

# Mangini Ranch Phase 1C South



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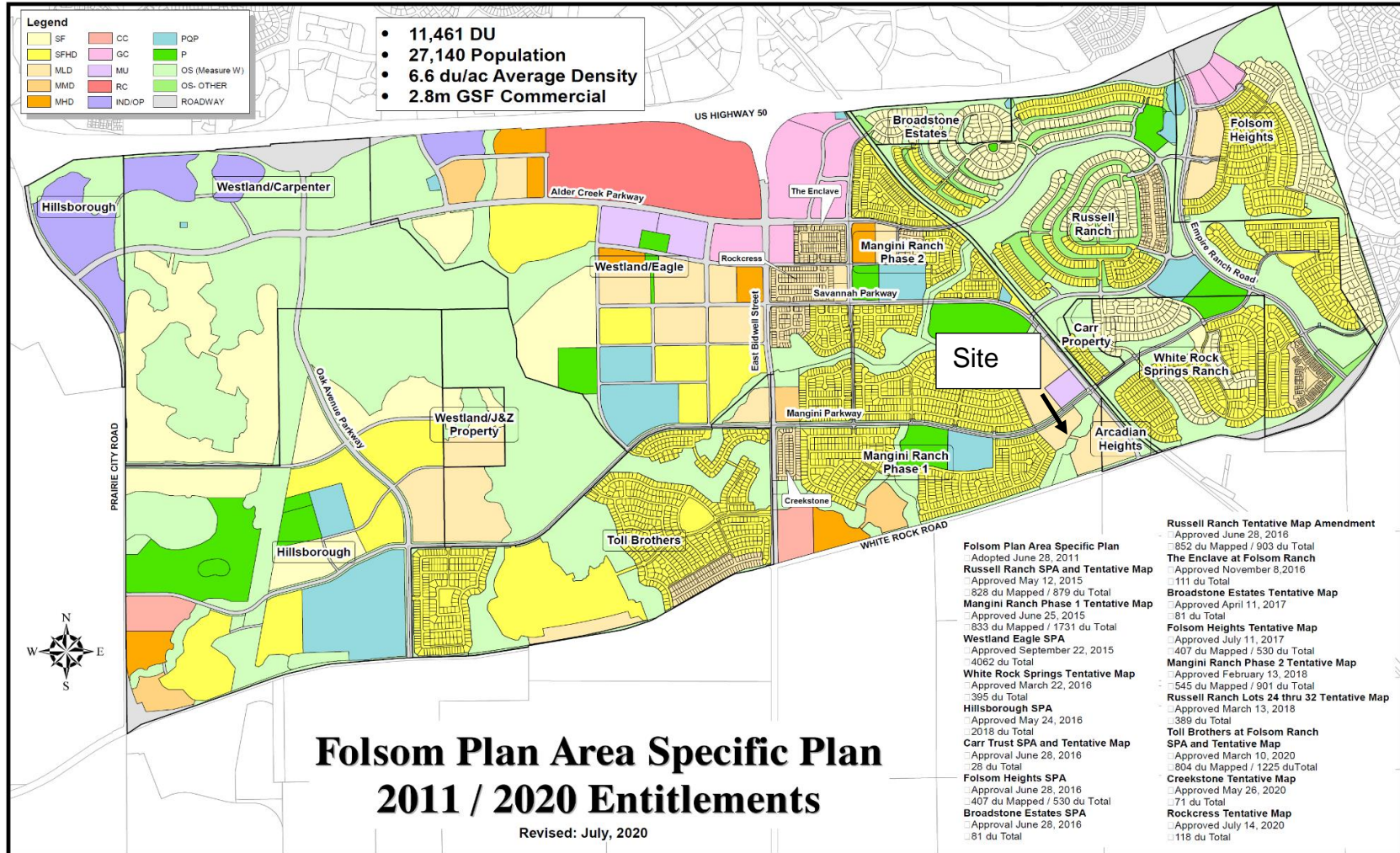
Small Lot Vesting Tentative Subdivision Map,  
Minor Administrative Modifications  
(Transfer of Units and Land Use Boundary  
Refinement)

