Mangini Ranch Phase 1C South

Small Lot Vesting Tentative Subdivision Map, Minor Administrative Modifications (Transfer of Units and Land Use Boundary Refinement)

Planned Development Permit- Development Standard Deviations and Design Review
Vicinity Map

- 11,461 DU
- 27,140 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial

Folsom Plan Area Specific Plan
2011 / 2020 Entitlements
Revised: July, 2020
Relationship to other pending Projects
Key Project Details

Small Lot Tentative Map
  • 115 residential lots

MAM
  • Transfer 3 units
  • Modify and refine project boundaries

PD Permit
  • Development Standard Deviations
  • Design Review
Minor Administrative Modification

Land Use Summary

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing Acres</th>
<th>Proposed Acres</th>
<th>Delta</th>
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<tbody>
<tr>
<td>MLD</td>
<td>15.10</td>
<td>15.10</td>
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<tr>
<td>OS</td>
<td>8.81</td>
<td>9.00</td>
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<td>RCW</td>
<td>3.01</td>
<td>2.82</td>
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<td>Total</td>
<td>26.92</td>
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</table>

Mangini Ranch Phase 1C South
MAM Exhibit
April 15, 2021
7984 PH1C
Transfer of 3 Units

From HERE

TO HERE

Legend
- FPASD Parcel Number
- See Table 4.3 for more detail

Dwelling Unit Allocation
Folsom Plan Area Specific Plan
City of Folsom, California
Revised July, 2020
## Development Standard Deviations

<table>
<thead>
<tr>
<th>Development Standard</th>
<th>Requirement</th>
<th>Proposed Project</th>
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<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>3,000</td>
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<tr>
<td>Corner Lot</td>
<td>3,500</td>
<td>3,500</td>
</tr>
<tr>
<td>Front Porch Setback</td>
<td>12.5 Feet</td>
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<tr>
<td>Front Primary Structure Setback</td>
<td>15 Feet</td>
<td><strong>12.5</strong></td>
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<tr>
<td>Front Garage Setback</td>
<td>20 Feet</td>
<td><strong>18</strong></td>
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<tr>
<td>Side Yard Setbacks</td>
<td>5 Feet/5 Feet</td>
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<tr>
<td>Rear Yard Setback</td>
<td>10 Feet</td>
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<tr>
<td>Maximum Lot Coverage</td>
<td>50%</td>
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</table>
Reduced Front Yard Setback
Design Review

Front Elevation 1A - Modern Spanish

Front Elevation 1B - Italian Villa

Front Elevation 1C - Modern Prairie
Design Review

Front Elevation 2A - Spanish Colonial

Front Elevation 2B - Italian Villa

Front Elevation 2C - Western Farmhouse
Design Review

Front Elevation 3A - Spanish Colonial

Front Elevation 3B - Italian Villa

Front Elevation 3C - Western Farmhouse
Project Analysis

- Traffic/Access/Circulation
- Noise Impacts
- Conformance with General Plan and Specific Plan
Access and Circulation Evaluation

• Driveway Spacing
• On-Site Circulation
• Adjacent Street Circulation
• Deceleration Lane Requirements
• Right of Way for interim Savannah Parkway/White Rock Road and ultimate intersection with the Southeast Connector
Pedestrian Access
Trail Access
Traffic Recommendations

The following are recommendations which have been included as condition of approval (No. 49) for the 1C South Subdivision project.

a. Secondary Vehicle Access shall be granted on Street F to provide and maintain secondary access to the north (via the Mangini Ranch Phase 1C North project) for a connection to Mangini Parkway.
b. Street and frontage improvements on Savannah Parkway, and Mangini Parkway.
c. The northbound left-turn from Savannah Parkway into Street “A” shall include a minimum of 125-feet of storage/ deceleration plus a 60-foot bay taper.
d. Traffic signal control on Savannah Parkway at Mangini Parkway
e. The northbound left-turn lane on Savannah Parkway to Mangini Parkway shall be constructed to include a minimum of 180-feet of storage/deceleration plus a 60-foot bay taper.
f. White Rock Road improvements to the satisfaction of the City prior to approval of the final map
g. With the project, the Savannah Parkway frontage will be constructed and the right-of-way necessary for the ultimate intersection with the Capital Southeast Connector will be dedicated.
Noise Analysis

- Sound Wall Recommendations along Savannah Parkway and White Rock Road (6-10 feet tall or combination with berming etc.,)
- All upper-floor bedroom windows of residences constructed adjacent to Savannah Parkway and White Rock Road shall be upgraded to a minimum STC ratings of 32, 34 and 35.
- Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable General Plan 45 dB DNL interior noise level standard.
Environmental Review

• Environmental Checklist concluded the Project qualifies for an Exemption pursuant to CEQA Guidelines section 15182(c), consistent with previously approved residential in specific plans.

• Mitigation Monitoring and Reporting Program (Conditions No. 53)
Staff Recommendation

City Council Approval of the Mangini Ranch Phase 1C South Project Entitlements
Floor plans 1A
Proposed Landscaping

45X67 Product Series
<table>
<thead>
<tr>
<th>Street Name</th>
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<th>Street Name</th>
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<tbody>
<tr>
<td>Apollo</td>
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<td>Orbit</td>
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<tr>
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