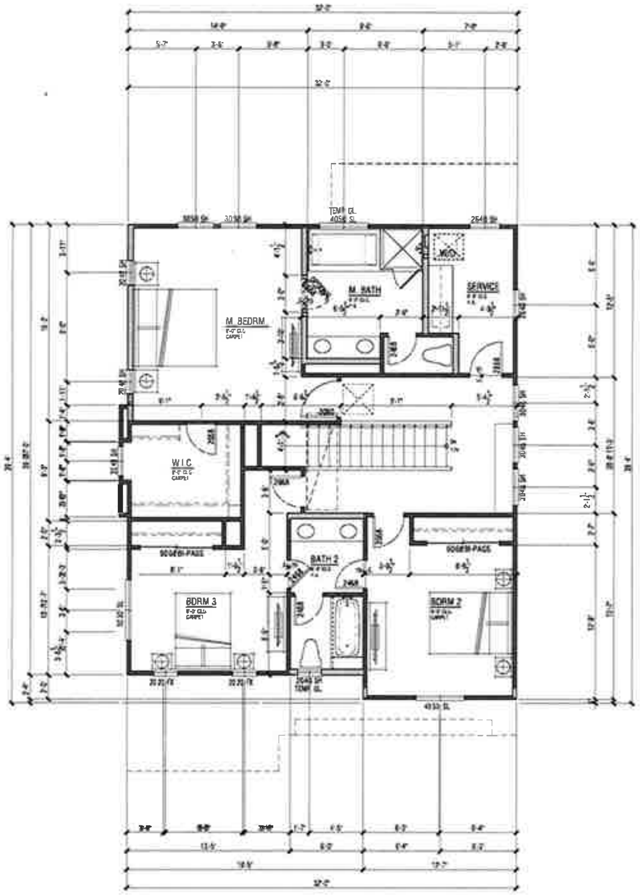
NO.	DATE	DESCRIPTION

ELEVATIONS AND
ROOF PLAN
PLAN 2A

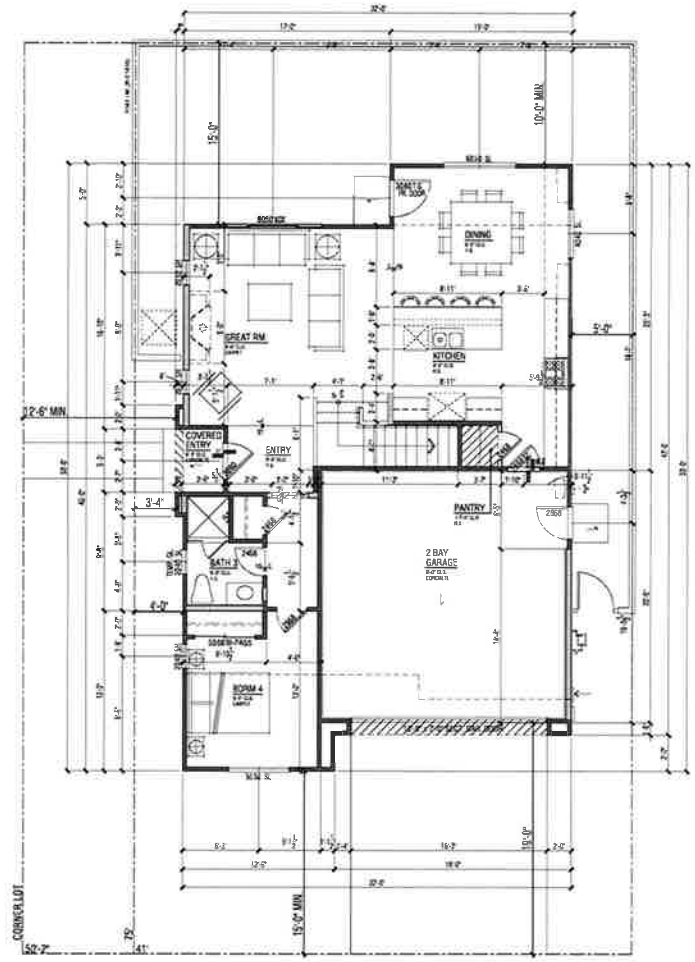
DATE 04/13/20

SHEET A2.4

2019274 - DESIGN REVIEW SUBMITTAL SET



UPPER FLOOR PLAN



LOWER FLOOR PLAN

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 2B
LOWER FLOOR PLAN	987 SQ. FT.
UPPER FLOOR PLAN	1158 SQ. FT.
TOTAL	2145 SQ. FT.
2 BAY GARAGE	426 SQ. FT.
COVERED ENTRY	26 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY

SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

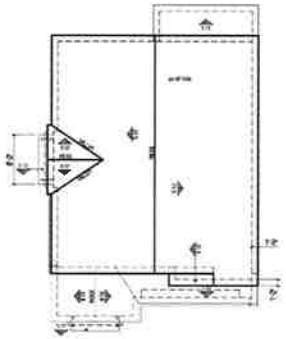
REVISIONS

NO.	DATE	DESCRIPTION

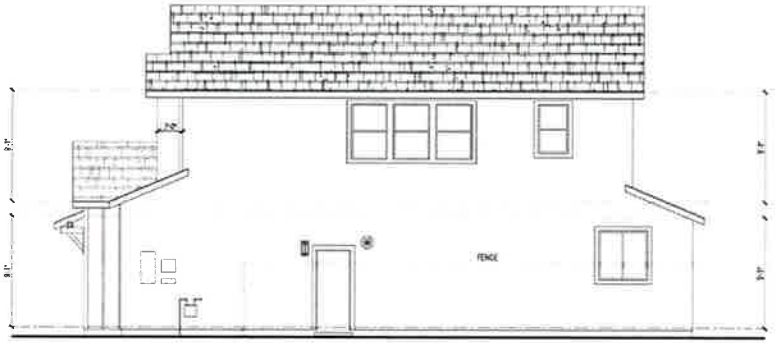
FLOOR PLAN
PLAN 2B

DATE: 04/13/20
SHEET: A2.5

2019274 - DESIGN REVIEW SUBMITTAL SET



Roof Plan



RIGHT

MATERIALS - "B" AGRARIAN CONTEMPORARY

Roof:	Flat Concrete Tile/ Seamed Metal as Accent
Gable Treatment:	Fiber Cement Siding and Trim
Fascia:	Wood
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window/Door Trim:	Stucco Over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Outlooker/Beam/Brace:	Wood or Prefabricated Foam
Garage:	Decorative Metal Roll-Up

LEFT

REAR

COLOR SCHEME 6B

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception: Colors, Materials And Application May Vary.

FRONT

SCALE: 1/4" = 1'-0"

WHA.

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

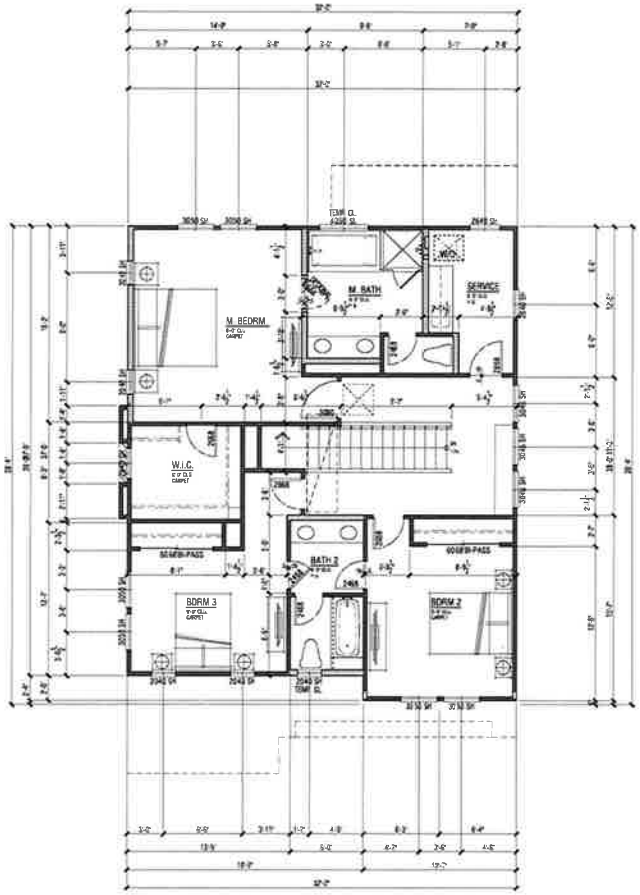
REVISIONS

NO.	DATE	DESCRIPTION

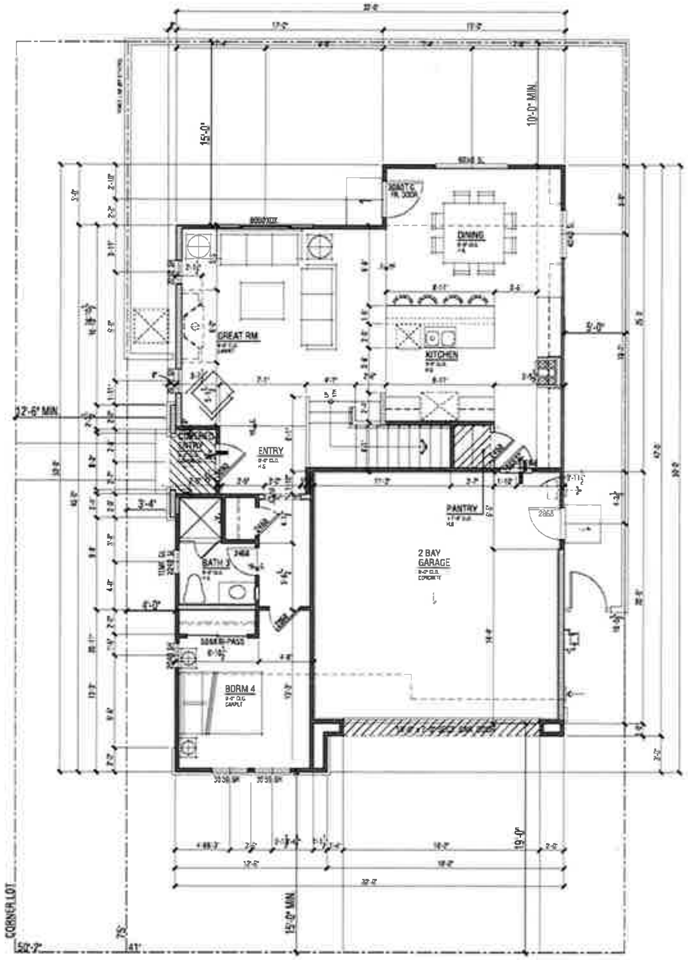
ELEVATIONS
AND ROOF PLAN
PLAN 2B

PROJECT MANAGER	RA
DESIGNER	AM
DRAWN BY	
REVIEWED BY	BH
1ST BLDG. DEPT. SUBMITTAL	04-06-2020
BEGIN CONSTRUCTION	
JOB NUMBER	2019274
CAD FILE NAME	A26
SHEET SCALE	
DATE: 04/13/20	SHEET: A2.6

2019274 - DESIGN REVIEW SUBMITTAL SET



UPPER FLOOR PLAN



LOWER FLOOR PLAN

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 2C
LOWER FLOOR PLAN	987 SQ. FT.
UPPER FLOOR PLAN	1156 SQ. FT.
TOTAL	2143 SQ. FT.
2 BAY GARAGE	426 SQ. FT.
COVERED ENTRY	26 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

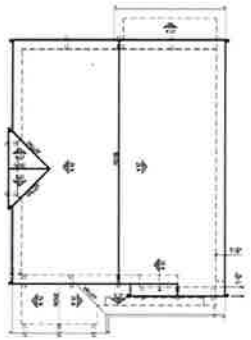
REVISIONS

NO.	DATE	DESCRIPTION

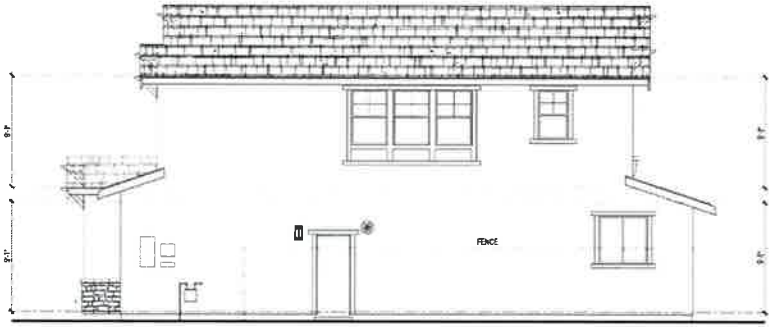
FLOOR PLAN
PLAN 2C

DATE:	SHEET:
04/13/20	A2.7

2019274 - DESIGN REVIEW SUBMITTAL SET



Roof Plan



RIGHT

MATERIALS - "C" CRAFTSMAN

Roof:	Flat Concrete Tile
Fascia:	Wood
Exterior:	Stucco
Window/Door Trim:	Stucco Over Foam Trim
Potshelf:	Prefabricated Foam
Outlooker/Beam/Brace:	Wood or Prefabricated Foam
Column:	Wood
Window:	Vinyl
Veneer:	Manufactured Stone
Garage:	Decorative Metal Roll-up with Glass

LEFT

REAR

COLOR SCHEME 8C

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception; Colors, Materials And Application May Vary.