Planned Development Permit- Development  
Standard Deviations and Design Review

# Vicinity Map



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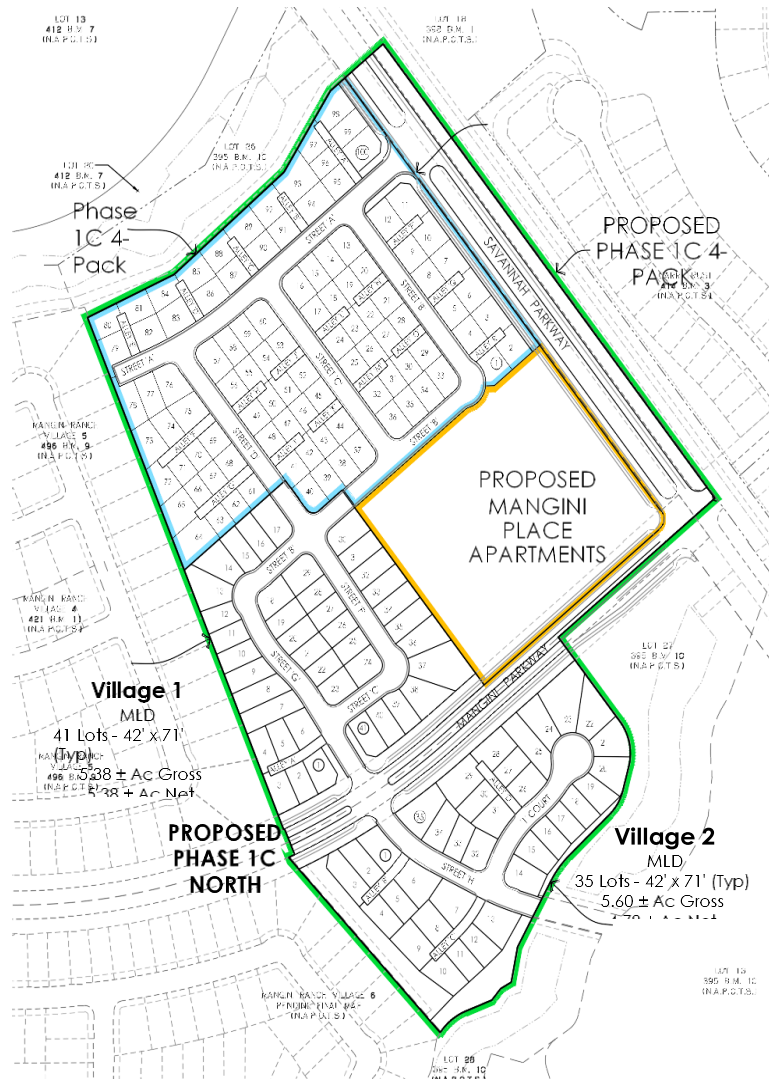
# Aerial Map



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# Relationship to other pending Projects



