

City of Folsom
TRAFFIC SAFETY COMMITTEE
AGENDA

4:00 p.m., Thursday, May 27th, 2021

A Regular Teleconference Meeting of the Traffic Safety Committee will be held exclusively via teleconference in light of COVID-19 restrictions on public gatherings. The meeting will be conducted in accordance with the Ralph M. Brown Act, California Government Code 54950, et seq. and Executive Order N-29-20.

[Microsoft Teams Meeting Link](#)

Or call in (audio only)

<tel:+15595122217,,543426166#> United States, Fresno

Phone Conference ID: 543 426 166#

1. MEETING CALLED TO ORDER

2. ROLL CALL:

Baade, Bailey, Bosch, Delp, McGee, Soulsby, Washburn

3. APPROVE ACTION SUMMARY

Action Summary of the April 22nd, 2021 meeting will stand approved unless any Committee member requests a revision.

4. BUSINESS FROM FLOOR/GOOD OF THE ORDER

Discuss any items not on the agenda that a member of the public wishes to bring to the Committee's attention. The Committee cannot take formal action on the item but can request that it be placed on a future agenda for further discussion if necessary.

5. ACTION/DISCUSSION ITEMS

Neighborhood Business

a. Intersection of Mangini Parkway and Westwood Drive

6. COMMITTEE ITEMS

- a. Mangini Ranch 1C South (PN 21-086)
- b. Mangini Place Apartments (PN 20-279)

7. ADJOURNMENT

City of Folsom
TRAFFIC SAFETY COMMITTEE
MEETING MINUTES
4:00 p.m., Thursday, April 22nd, 2021

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[Microsoft Teams Meeting Link](#)

Or call in (audio only)

+1 559-512-2217,,286719260# United States, Fresno

Phone Conference ID: 286 719 260#

1. MEETING CALLED TO ORDER

- Call to order 4:01 PM

2. ROLL CALL:

Baade, Bailey, Bosch, Delp, McGee, Soulsby, Washburn

- Wilson covering for McGee's absence, all other members present (Bailey was late due to meeting accessibility problems).

3. APPROVE ACTION SUMMARY

Action Summary of the March 25th, 2021 meeting will stand approved unless any Committee member requests a revision.

- Wilson moved to approve, Delp 2nd, all other unanimous except for Washburn who abstained.

4. BUSINESS FROM FLOOR/GOOD OF THE ORDER

Discuss any items not on the agenda that a member of the public wishes to bring to the Committee's attention. The Committee cannot take formal action on the item but can request that it be placed on a future agenda for further discussion if necessary.

- None

5. ACTION/DISCUSSION ITEMS

- None

Neighborhood Business

a. Intersection of Glenn Drive & Oxborough Drive/Vierra Circle

Bosch moved to evaluate the options for a 4-way signal at Oxborough or the possibility of converting the fire signal into a full signal. He also included the City contacting the property owner that has overgrown vegetation there at the intersection and get it cut down to improve visibility. Delp 2nd and the rest of the committee agreed unanimously.

Old Business

a. Local Road Safety Plan

Bosch moved to recommend approval of the final draft, Bailey 2nd and everyone else voted unanimously.

6. INFORMATIONAL ITEMS

- Update on Levy Road Stop Sign Request at Sands Way/Hunter Place
- Update on Willard Drive Stop Sign at Chan Court and Pedestrian Crossing
Bosch read the 2 associated staff reports and updated the committee.

7. COMMITTEE ITEMS

- Project review for site plan of Broadstone Villas (1565 Cavitt Drive)
Committee was updated on the project and encouraged to submit any comments/suggestions via email.
- Future In-Person Committee Meetings
Committee members discussed in-person meetings that will be held again in the future.

8. ADJOURNMENT

- Meeting adjourned at 5:13 PM

**TRAFFIC SAFETY COMMITTEE
STAFF REPORT**

DATE: May 20, 2021

TO: Traffic Safety Committee

FROM: Public Works Department

**SUBJECT: MANGINI PARKWAY AND WESTWOOD DRIVE
INTERSECTION CONTROL**

BACKGROUND

Back in March of 2020, the Community Development Department was contacted by resident Havi Parvathaneni regarding the intersection of Mangini Parkway and Westwood Drive, the resident requested that the City evaluate the intersection for an all way stop control for the following reason stated in their email – “Blind Spot when taking a left from Westwood Dr onto Mangini Pkwy”, also stated was an increase in number of incidents on closed (sic) encounters. The resident added that there is a lack of pedestrian crosswalks along Mangini Parkway for walkers/joggers. Later that same year, in September of 2020, the Parks and Rec Dept received a SeeClickFix request to remove landscaping from the center median to improve lines of sight for entering and exiting traffic onto Mangini Parkway. Based on that request, the Public Works Department requested that the Community Development Department work with the builders along Mangini Parkway to install an all way stop sign as part of their site improvements in coordination with the landscaping removal. It was later determined that the builders had exited their warranty period on Mangini Parkway and ownership of the roadway maintenance was transferred to the City.