FRONT

SCALE: 1/4" = 1'-0"

WHA.

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

232

REVISIONS

NO.	DATE	DESCRIPTION

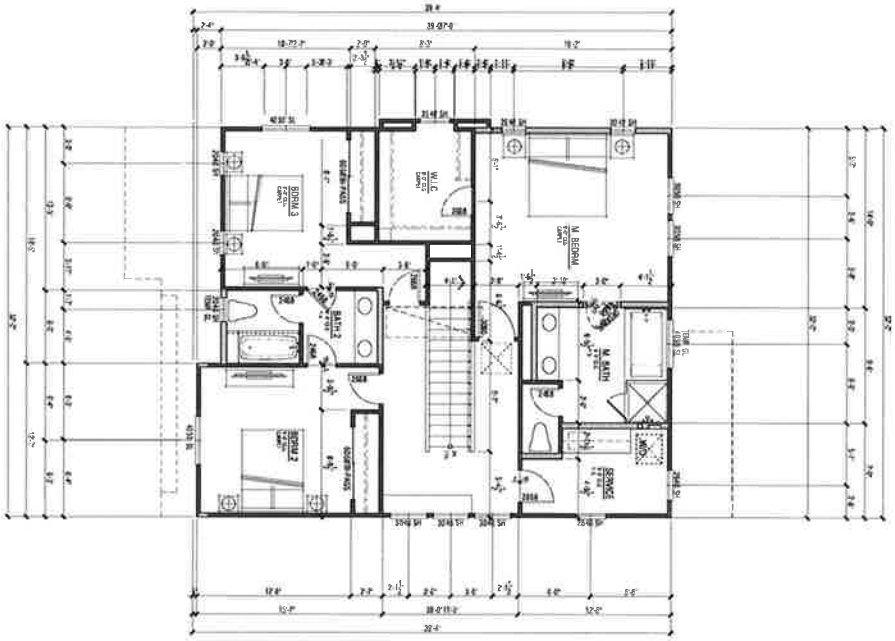
ELEVATIONS
AND ROOF PLAN
PLAN 2C

04/13/20

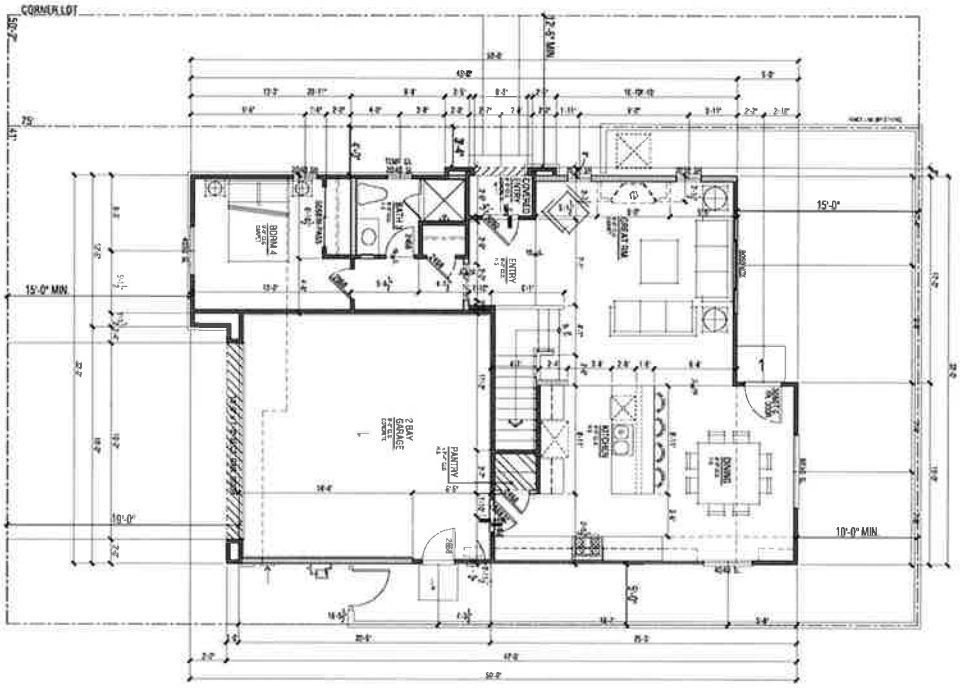
A2.8

2019274 - DESIGN REVIEW SUBMITTAL SET

UPPER FLOOR PLAN



LOWER FLOOR PLAN



INTERIOR ELEVATION KEY

SCALE: 1/4" = 1'- 0"

FLOOR AREA TABLE	PLAN 2D
LOWER FLOOR PLAN	987 SQ. FT.
UPPER FLOOR PLAN	1158 SQ. FT.
TOTAL	2145.00 FT.
2 BAY GARAGE	587 SQ. FT.
COVERED ENTRY	25 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FLOOR PLAN
PLAN 2D

REVISIONS

NO.	DATE	DESCRIPTION

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

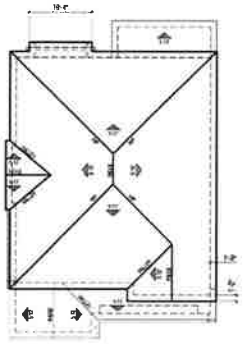
S.F.D.
TRACT NO. #

WHA
ARCHITECTURE | PLANNING | INTERIORS
ORANGE COUNTY | LOS ANGELES | BAY AREA

SIGNATURE HOMES

DATE 04/13/20
SHEET A2.9

2019274 - DESIGN REVIEW SUBMITTAL SET



Roof Plan

RIGHT

MATERIALS - "D" AMERICAN TRADITIONAL

Roof:	Flat Concrete Tile
Fascia:	Wood
Exterior:	Stucco or Fiber Cement Siding with Fiber Cement Corner Trim
Window/Door Trim:	Stucco Over Foam Trim or Fiber Cement Trim
Window	Vinyl
Shutters:	Prefabricated Foam
Veneer:	Manufactured Brick
Garage:	Decorative Metal Roll-up

LEFT

REAR

COLOR SCHEME 11D

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception; Colors, Materials And Application May Vary.

FRONT
SCALE: 1/4" = 1'-0"

WHA.
ARCHITECTS . PLANNERS . DESIGNERS
ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

REVISIONS

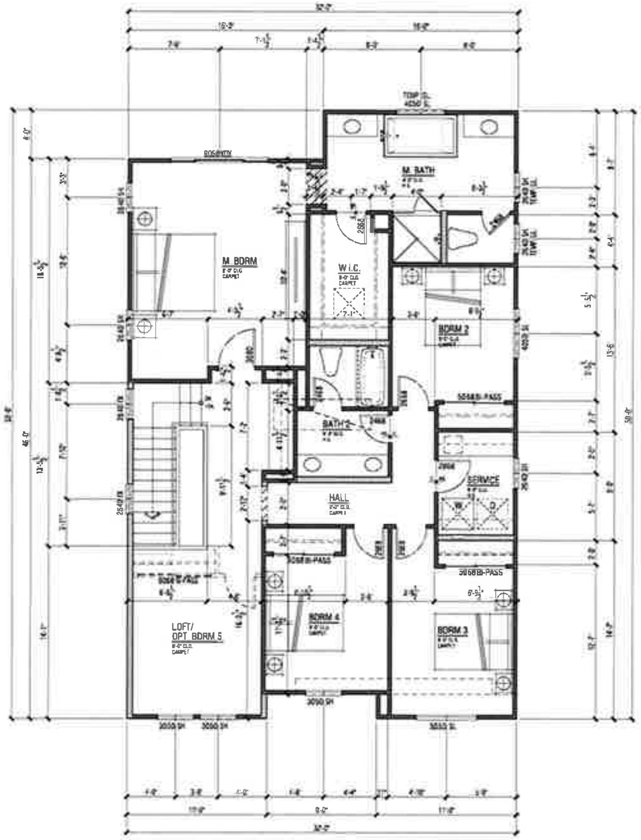
NO.	DATE	DESCRIPTION

ELEVATIONS
AND ROOF PLAN
PLAN 2D

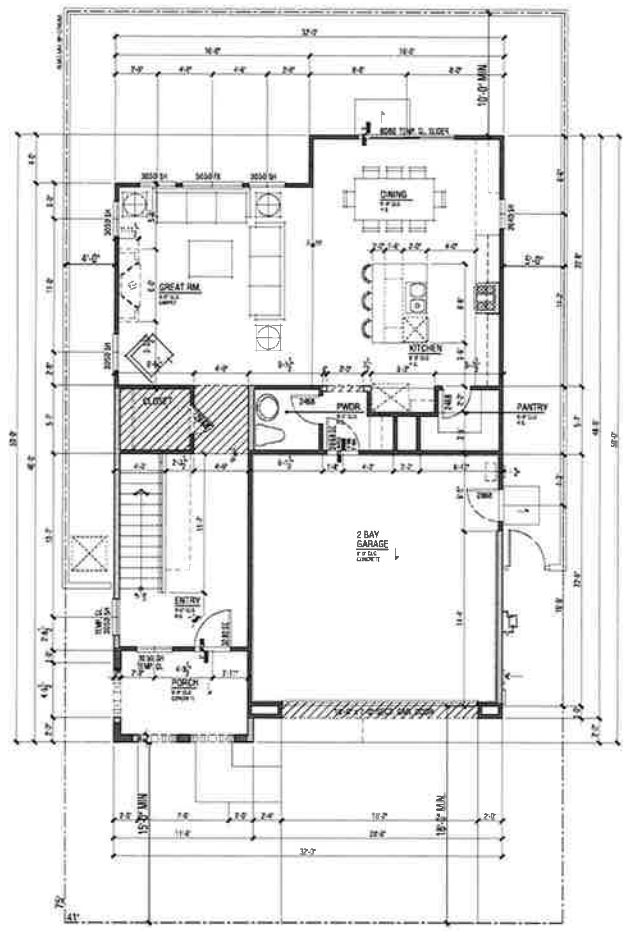
04/13/20

A2.10

2019274 - DESIGN REVIEW SUBMITTAL SET



UPPER FLOOR PLAN



LOWER FLOOR PLAN

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 3A
LOWER FLOOR PLAN	961 SQ. FT
UPPER FLOOR PLAN	1456 SQ. FT
TOTAL	2417 SQ. FT
2 BAY GARAGE	429 SQ. FT.
PORCH	85 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