# Key Project Details



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## Small Lot Tentative Map

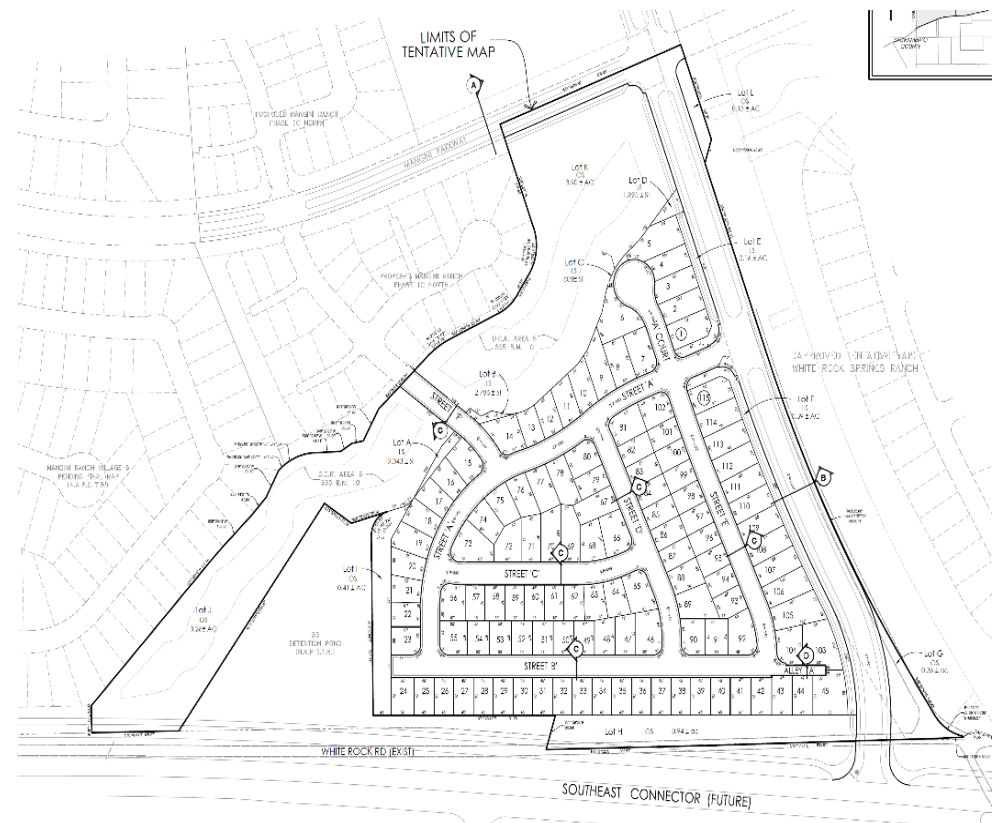
- 115 residential lots

## MAM

- Transfer 3 units
- Modify and refine project boundaries

## PD Permit

- Development Standard Deviations
- Design Review



# Minor Administrative Modification



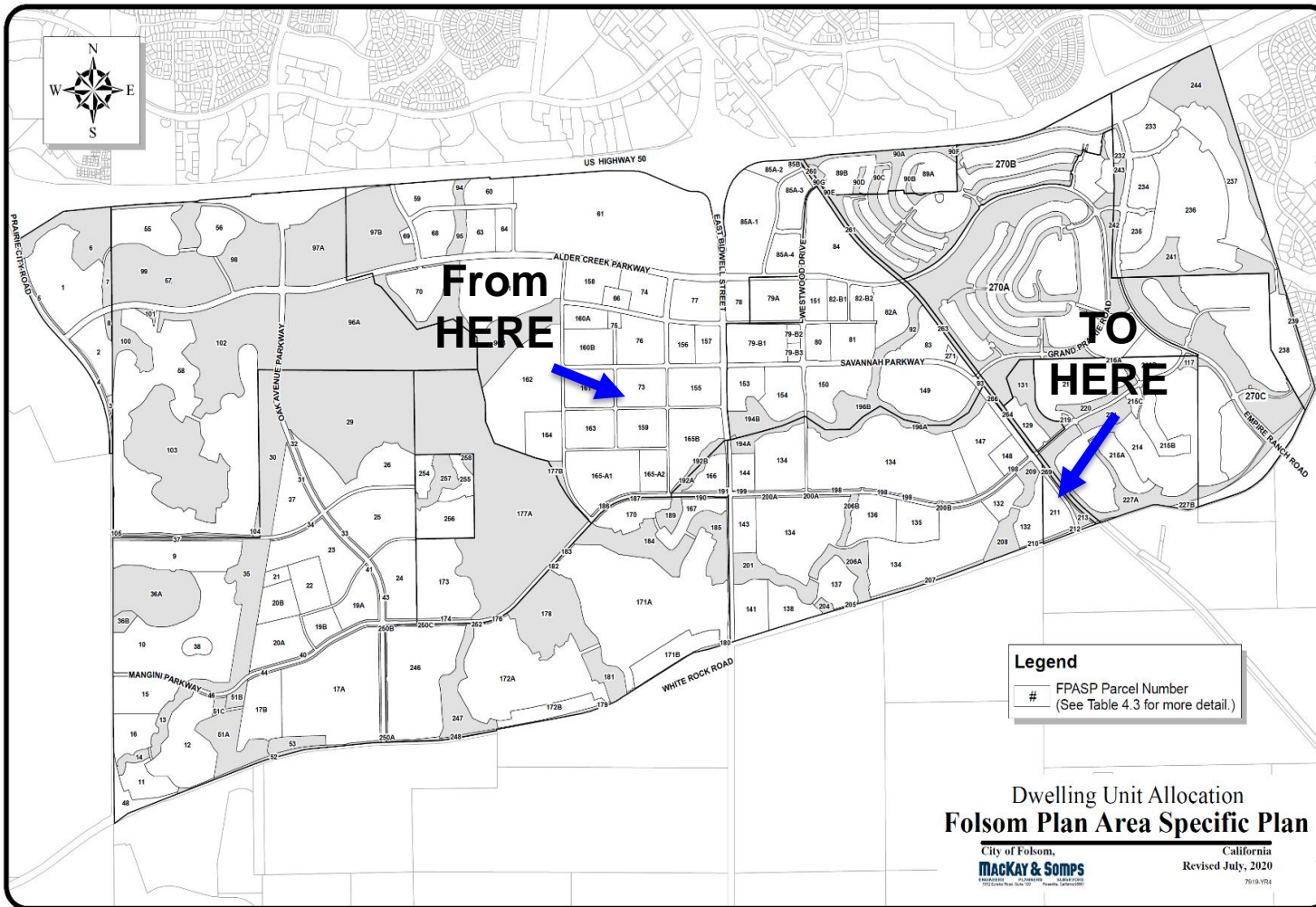
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# Transfer of 3 Units



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# Development Standard Deviations



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Development Standard	Requirement	Proposed Project
Minimum Lot Size	3,000	3,000
Corner Lot	3,500	3,500
Front Porch Setback	12.5 Feet	12.5
Front Primary Structure Setback	15 Feet	12.5
Front Garage Setback	20 Feet	18
Side Yard Setbacks	5 Feet/5 Feet	4
Rear Yard Setback	10 Feet	10
Maximum Lot Coverage	50%	50%



# Reduced Front Yard Setback



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# Design Review



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Front Elevation 1A - Modern Spanish



Front Elevation 1B - Italian Villa



Front Elevation 1C - Modern Prairie



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MANGINI RANCH PHASE 1C  
42X71 PRODUCT SERIES  
FOLSOM, CA. 92020-0785

SCHEMATIC DESIGN  
DECEMBER 4, 2020



EXTERIOR ELEVATIONS - PLAN 1

A1.0

# Design Review



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Front Elevation 2A - Spanish Colonial



Front Elevation 2B - Italian Villa



Front Elevation 2C - Western Farmhouse

# Design Review



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Front Elevation 3A - Spanish Colonial



Front Elevation 3B - Italian Villa



Front Elevation 3C - Western Farmhouse

# Project Analysis



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

# Traffic/Access/Circulation



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## 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