ANALYSIS

The intersection is currently two-way stop controlled, with stop signs on the Westwood Drive approaches. The intersection has pocket left turns into both the North side and South side. Mangini Parkway has a valid speed survey with a posted speed limit 45 MPH. Volumes are expectingly low, based on field observations, due to buildout still occurring. With the removal of some of the more impactful landscaping in September 2020, no line-of-sight issues currently exist. Since the intersection has been constructed, there has been one reported accident (which occurred 05/03/2021 at 9:30 PM), the traffic collision report indicated that the exiting car from Westwood Drive failed to stop at the stop sign and was

subsequently broadsided by the second vehicle which was traveling on Mangini Parkway. A redacted version of the traffic collision report is attached for the committee's review.

In anticipation of Mangini Ranch Elementary School opening in the Fall of 2021, the Public Works Department, in coordination with Folsom Cordova Unified School District, has identified intersections surrounding the new school site that are slated for improvements as seen in Attachment A. Off site improvements which are within the "School Zone", as determined by being within 700' of the school property line, which is the criteria within the California Manual for Traffic Control Devices (CAMUTCD), can be implemented at a staff level by tying into the school district's construction project. Outside of that area, the City's procedure for stop sign approval is required.

It is the City's recommendation that the intersection of Mangini Parkway and Westwood Drive become an all way stop controlled intersection and be installed in coordination with opening of the new Mangini Ranch Elementary School to provide more controlled right of way for vehicles and pedestrians at the intersection.

STAFF RECOMMENDATION/TRAFFIC SAFETY COMMITTEE ACTION

Staff recommends that the intersection of Mangini Parkway and Westwood Drive become an all way stop controlled intersection.

Stop Controlled with White Crosswalk

25 MPH School Zone signs on Mangini

15 MPH School Zone signs in Neighborhood

White Crosswalk

Stop Controlled with Yellow Crosswalk

Mangini Ranch Elementary School

White Rock Rd





SAYWER WAY

MANGINI PKWY



STOP AHEAD

STOP STOP

STOP STOP

STOP AHEAD

- 2 – Stop Ahead Legends
- 4 – Stop Legends
- 2 – 12" White Stop bar lines (Approx. 70')
- 200' – 12" Yellow Crosswalk lines
- 120' – 12" High Visibility Yellow Crosswalk bars



WESTWOOD DRIVE

MANGINI PKWY

- 2 – Stop Ahead Legends
- 4 – Stop Legends
- 2 – 12" White Stop bar lines (Approx. 70')
- 200' – 12" White Crosswalk lines
- 120' – 12" High Visibility White Crosswalk bars



SAYWER WAY

SPARROW DR

STOP



STOP

80' – 12" Yellow Crosswalk lines
50' – 12" White Stop Bar
2 – Stop Legends



SPARROW DR

CORMORANT DR

160' – 12" White Crosswalk lines

SPARROW DR

STOP

STOP



STOP

120' – 12" Yellow Crosswalk lines
65' – 12" White Stop Bar
3 – Stop Legends

DATE OF COLLISION (MO. DAY YEAR)	TIME (2400)	NCIC #	OFFICER I.D.	NUMBER
05/03/2021	2130	3401	265	21-1608

1 **Notification:**

2
3 On 05/04/2021, at approx 2134 hours, I, Officer Gabriel #265 and Officer Stokhaug #191
4 were dispatched the intersection of Mangini Pkwy and Westwood Dr regarding a traffic collision.
5 When I arrived on scene, I contacted D1 [REDACTED] and D2 [REDACTED] and obtained statements. All
6 measurements were paced and are approximate.

7
8 **Statements:**

9
10 D1 [REDACTED] was contacted on scene and related the following in summary: I was driving south on
11 Westwood Dr after dropping off some friends. I stopped at the stop sign and continued through
12 Mangini Pkwy when the red Tesla hit me. I had my seat belt on and I was not on my phone.