ARCHITECTS . PLANNERS . DESIGNERS
WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

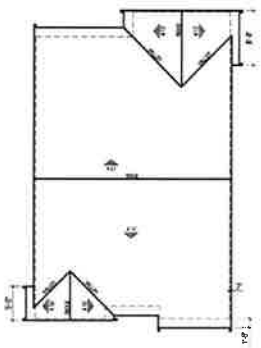
REVISIONS

NO.	DATE	DESCRIPTION

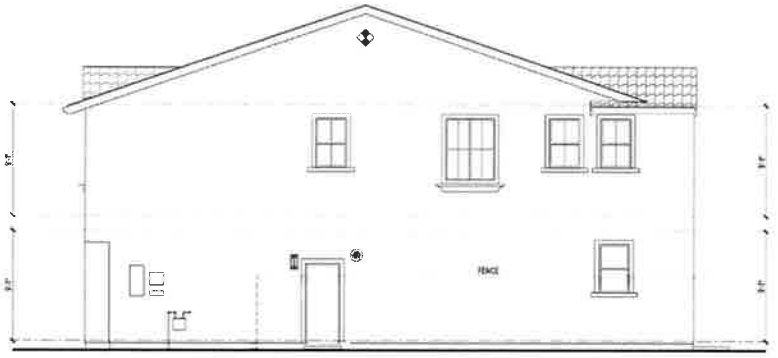
FLOOR PLAN
PLAN 3A

DATE:	SHEET:
04/13/20	A3.1

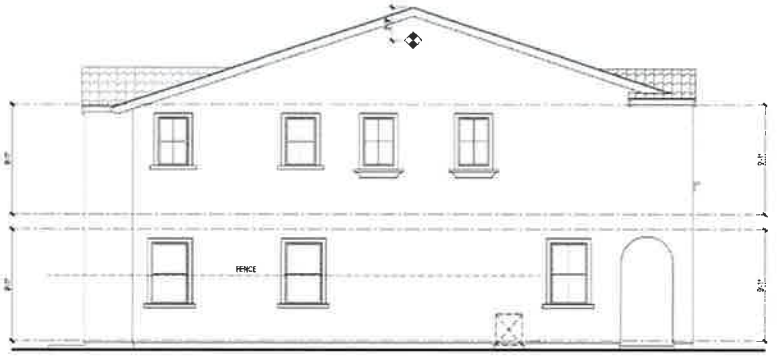
2019274 - DESIGN REVIEW SUBMITTAL SET



Roof Plan



RIGHT



LEFT

MATERIALS - "A" SPANISH COLONIAL

Roof:	Concrete "S" Tile
Gable Treatment:	6"x6" Ceramic Tile
Fascia:	Wood
Exterior:	Stucco
Window/Door Trim:	Stucco Over Foam Trim
Tile Accents:	6"x6" Ceramic Tile
Window:	Vinyl
Shutters:	Prefabricated Foam
Potshelf/Grill:	Metal
Garage:	Decorative Metal Roll-up

REAR

COLOR SCHEME 3A

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception; Colors, Materials And Application May Vary.

FRONT
SCALE: 1/4" = 1'-0"

WHA.

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S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

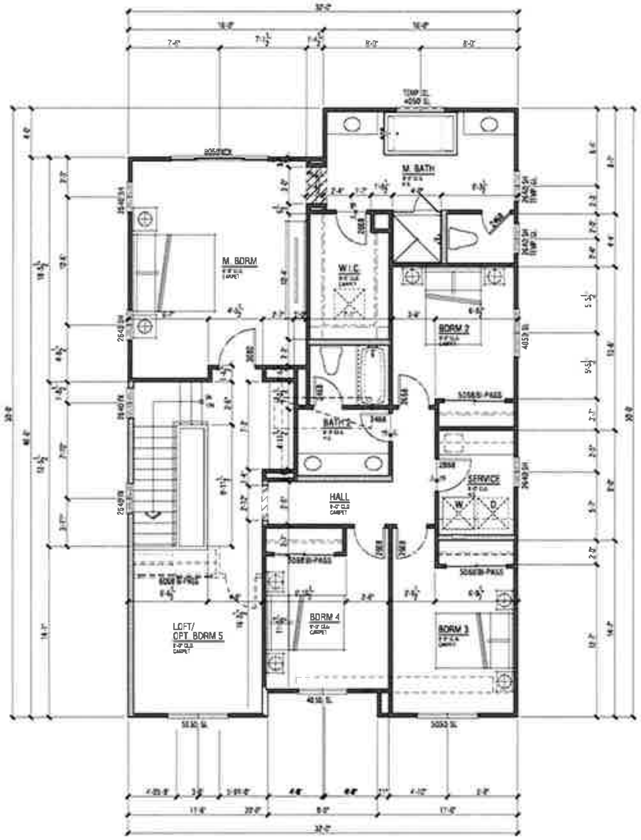
REVISIONS

NO.	DATE	DESCRIPTION

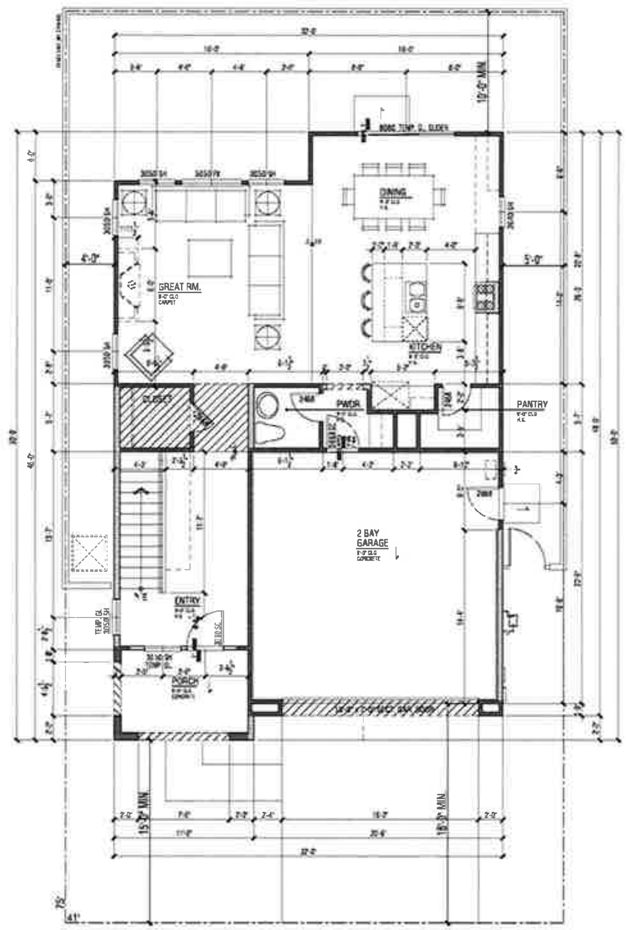
ELEVATIONS
AND ROOF PLAN
PLAN 3A

DATE:	SHEET:
04/13/20	A3.4

2019274 - DESIGN REVIEW SUBMITTAL SET



UPPER FLOOR PLAN



LOWER FLOOR PLAN

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 3B
LOWER FLOOR PLAN	961 SQ. FT.
UPPER FLOOR PLAN	1456 SQ. FT.
TOTAL	2417 SQ. FT.
2 BAY GARAGE	429 SQ. FT.
PORCH	53 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

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PLEASANTON, CALIFORNIA

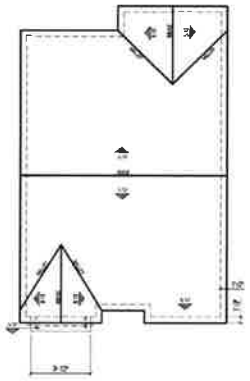
REVISIONS

NO.	DATE	DESCRIPTION

FLOOR PLAN
PLAN 3B

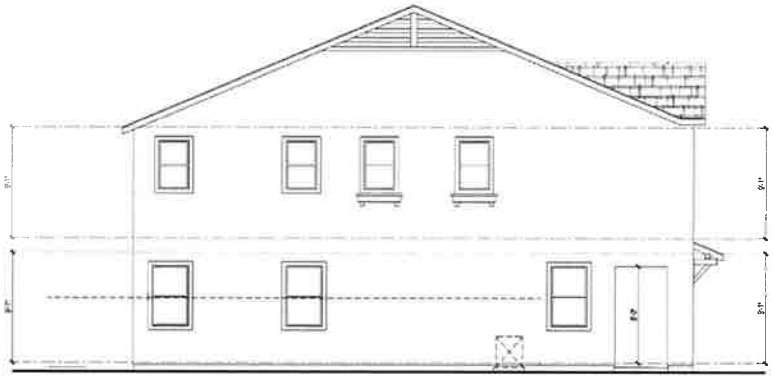
DATE: 04/13/20
SHEET: A3.5

2019274 - DESIGN REVIEW SUBMITTAL SET



Roof Plan

RIGHT



LEFT

MATERIALS - "B" AGRARIAN CONTEMPORARY

Roof:	Flat Concrete Tile/ Seamed Metal as Accent
Gable Treatment:	Fiber Cement Siding and Trim
Fascia:	Wood
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window/Door Trim:	Stucco Over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Outlooker/Beam/Brace:	Wood or Prefabricated Foam
Garage:	Decorative Metal Roll-Up

REAR

COLOR SCHEME 5B

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception; Colors, Materials And Application May Vary.

FRONT

SCALE: 1/4" = 1'-0"

WHA

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SIGNATURE HOMES
PLEASANTON, CALIFORNIA

238

REVISIONS

NO.	DATE	DESCRIPTION

ELEVATIONS
AND ROOF PLAN
PLAN 3B

04/13/20

A3.6

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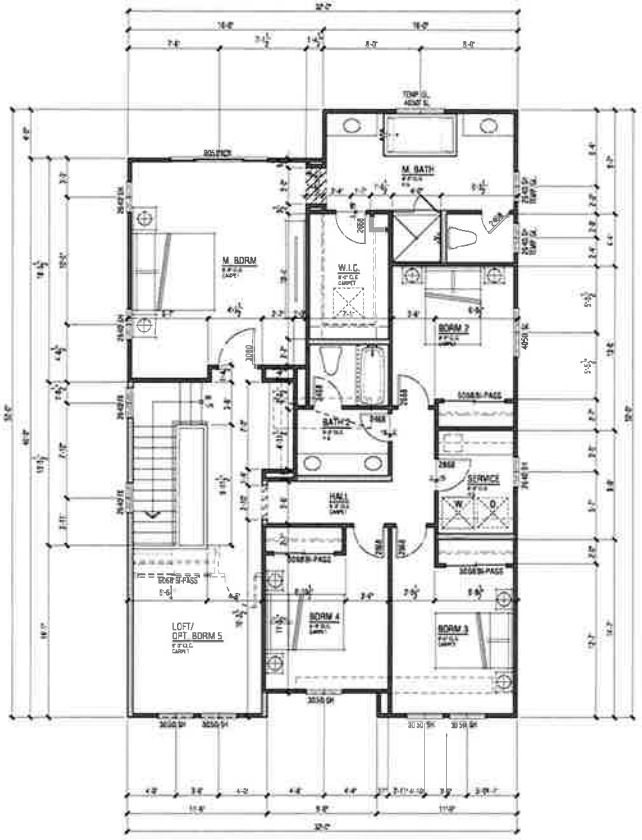
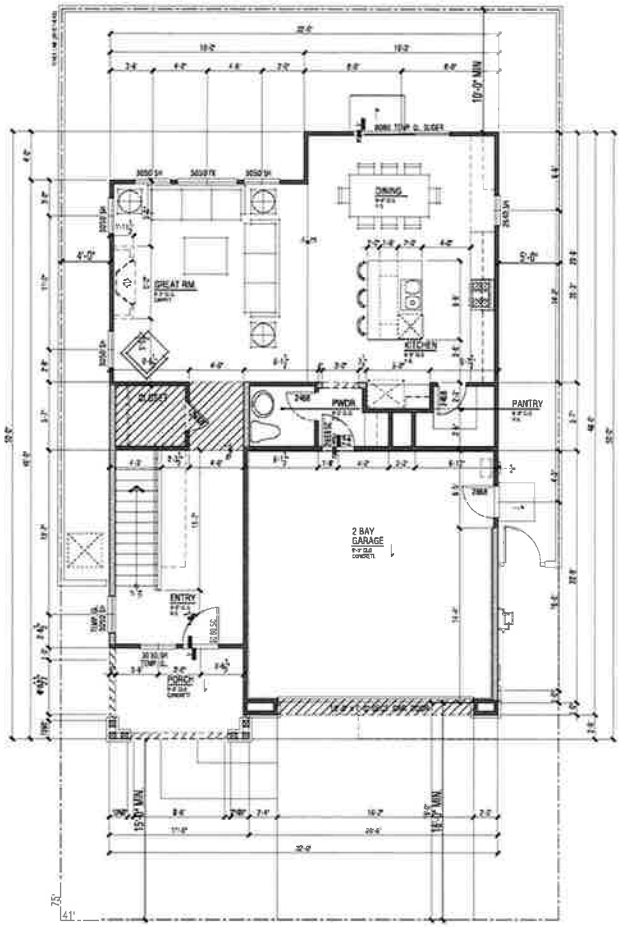


UPPER FLOOR PLAN



LOWER FLOOR PLAN

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 3C
LOWER FLOOR PLAN	951 SQ. FT.
UPPER FLOOR PLAN	1466 SQ. FT.
TOTAL	2417 SQ. FT.
2-BAY GARAGE	429 SQ. FT.
PORCH	65 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SCALE: 1/4" = 1'- 0"

WHA.

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ORANGE COUNTY . LOS ANGELES . BAY AREA

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TRACT NO. #

239

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

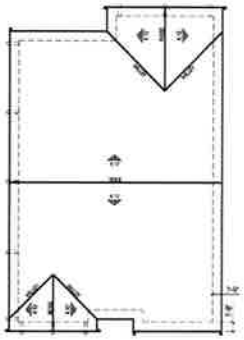
REVISIONS

NO.	DATE	DESCRIPTION

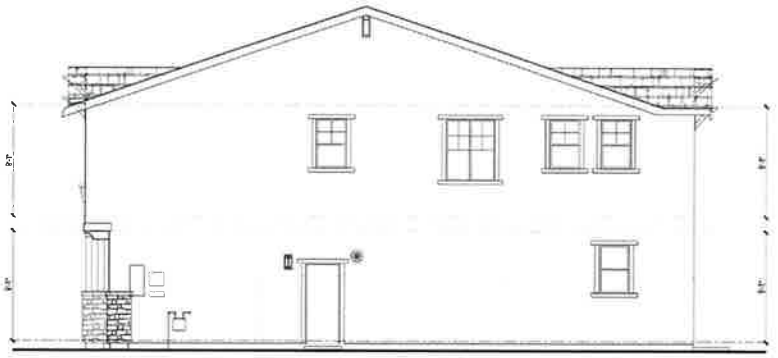
FLOOR PLAN
PLAN 3C

PROJECT MANAGER	MA
DESIGNED	MB
DRAWN BY	
REVIEWED BY	BH
1ST PLAN CHK SUBMITTAL	04-06-2020
ISSUED FOR CONSTRUCTION	
JOB NUMBER	20190274
CAD FILE NAME	MHT
PRINT SCALE	
DATE: 04/13/20	SHEET: A3.7

20190274 - DESIGN REVIEW SUBMITTAL SET



Roof Plan



RIGHT

MATERIALS - "C" CRAFTSMAN

Roof:	Flat Concrete Tile
Fascia:	Wood
Exterior:	Stucco
Window/Door Trim:	Stucco Over Foam Trim
Potshelf:	Prefabricated Foam
Outlooker/Beam/Brace:	Wood or Prefabricated Foam
Column:	Wood
Window:	Vinyl
Veneer:	Manufactured Stone
Garage:	Decorative Metal Roll-up with Glass

LEFT

REAR

COLOR SCHEME 7C

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception; Colors, Materials And Application May Vary.

FRONT

SCALE: 1/4" = 1'-0"

WHA

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S.F.D.
TRACT NO. #

LEGACY
SINGLE FAMILY DETACHED
FOLSOM RANCH, CA

SIGNATURE HOMES
PLEASANTON, CALIFORNIA

REVISIONS

NO.	DATE	DESCRIPTION

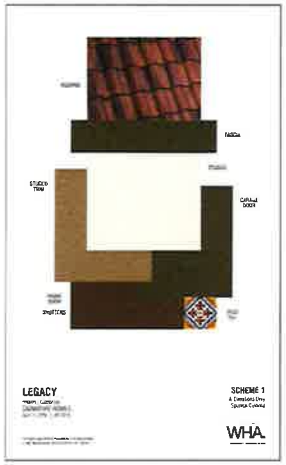
ELEVATIONS
AND ROOF PLAN
PLAN 3C

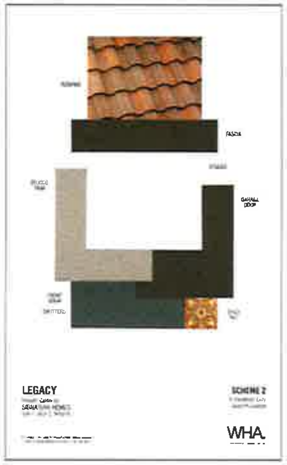
PROJECT MANAGER	
DESIGNER	AM
DRAWN BY	
REVIEWED BY	WA
1ST PLNG. DEPT. SUBMITTAL	04-09-2020
ISSUED FOR CONSTRUCTION	
JOB NUMBER	2019274
CAD FILE NAME	A3B
SHEET SCALE	
DATE:	04/13/20
SHEET:	A3.8

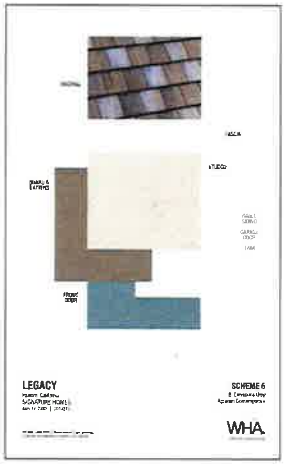
2019274 - DESIGN REVIEW SUBMITTAL SET

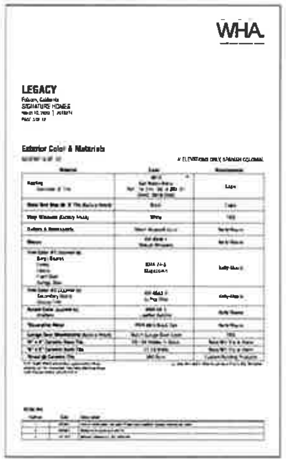
Attachment 12

Color and Materials Board
Dated April 17, 2020









ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

SIGNATURE HOMES

S.F.D.
TRACT NO. #

LEGACY
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FOLSOM RANCH, CA

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PLEASANTON, CALIFORNIA

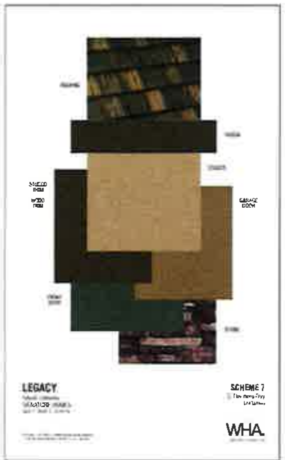
REVISIONS

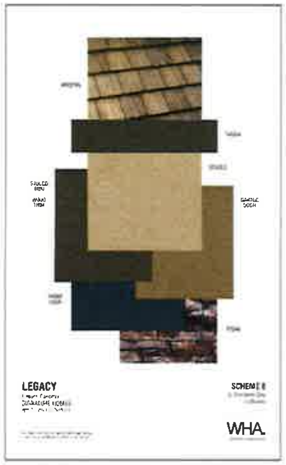
NO.	DATE	DESCRIPTION

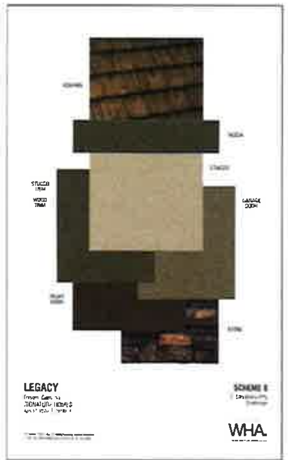
COLOR BOARDS &
EXTERIOR MATERIALS

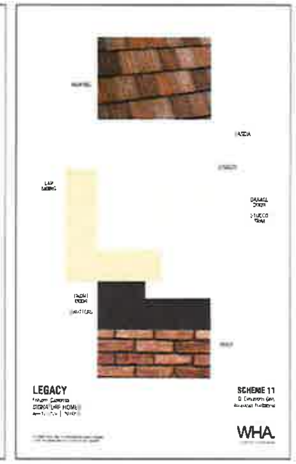
DATE 04/13/20
SHEET A4.1

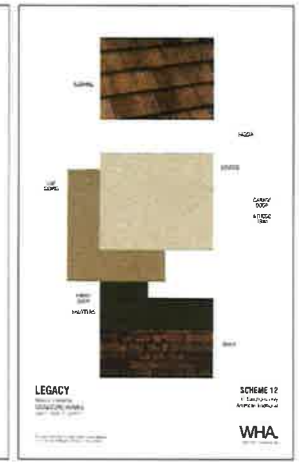
2019274 - DESIGN REVIEW SUBMITTAL SET











WHA.

LEGACY

Exterior Color & Materials

WHA.

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Exterior Color & Materials

WHA.

LEGACY

Exterior Color & Materials

WHA.

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Exterior Color & Materials

WHA.

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Exterior Color & Materials

WHA.

LEGACY

Exterior Color & Materials

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REVISIONS

NO.	DATE	DESCRIPTION

COLOR BOARDS &
EXTERIOR MATERIALS

DATE: 04/13/20
SHEET: A4.2

2019274 - DESIGN REVIEW SUBMITTAL SET

Attachment 13

Folsom Ranch Central District Design Guidelines

2

ARCHITECTURAL DESIGN GUIDELINES

ARCHITECTURAL GUIDING PRINCIPLES

The following residential guiding principles will guide the architecture to ensure quality development:

- Provide a varied and interesting streetscene.
- Focus of the home is the front elevation, not the garage.
- Provide a variety of garage placements.
- Provide detail on rear elevations where visible from the public streets.
- Choose appropriate massing and roof forms to define the architectural styles.
- Ensure that plans and styles provide a degree of individuality.
- Use architectural elements and details to reinforce individual architectural styles.

GENERAL ARCHITECTURAL GUIDELINES

Edge Conditions

Rear elevations visible from open spaces and major roadways shall incorporate enhanced details used on the front elevation of the home. Rear elevations observable from open spaces and major roadways shall be visually aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following should be considered, and at least one element incorporated, in the design of the side and rear elevations along edge conditions:

- A balance of hip and gable roof forms;
- Single-story plan;
- Single-story elements on two-story homes;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Detail elements on the front elevation shall be applied to the side and rear elevations along edge conditions.

Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements.

The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene.
- Design roofs for maximum solar exposure for the potential installation of solar features.
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling.
- Offset roof planes, eave heights, and ridge lines.

Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Folsom Ranch, Central District community. Buildings located on corners shall include one of the following:

- Front and side facade articulation using materials that wrap around the corner-side of the building;
- Awning on corner side;
- Home entry on corner side;
- Corner facing garage;
- A pop-out side hip, gable, or shed form roof;
- An added single-story element, such as a wrap-around porch or balcony;
- Recessed second- or third-story (up to 35' max.); or
- Balcony on corner side.

Front Elevations

Front elevations shall be detailed to achieve a variety along the street scene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements on page 2-6). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style-appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves and/or bump-out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that integrate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.
- Use a minimum of two building materials or colors on the front elevation.

Multi-family Entries

Entries for multi-family homes should create an initial impression, locate and frame the doorway, act as a link between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate roof elements, columns, Feature Windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways.
- If due to building configuration the front entry location is not immediately apparent, direct and draw the observer to it with added elements such as signs, lighting, and landscape.

Feature Windows

All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape;
- Picture window;
- A bay window projecting a minimum of 24 inches, or a 12 inch pop-out surround;
- A window with a substantial surround matching or contrasting the primary color of the home;
- A window recess a minimum of 2 inches;
- Decorative iron window grilles;
- Decorative window shelves or sill treatments;
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim:
- A Juliet balcony with architectural style appropriate materials;
- Window shutters; or
- Trellis protruding a minimum of 12 inches from the wall plane of the window.

Windows

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter, and to minimize light and heat entering in the summer.

West-facing windows should be shaded where feasible to avoid prolonged sun exposure/ overheating of the homes.

For additional window requirements addressing Sound Attenuation requirements refer to the Mangini Ranch Residential Development Environmental Noise Assessment document prepared by Bollard Acoustical Consultants, Inc. on January 29, 2015.

Example of Feature Window

Example of Juliet Balcony

Garage Door Treatments

Appropriate treatment of garage doors will further enhance the building elevation and decrease the utilitarian appearance of the garage door. Various garage door patterns, windows, and/or color schemes should be applied as appropriate to individual architectural styles, where feasible.

- Garage doors shall be consistent with the architecture of the building to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 8 inches from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- When appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.

Porte Cochere with garage at rear of house

Street Facing Garages

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

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

Alley Treatments

The use of alleys should be elevated from purely functional, simple garage access to an enjoyable space that residents experience and utilize daily. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least one of the following shall be implemented along the alley:

- Building size and shape shall have stepped massing (recessed or cantilevered, i.e., stepping back upper floors or protruding forward upper floors) of at least one foot.
- Window trim, color, and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design intent of the home and neighborhood.
- Provide sufficient planting areas between garages to soften the vertical architectural planes at alleys.

Building Forms

Building form, detail, and placement greatly influences how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration, as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections can create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (wood, metal, cloth)
- Balconies
- Shutters
- Eave overhangs
- Projecting second- or third-story elements
- Window/door surrounds
- Tower elements
- Trellis elements
- Recessed windows
- Porch elements
- Bay windows or dormers
- Shed roof elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (vertically or horizontally) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
  - Vertically between stories, or
  - Horizontally between spaces, such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated streetscenes and elevations should be avoided.

- Streetscenes should provide a mix of simple massing elevation with offset massing elements to compose an aesthetic and understandable streetscape.

Floor Plan Plotting

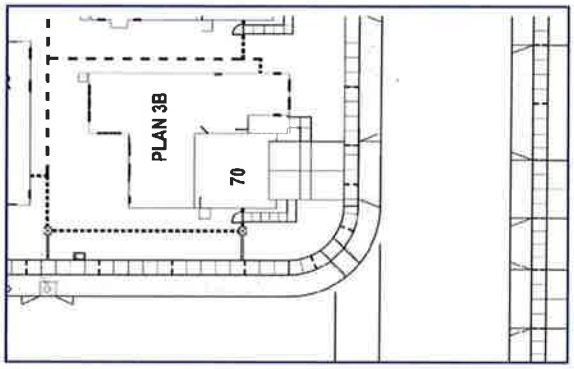
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **two** architectural styles. If only two styles are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood with **more** than 80 homes, provide:

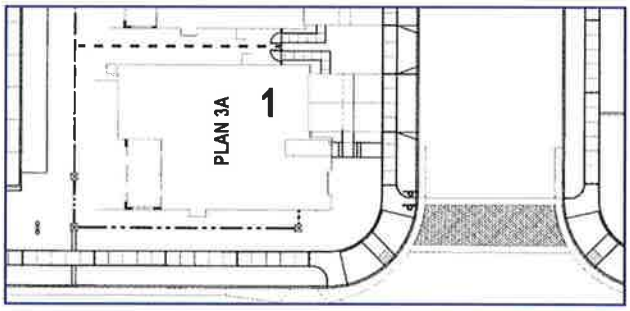
- Three floor plans.
- Four elevations for each floor plan using a minimum of **three** architectural styles. If only three styles per floor plan are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

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



Example of undesirable Corner Lot Street Facing Garage Placement


Example of undesirable Corner Lot Street Facing Garage Placement



Example of preferred Corner Lot Plotting Garage Placement


Example of preferred Corner Lot Plotting Garage Placement

Style Plotting

To ensure that architectural variety occurs, similar elevations cannot be plotted adjacent to or immediately across the street from one another. No more than two of the same floor plan/ elevations shall be plotted next to each other or directly across the street from one another. (Refer to Section Four for Design Review process.) The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same floor plan and elevation is not permitted on the lot most directly across from it and the one lot on either side of it.
- Identical floor plans may be plotted on adjacent lots, provided a different elevation style is selected for each floor plan.
- Identical floor plans may be plotted on lots across the street from each other provided a different elevation style is selected for each floor plan.

Color Criteria

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another. Color and material sample boards shall be submitted for review along with the Master Plot Plan. (Refer to Section Four.)

A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.

Lower Height Elements

Lower height elements are important to streetscene variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscene. Lower height elements may include, but are not limited to:

- Porches
- Entry features
- Interior living spaces
- Courtyards
- Bay windows
- Trellises

Balconies

Balconies break up large wall planes, offset floors, create visual interest to the facade, provide outdoor living opportunities, and adds human scale to a building. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height elements. Balcony elements:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).

Roof Considerations

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.

Outdoor Living Spaces

Outdoor living spaces, including porches, balconies, and courtyards, activate the streetscene and promote interaction among neighbors. Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Wherever possible, outdoor living space is encouraged.

Materials

The selection and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a natural material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make the use of real wood elements less desirable. Where "wood" is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. Additionally, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Precast elements can also be satisfied by high-density foam or other similar materials in a style-appropriate finish.

- Brick, wood, and stone cladding shall appear as structural materials, not as applied veneers.
- Material changes should occur at logical break points.
- Columns, tower elements, and pilasters should be wrapped in its entirety.
- Materials and colors should be varied to add texture and depth to the overall character of the neighborhood.
- The use of flashy or non-traditional materials or colors that will not integrate with the overall character of the community is prohibited.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the materials on the garage plane elevation.
- Use durable roofing and siding materials to reduce the need for replacement.
- Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials. (Refer to Section Four for Design Review process.)

Exterior Structures

Exterior structures, including but not limited to, porches, patio covers, and trellises shall reflect the character, color, and materials of the building to which they are related.

- Columns and posts should project a substantial and durable image.
- Stairs should be compatible in type and material to the deck and landing.
- Railings shall be appropriately scaled, consistent with the design vernacular of the building, and constructed of durable materials.
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

Accessory Structures

Accessory structures should conform to the design standards, setbacks, and height requirements of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.

Lighting

Appropriate lighting is essential in creating a welcoming evening atmosphere for the Folsom Ranch, Central District community. As a forward-thinking community, The Folsom Ranch, Central District will institute dark sky recommendations to mitigate light pollution, cut energy waste, and protect wildlife. All lighting shall be aesthetically pleasing and non-obtrusive, and meet the dark sky recommendations.

- All exterior lighting shall be limited to the minimum necessary for public safety.
- All exterior lighting shall be shielded to conceal the light source, lamp, or bulb. Fixtures with frosted or heavy seeded glass are permitted.
- Each residence shall have an exterior porch light at its entry that complements the architectural style of the building.
- Where feasible, lighting should be on a photocell or timer.
- Low voltage lighting shall be used whenever possible.

Address Numbers

To ensure public safety and ease of identifying residences by the Fire and Police Departments, address numbers shall be lighted or reflective and easily visible from the street.

RESIDENTIAL ARCHITECTURAL STYLES

Folsom Ranch, Central District is envisioned as a sustainable, contemporary community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect historic, regional, and climate-appropriate styles.

The design criteria established in this section encourages a minimum quality design and a level of style through the use of appropriate elements. Although the details are important elements that convey the style, the massing and roof forms are essential to establishing a recognizable style. The appropriate scale and proportion of architectural elements and the proper choice of details are all factors in achieving the architectural style.

ARCHITECTURAL THEME: CALIFORNIA HERITAGE

The styles selected for Folsom Ranch, Central District have been chosen from the traditional heritage of the California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed wood work, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurs in both directions, such as adapting Spanish detailing to colonial style form, or introducing colonial materials and details to the Hacienda form and function. The landscape and climate of California has also generated styles that acknowledge and blend with its unique setting. The Italian Villa is a prime example of a transplanted style developed in a climate zone similar to the climate found in California.

The following styles can be used within Folsom Ranch, Central District:

- Italian Villa
- Spanish Colonial
- Monterey
- Western Farmhouse
- European Cottage
- Craftsman
- Early California Ranch
- American Traditional

Additional architectural styles compatible with the intent of these guidelines may be added when it can be demonstrated to the Architectural Review Committee that they are regionally appropriate.

The following pages provide images and individual "style elements" that best illustrate and describe the key elements of each style. They are not all mandatory elements, nor are they a comprehensive list of possibilities. Photographs of historic and current interpretations of each style are provided to inspire and assist the designer in achieving strong, recognizable architectural style elevations. The degree of detailing and/or finish expressed in these guidelines should be relative to the size and type of building upon which they are applied.

These images are for concept and inspiration only and should not be exactly replicated.

ITALIAN VILLA

The Italian Villa was one of the most fashionable architectural styles in the United States in the 1860's. Appearing on architect-designed landmarks in larger cities, the style was based on formal and rigidly symmetrical palaces of the Italian Renaissance.

Although residential adaptations generated less formality, traditional classical elements, such as the symmetrical facade, squared tower entry forms, arched windows, and bracketed eaves, persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for balconies, porches, railings, and fences.

Italian Villa Style Elements:

- Eave and exaggerated overhangs.
- Wall materials typically consist of stucco with stone and precast accents.
- Decorative brackets below eaves may be added accents.
- Barrel tile or "S" tile roof
- The entry may be detailed with a precast surround feature.
- Stucco or precast columns with ornate cap and base trim are typical.
- Wrought iron elements, arched windows or elements, and quoins are frequently used as details.

Example of Italian Villa Architecture

Example of Italian Villa Architecture

Example of Italian Villa Architecture

SPANISH COLONIAL

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

Spanish Colonial Style Elements:

- Plan form is typically rectangular or "L"-shaped.
- Roofs are typically of shallower pitch with "S" or barrel tiles and typical overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative "wood" beams or trim are typical.
- Segmented or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Round or half-round tile profiles are typical at front-facing gable ends.
- Arcades are sometimes utilized.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.

Example of Spanish Colonial Architecture

Example of Spanish Colonial Architecture

Example of Spanish Colonial Architecture

MONTEREY

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

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

The style was popularized by the 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.
- Corbel and post sometimes lean toward more "rustic" details and sometimes toward more "Colonial" details.