13
14 D2 [REDACTED] was contacted on scene and related the following in summary: My girlfriend and I
15 were driving east on Mangini Pkwy when the white Tesla pulled out in front of me. I didn't see him
16 stop at the stop sign. We were wearing our seat belts and I was not on my phone.

17
18 W1 [REDACTED] was contacted on scene and related the following in summary: I was at home when I
19 heard the crash and when I looked outside I could see them in the intersection. I watched the
20 recording from my video surveillance and was able to see both cars collide. I have the recording
21 available if you would like to see it.

22
23 **Summary:**

24
25 D1 [REDACTED] was driving V1 (Tesla) heading south on Westwood Dr.

26
27 D2 [REDACTED] was driving V2 (Tesla) heading east on Mangini Pkwy.

28
29 I viewed a video recording of the intersection provided by W1 [REDACTED] which showed D1 who was
30 driving V1 failing to stop at the stop sign at Westwood Dr and was subsequently broadsided by V2
31 who was traveling on Mangini Pkwy.

32
33 **Area of Impact:**

34
35 The area of impact was 12 feet North of the South curb line of Mangini Pkwy and 9 feet East of the
36 West curb line of Westwood dr.

37
38 **Cause:**

39
40 D1 [REDACTED] caused the collision by driving in violation of 22450(a) VC (The driver of any
41 vehicle approaching a stop sign at the entrance to, or within, an intersection shall stop at a limit line,
42 if marked, otherwise before entering the crosswalk on the near side of the intersection). No
43 complaint to be filed.

44
45 **Recommendations:**

46
47 None

PREPARED BY	ID NUMBER	MO DAY YEAR	REVIEWERS NAME	MO DAY YEAR
Gabriel, Brian 265	265	05/03/2021	Brown, Robert 144	05/06/2021

**TRAFFIC SAFETY COMMITTEE
STAFF REPORT**

DATE: May 20, 2021
TO: Traffic Safety Committee
FROM: Public Works Department
SUBJECT: **MANGINI RANCH 1C SOUTH (PN 21-086) PROJECT**

BACKGROUND/ANALYSIS

Arcadian Improvement Company is requesting comments for the proposed 115 unit on a 26.92-acre site located at the northwest corner of the intersection of White Rock Road and Savannah Parkway, south of Mangini Parkway within the Folsom Plan Area. A Site Plan, Building and Unit Plans, Building Elevations, Planting Plan, Landscape Plan, and Building Materials are attached for your review. Response requested by: June 2, 2021

STAFF RECOMMENDATION/TRAFFIC SAFETY COMMITTEE ACTION

Provide traffic-related input to staff for consideration by the Planning Commission.

**TRAFFIC SAFETY COMMITTEE
STAFF REPORT**

DATE: May 20, 2021
TO: Traffic Safety Committee
FROM: Public Works Department
SUBJECT: MANGINI PLACE APARTMENTS PROJECT

BACKGROUND/ANALYSIS

Folsom Real Estate South/St. Anton Communities is requesting comments for the development of a 152 unit income-restricted multi-family rental apartment community on a 5.02-acre site located at the northwest corner of the intersection of Mangini Parkway and Savannah Parkway within the Folsom Plan Area. The proposed affordable apartment community is comprised of 7 three-story apartment buildings containing 85 one-bedroom units, 51 two-bedroom units, and 14 three-bedroom units. A community clubhouse building is also proposed to serve residents. The community clubhouse facility will include an outdoor pool and a number of indoor amenities including office space, a conference room, study pods, a lounge, a game room, and restrooms. Access to the project site is proposed by a new driveway which will connect to Mangini Parkway to the south. The proposed project includes 228 uncovered parking spaces. Additional site improvements include drive aisles, curbs, gutters, sidewalks, internal walkways, underground utilities, site lighting, site landscaping, and monument signage. A Project Narrative, Site Plan, Building and Unit Plans, Building Elevations, Planting Plan, Landscape Plan, and Building Materials. is attached for your review.