Example of Monterey Architecture

Example of Monterey Architecture

WESTERN FARMHOUSE

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

Predominant features of the style are large wrapping front porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovecotes.

Western Farmhouse Style Elements:

- Plan form is typically simple.
- Roofs are typically of steeper pitch with flat concrete tiles or equal.
- Roof forms are typically a gable roof with front-facing gables and typical overhangs.
- Roof accents sometimes include standing-seam metal or shed forms at porches.
- Wall materials may include stucco, horizontal siding, and brick.
- A front porch typically shelters the main entry with simple posts.
- Windows are typically trimmed in simple colonial-style; built-up head and sill trim is typical.
- Shaped porch columns typically have knee braces.

Example of Western Farmhouse Architecture

Example of Western Farmhouse Architecture

Example of Western Farmhouse Architecture

EUROPEAN COTTAGE

The European Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French "Cottage" became extremely popular when the addition of stone and brick veneer details was developed in the 1920's.

Although the cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style.

Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

European Cottage Style Elements:

- Rectangular plan form massing with some recessed second floor area is desirable.
- Main roof hip or gable with intersecting gable roofs is typical of this style.
- Steep roof pitches with swooping roof forms are encouraged.
- Roof appearance of flat concrete tile or equal is typical of the European Cottage style.
- Recessed entry alcoves are encouraged.
- Wall materials are typically comprised of stucco with brick and/or stone veneer.
- Bay windows, curved or round top accent windows, and vertical windows with mullions and simple 2x trim are utilized at front elevations and high visibility areas.
- Stone or brick accent details at the building base, entry, and chimney elements are typical.
- Horizontal siding accents and wrought iron or wood balconies and pot shelves are encouraged.

Example of European Cottage Architecture

Example of European Cottage Architecture

CRAFTSMAN

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects like Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and artful attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. The style was quickly spread across the state and across the country by pattern books, mail-order catalogs, and popular magazines.

Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect was the creation of a natural, warm, and livable home of artful and expressive character. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces indicate a direct Craftsman reference to the style of California architect Bernard Maybeck, who was greatly influenced by the English Arts and Crafts Movement of the late 19th Century.

Example of Craftsman Architecture

Craftsman Style Elements:

- Plan form is typically a simple box.
- Roofs are typically of shallower pitch with flat concrete tiles (or equal) and exaggerated eaves.
- Roof forms are typically a side-to-side gable with cross gables.
- Roof pitch ranges from 3:12 to 5:12 typically with flat concrete tiles or equal.
- Wall materials may include stucco, horizontal siding, and stone.
- Siding accents at gable ends are typical.
- A front porch typically shelters the main entry.
- Exposed rafter tails are common under eaves.
- Porch column options are typical of the Craftsman style:
  - Battered tapered columns of stone, brick, or stucco
  - Battered columns resting on brick or stone piers (either or both elements are tapered)
  - Simpler porch supports of double square post resting on piers (brick, stone, or stucco); piers may be square or tapered.
- Windows are typically fully trimmed.
- Window accents commonly include dormers or ganged windows with continuous head or sill trim.

Example of Craftsman Architecture

EARLY CALIFORNIA RANCH

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

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

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

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

California Ranch Style Elements:

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

Example of California Ranch Architecture

Example of California Ranch Architecture

AMERICAN TRADITIONAL

The American Traditional style is a combination of the early English and Dutch house found on the Atlantic coast. Their origins were sampled from the Adam style and other classical styles. Details from these original styles are loosely combined in many examples.

Current interpretations have maintained the simple elegance of the early prototypes, but added many refinements and new design details. This style relies on its asymmetrical form and colonial details to differentiate it from the strict colonial styles.

Highly detailed entries having decorative pediments extended and supported by semi-engaged columns typically. Detailed doors with sidelights and symmetrically designed front facades. Cornices with dentils are an important feature and help identify this style.

Example of American Traditional Architecture

Example of American Traditional Architecture

American Traditional Style Elements:

- Plan form is typically asymmetric "L"-shaped.
- Roofs are typically of moderate to steeper pitch with flat concrete tile (or equal) roof and exaggerated boxed eaves.
- Roof forms are typically hip or gable with dominant forward facing gables.
- Front facade is typically one solid material which may include stucco, brick, or horizontal siding.
- The front entry is typically sheltered within a front porch with traditionally detailed columns and railings.
- A curved or round-top accent window is commonly used on the front elevation.
- Windows are typically fully trimmed with flanking louvered shutters.
- Gable ends are typically detailed by full or partial cornice, sometimes emphasized with dentils or decorative molding.
- Decorative or pedimented head and sill trim on windows is typical.

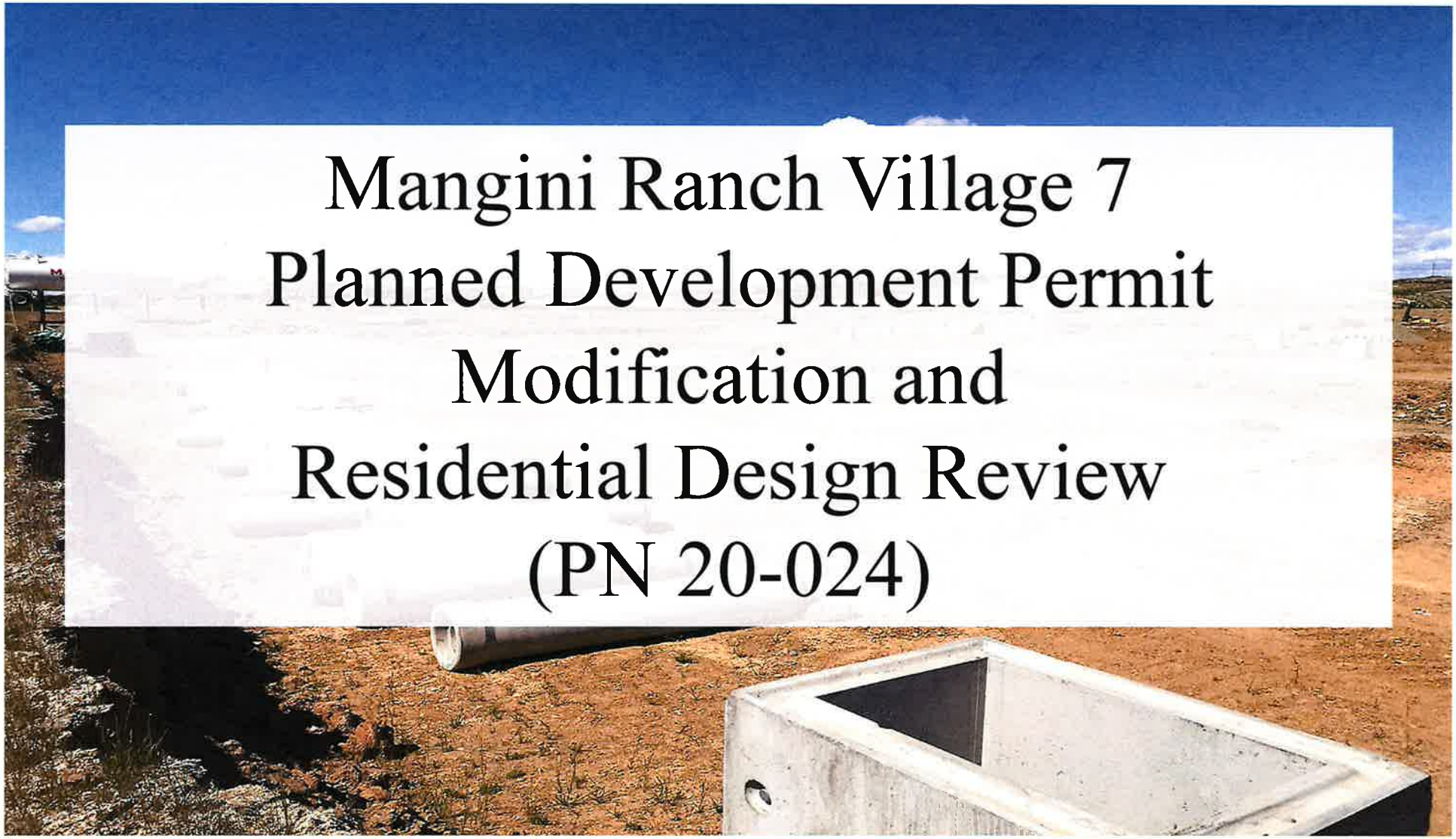
Example of American Traditional Architecture

Attachment 14

Planning Commission PowerPoint Presentation

Mangini Ranch Village 7

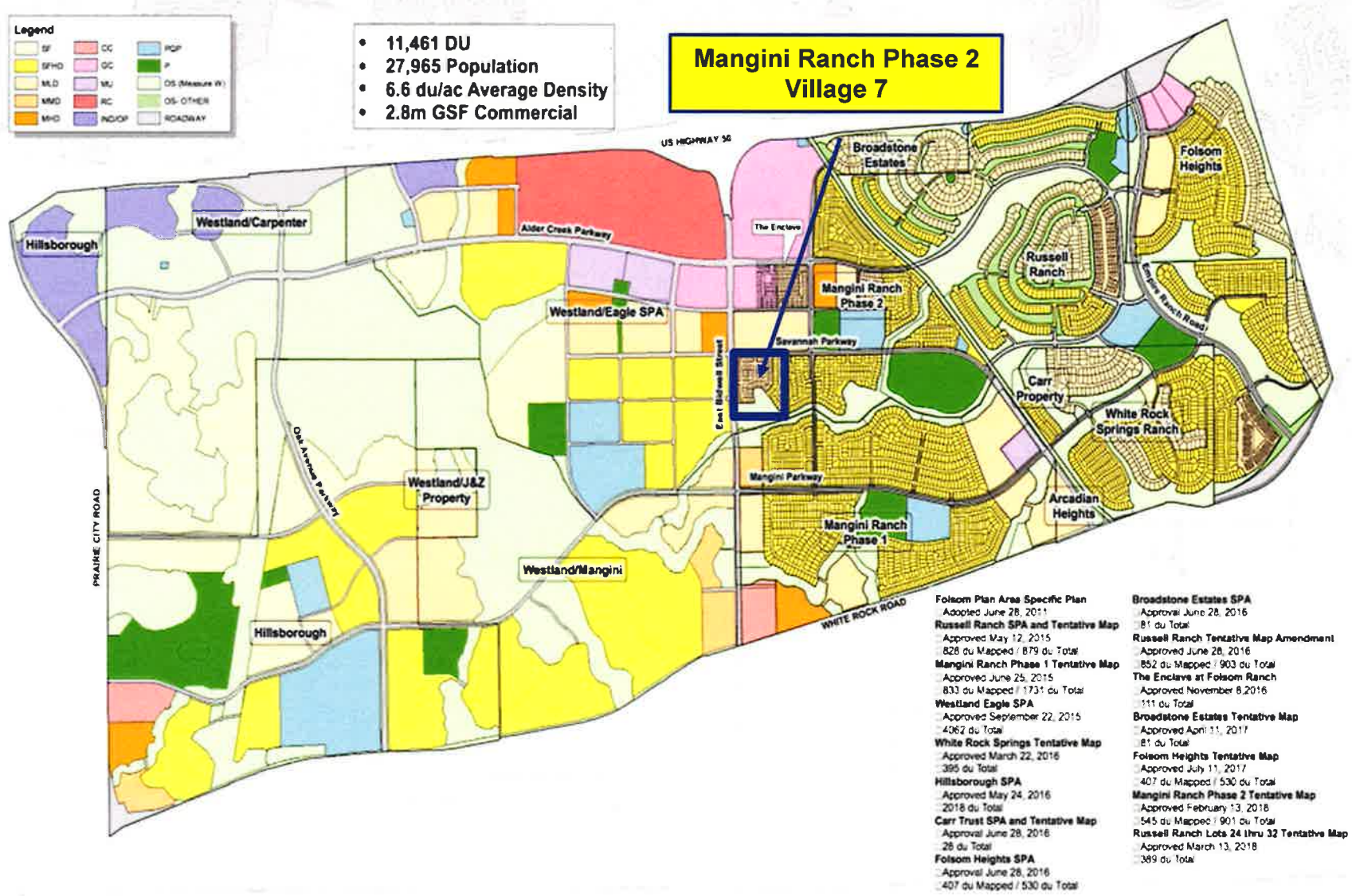
CITY OF FOLSOM



Mangini Ranch Village 7
Planned Development Permit
Modification and
Residential Design Review
(PN 20-024)

Vicinity Map

CITY OF FOLSOM



Master Plan Exhibit

Approved Site Plan

Project Background

- February 13, 2018: City Council Approval of a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines Amendment, and Inclusionary Housing Plan for Development of a 901-Unit Residential Subdivision Known as Mangini Ranch Phase 2 on a 203-Acre Site Located in Central Portion of Folsom Plan Area

- May 6, 2020: Planning Commission Approval of a Residential Design Review Application for 109 single-family residential units situated within Villages 4 and 8 of the previously approved Mangini Ranch Phase 2 Subdivision. The aforementioned Design Review approval included four (4) individual master plans with four (4) distinct California heritage-themed architectural styles (Cottage, Craftsman, Farmhouse, and Spanish) and twelve (12) color and material alternatives.