STAFF RECOMMENDATION/TRAFFIC SAFETY COMMITTEE ACTION

Provide traffic-related input to staff for consideration by June 2, 2021 the Planning Commission.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PROJECT TITLE: Mangini Place Apartments

FILE #: 20-279

OWNER/APPLICANT: Folsom Real Estate South/St. Anton Communities

PROJECT LOCATION: Northwest corner of Mangini Parkway and Savannah Parkway

PROPOSED ENTITLEMENTS: Design Review

PROJECT DESCRIPTION: The applicant, St. Anton Communities, is requesting Design Review Approval for development of a 152 unit income-restricted (Low Income and Very Low Income units) multi-family rental apartment community on a 5.02-acre site located at the northwest corner of the intersection of Mangini Parkway and Savannah Parkway within the Folsom Plan Area. The proposed affordable apartment community is comprised of 7 three-story apartment buildings containing 85 one-bedroom units, 51 two-bedroom units, and 14 three-bedroom units. A community clubhouse building is also proposed to serve residents. The community clubhouse facility will include an outdoor pool and a number of indoor amenities including office space, a conference room, study pods, a lounge, a game room, and restrooms. Access to the project site is proposed by a new driveway which will connect to Mangini Parkway to the south. The proposed project includes 228 uncovered parking spaces. Additional site improvements include drive aisles, curbs, gutters, sidewalks, internal walkways, underground utilities, site lighting, site landscaping, and monument signage.

ATTACHED REFERENCE MATERIAL: Project Narrative, Site Plan, Building and Unit Plans, Building Elevations, Planting Plan, Landscape Plan, and Building Materials.

RETURN TO: Planner Kathy Pease, Contract Planner **Phone:** (916) 812-0749 **Email:** kpease@masfirm.com

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

RESPONSE REQUESTED BY: June 2, 2021

Your review and written comments on the above-referenced project plan(s) is requested.

General Project Description

December 23, 2020

Mangini Place – An affordable family community within a Master Plan

Mangini Place Affordable Apartments is a highly amenitized master planned community comprised of 152 income-restricted luxury family rental housing residences.

The applicant, St. Anton Communities, is a locally based, privately owned affordable and market rate housing developer with more than 8,500 units developed throughout California, including multiple successful projects in the City of Folsom, which they continue to own and manage. Mangini Place is a Transit Oriented Development (“TOD”) with a pedestrian focus, within walking proximity to Mangini Ranch Elementary school, and proximate to a variety of grocery stores, retail shopping and restaurants.

In addition to providing income restricted housing that is indistinguishable from market rate housing, the project provides a variety of onsite amenities, programs and classes targeted toward the enrichment and growth of the community and the residents of *Mangini Place*.

SITE

The ±5.02 acre site is in the award-winning Folsom Plan Area Specific Plan. It is predominantly flat and has sufficient access to utilities and services. It fronts directly onto Mangini Parkway and will have access to a master planned system of trails, parks and bicycle paths.

DESIGN AND CONSTRUCTION

The project consists of multiple three-story wood-frame buildings with on grade parking. The building’s dynamic façade includes modern and unique design elements to stimulate activity and movement, with a special emphasis on the frontage of Mangini Parkway.

A clubhouse area furnished with landscaping, seating areas and bike racks encourages pedestrian activity and the use of alternative transportation along the Mangini Parkway. Dynamic window groupings, harmonious color composition, and decorative materials on exterior wall surfaces increase the aesthetic quality of the building and surrounding environment. The main pedestrian and vehicular access to the project is through an aesthetically enhanced entry with decorative pavement.

UNITS, AFFORDABILITY, PARKING AND COMMERCIAL SPACE

Mangini Place offers spacious one, two, and three-bedroom floor plans. The project includes 85 one-bedroom, 51 two-bedroom, and 14 three-bedroom units.

Approximately 45 of the units will be restricted to Very Low Income tenants (50% AMI) and 105 of the units will be restricted to Low Income tenants (60% AMI).

The project provides 228 total at-grade parking spaces.

ZONING AND ENTITLEMENT

The project’s Specific Plan designation and zoning is Mixed-Use (MU), which allows for the proposed residential density of 29.88 units/acre.

The applicant may utilize the state density bonus law which allows (by right) incentives, waivers and concessions to a jurisdiction's design and development requirements.

FEATURES AND AMENITIES

Units:

- One, two and three bedroom floor plans
- Washer/dryer hookups in all units
- Washer/dryers available in some units
- Laundry room
- Patio or balcony
- Wall to wall flooring
- White vertical blinds
- Fully equipped kitchens
- Designer cabinetry
- Double stainless steel sinks
- Dishwasher
- Refrigerator
- Self-cleaning oven range
- Built-In Microwave
- Garbage disposal
- Large bathrooms
- Shower/tub combos
- Sheet vinyl flooring
- Mirrored medicine cabinets

Common Areas:

- Leasing office
- Fully equipped communal kitchen
- Business Center
- Fitness Center
- Community room
- Classroom
- Mail center
- Maintenance room
- Swimming pool
- BBQ and sun deck
- Tot Lot
- Social activities
- Garden landscaping
- Bike racks