Key Project Details

CITY OF FOLSOM

- Planned Development Permit Modification
  - Reduce Required Side Yard Setback
    - 5 Feet to 4 Four Feet for One Side of Lot
    - 5-Foot Side Yard Setback Maintained on Opposite Side of Lot
  - Reduce Required Garage Setback
    - 20 Feet to 19 Feet for Master Plan 2
    - 20 Feet to 18 Feet for Master Plan 3
    - 20-Foot Garage Setback Maintained for Master Plan 1

Key Project Details

- Design Review for Village 7 of the Previously Approved Mangini Ranch Phase 2 Subdivision:
  - Applicant: Signature Homes
  - 68 Total Homes
  - Three (3) Master Plans
  - Four (4) California-Themed Architectural Styles
    - Agrarian Contemporary
    - American Traditional
    - Craftsman
    - Spanish Colonial
  - Twelve (12) Color and Materials Options
  - 144 Different Visual Expressions
  - Two-Story Homes
  - Attached Two-Car Garage
  - Homes Range from 1,940 to 2,417 S.F. in Size (3BR/2.5BA to 5BR/2.5BA)

Planned Development Permit Modification

- Proposed Development Standards
  - Reduce Required Side Yard Setback
    - 5 Feet to 4 Four Feet for One Side of Lot
    - 5-Foot Side Yard Setback Maintained on Opposite Side of Lot
  - Reduce Required Garage Setback
    - 20 Feet to 19 Feet for Master Plan 2
    - 20 Feet to 18 Feet for Master Plan 3
    - 20-Foot Garage Setback Maintained for Master Plan 1
- Applicant's Justification
  - Allows Placement of Bedroom on First Floor of Residence
  - First Floor Bedroom Strongly Desired by Home Buyers
  - Forward Placement of Downstairs Bedroom Allows More Architectural Enhancements
  - Allows for Improved Building Relief on Front and Rear Elevations
  - Deviations from Development Standards Similar to Other Subdivisions in Folsom

Planned Development Permit Modification

CITY OF FOLSOM

Development Standards Table						
	Minimum Lot Size	Maximum Lot Coverage	Front Yard Setback	Front Garage Setback	Side Yard Setback	Rear Yard Setback
SP-MLD Standards	3,000 SF	50%	15 Feet	20 Feet	5 Feet	10 Feet
Proposed Village 7 Standards	3,000 SF	50%	15 Feet	18 Feet 19 Feet 20 Feet	4 Feet 5 Feet	10 Feet
Enclave Subdivision	2,800 SF	60%	12.5 Feet	20 Feet	4 Feet	8 Feet
Creekstone Subdivision	2,925 SF	50%	12.5 Feet	18 Feet	4 Feet	10 Feet
Vizcaya Subdivision	2,504 SF	50%	10 Feet	10 Feet	3.5 Feet	10 Feet
Farmhouse Subdivision	2,850 SF	55%	8 Feet	8 Feet	4 Feet	5 Feet

Architecture/Design

CITY OF FOLSOM

- California-Themed Architectural Styles:
  - Agrarian Contemporary (early 1900's)
    - Form Based Architecture with Strong Roof Lines
  - American Traditional (early 1900's)
    - Simple Design with Hip and Gable Roof Elements, Covered Porch and Entry
  - Craftsman (early 1900's)
    - Simple House Design with Hip and Gable Roof Forms, Porches, Overhangs
  - Spanish Colonial (early 1900's)
    - Simple Articulated Details, Plaster Walls, Porches, and Balconies

Folsom Ranch Central District Design Guidelines

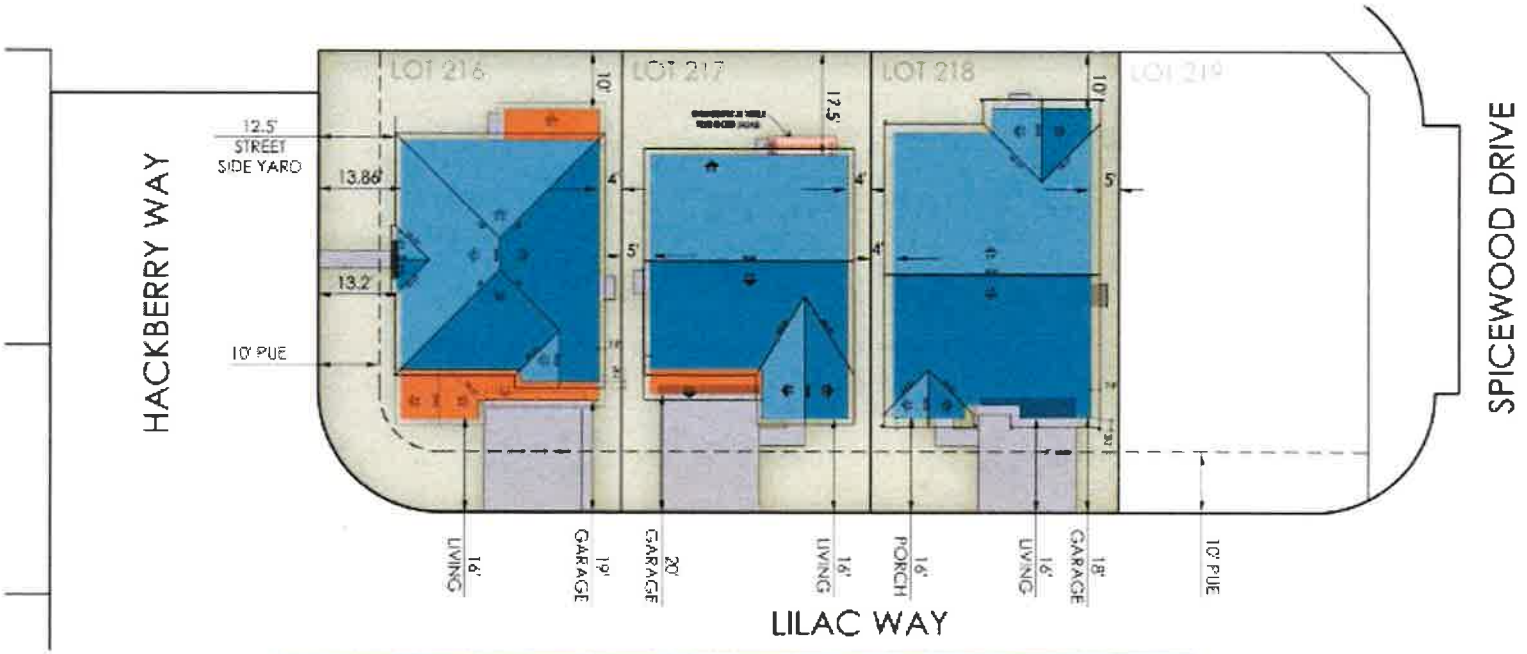
- Provide a varied and interesting streetscene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles

Folsom Ranch Central District Design Guidelines

CITY OF FOLSOM

- Off-set massing, forms, or wall planes
- Recessed second-story elements
- Enhanced style-appropriate details on the front building elevation
- Decorative window shelves or sill treatments
- Architectural projections (recessed windows, eaves, shutters)
- Garage doors that are consistent with the architecture of the building
- Variety in the garage door patterns
- Outdoor living spaces (porches, balconies, courtyards, etc.)

Building Articulation



Lot 216 | PLAN 2D
American Traditional

Lot 217 | PLAN 1B-R
Agrarian Contemporary

Lot 218 | PLAN 3C
Craftsman

Street Scene

CITY OF FOLSOM

PLAN 2A | Left Corner Side
Spanish Colonial

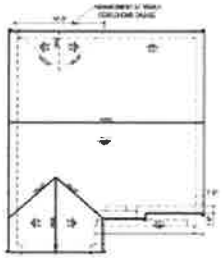
PLAN 2A
Spanish Colonial

PLAN 1C
Craftsman

PLAN 3B
Agrarian Contemporary

LEGACY
CONCEPTUAL FRONT STREETSCENE

Master Plan 1C

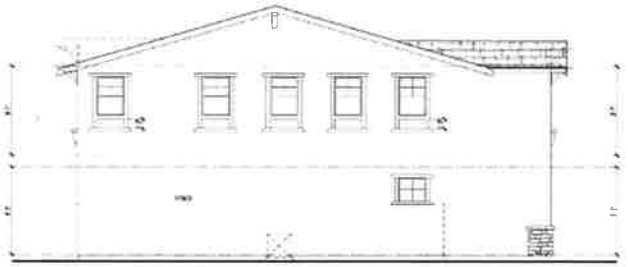


Roof Plan

MATERIALS "C" CRAFTSMAN

Roof:	Flat Concrete Tile
Fascia:	Wood
Exterior:	Stucco
Window/Door Trim:	Stucco Over Foam Trim
Potshelf:	Prefabricated Foam
Outlooker/Beam/Brace:	Wood or Prefabricated Foam
Column:	Wood
Window:	Vinyl
Veneer:	Manufactured Stone
Garage:	Decorative Metal Roll-up with Glass

RIGHT



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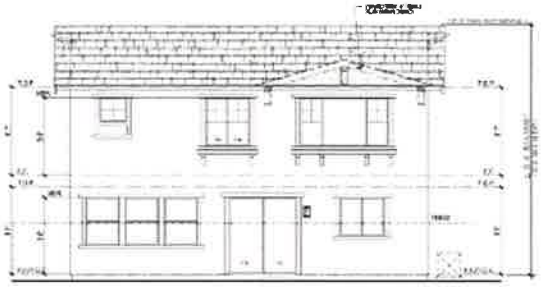


REAR

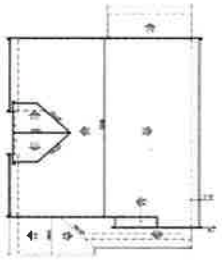
COLOR SCHEME 9C

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Artist's Conception. Colors, Materials And Appearance May Vary.

FRONT
SCALE: 1/4" = 1'-0"

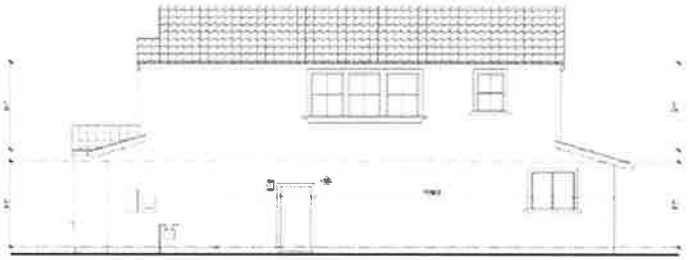
Master Plan 2A



Roof Plan

MATERIALS "A" SPANISH COLONIAL

Roof:	Concrete "S" Tile
Gable Treatment:	6"x6" Ceramic Tile
Fascia:	Wood
Exterior:	Stucco
Window/Door Trim:	Stucco Over Foam Trim
Tile Accents:	6"x6" Ceramic Tile
Window:	Vinyl
Shutters:	Prefabricated Foam
Potshelf/Grill:	Metal
Garage:	Decorative Metal Roll-up



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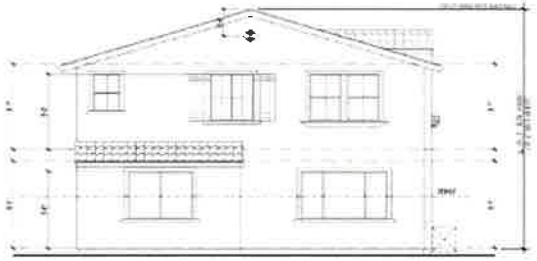
LEFT



REAR

COLOR SCHEME 2A

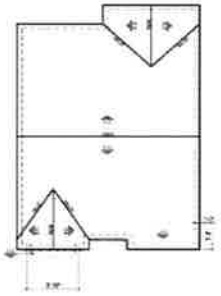
Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

Note: Actual Development Colors, Materials And Appearance May Vary

FRONT

SCALE: 1/4" = 1'-0"

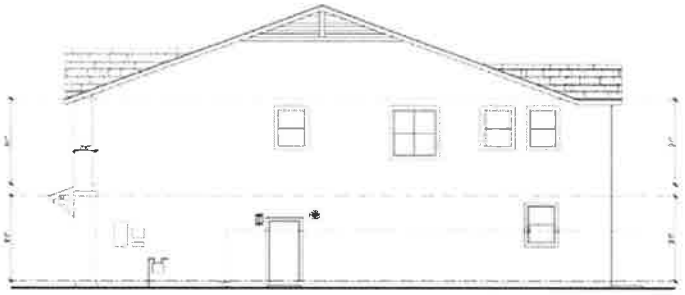
Master Plan 3B



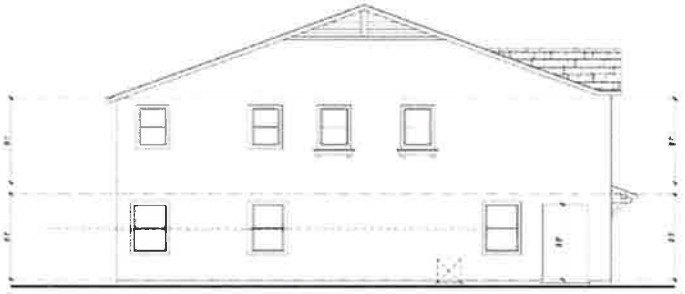
Roof Plan

MATERIALS - "B" ADRADIAN CONTEMPORARY

Roof:	Flat Concrete Tile/ Seamed Metal as Accent
Gable Treatment:	Fiber Cement Siding and Trim
Fascia:	Wood
Exterior:	Stucco or Fiber Cement Panel with Fiber Cement Batts and Corner Trim
Window/Door Trim:	Stucco Over Foam Trim or Fiber Cement Trim
Window:	Vinyl
Outlooker/Beam/Brace:	Wood or Prefabricated Foam
Garage:	Decorative Metal Roll-Up



RIGHT



LEFT

REAR

COLOR SCHEME 5B

Entry and garage door configurations are schematic in nature and subject to modification in final builder specification.

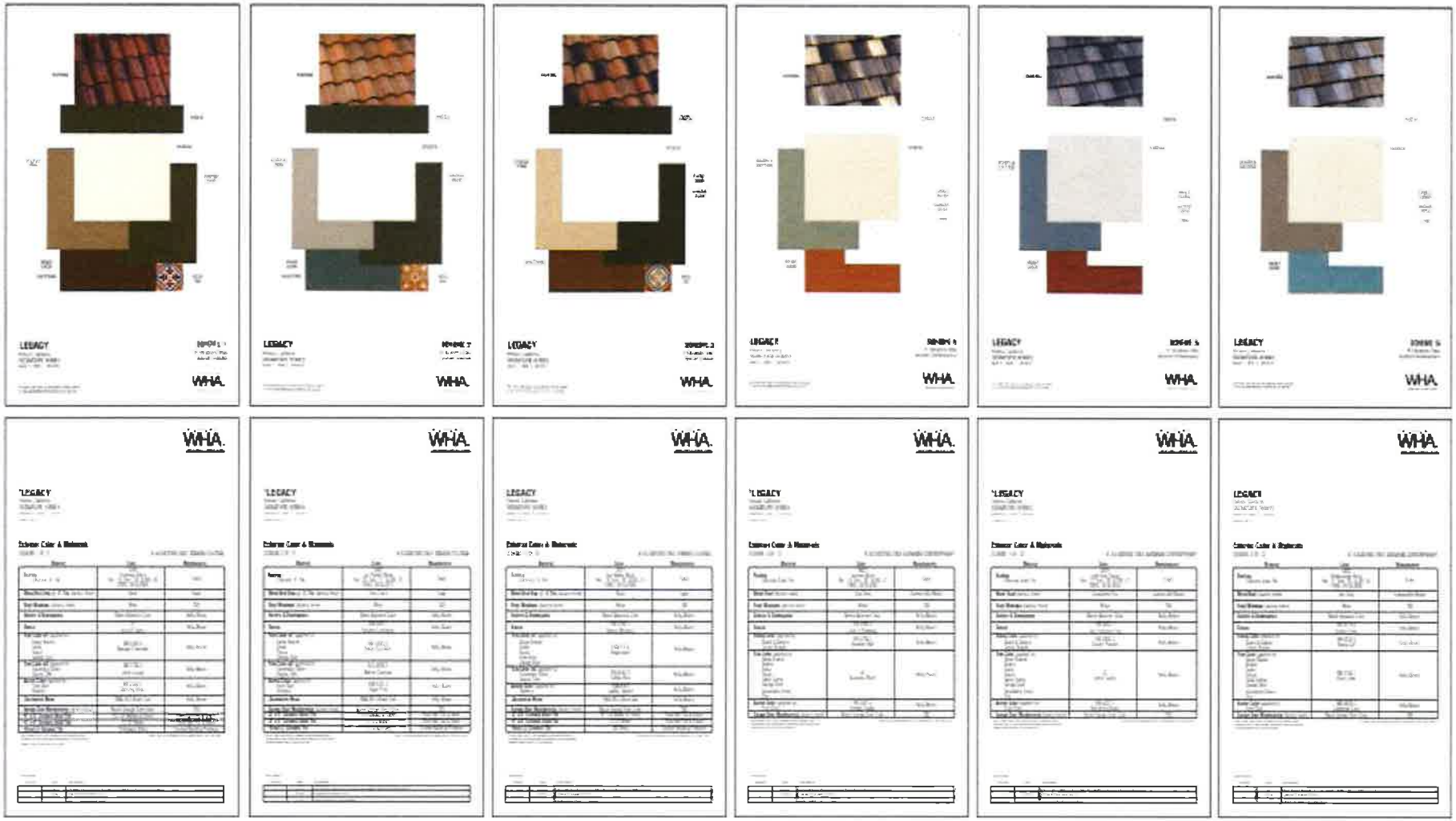
Note: Actual Development Layout, Materials And Appearance May Vary.

FRONT

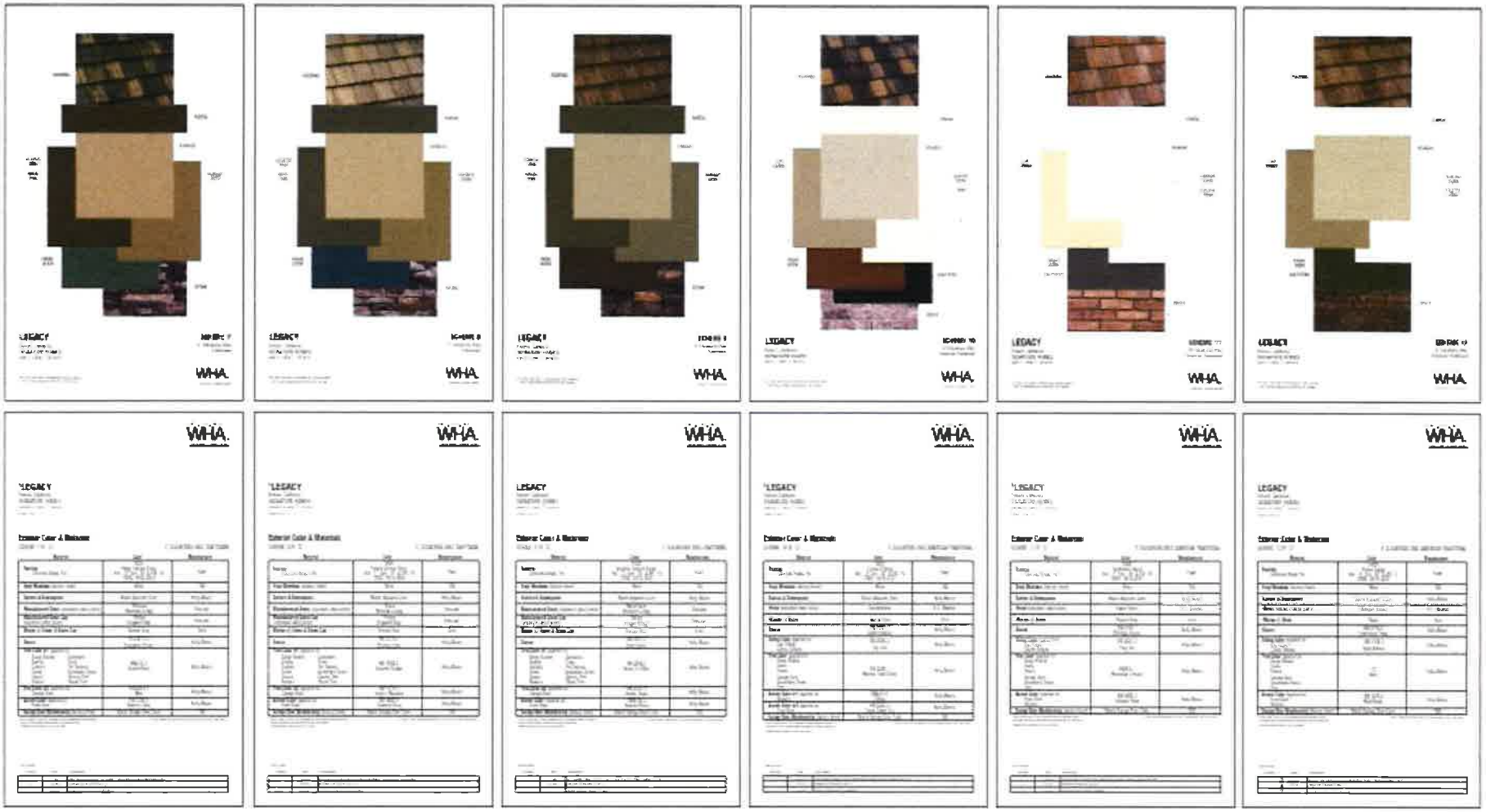
SCALE: 1/4" = 1'-0"

Color and Materials Board-1

CITY OF FOLSOM



Color and Materials Board-2



Staff Recommendation

CITY OF FOLSOM

Staff Recommends Planning Commission Approval of the Mangini Ranch Village 7 Planned Development Permit Modification and Residential Design Review Application