# Circulation Exhibit



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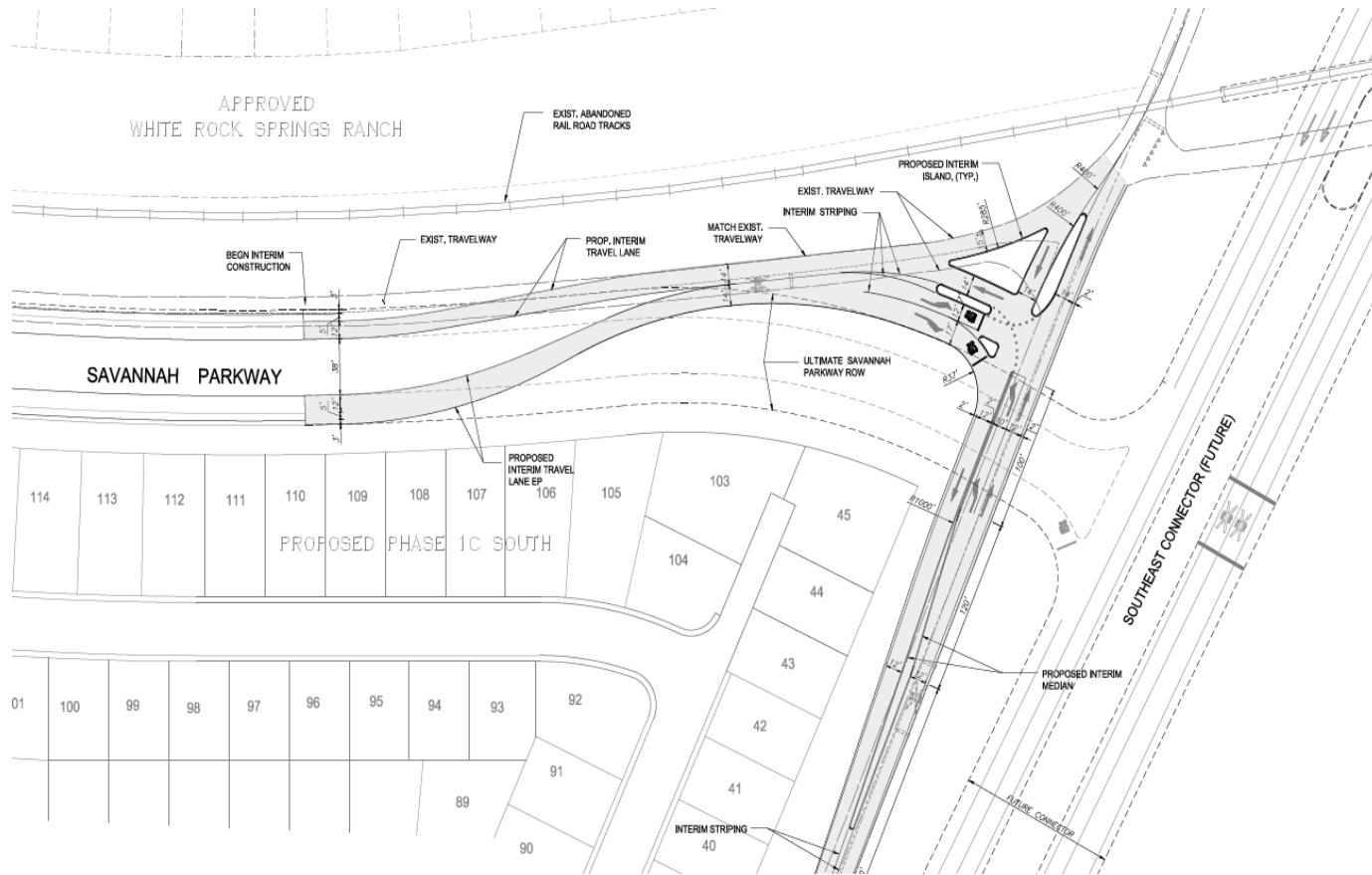


LEGEND	
#	Study Intersection
S	Side-Street Stop-Control
⬆️⬆️⬆️	Traffic Signal*

# Savannah/White Rock Road Intersection



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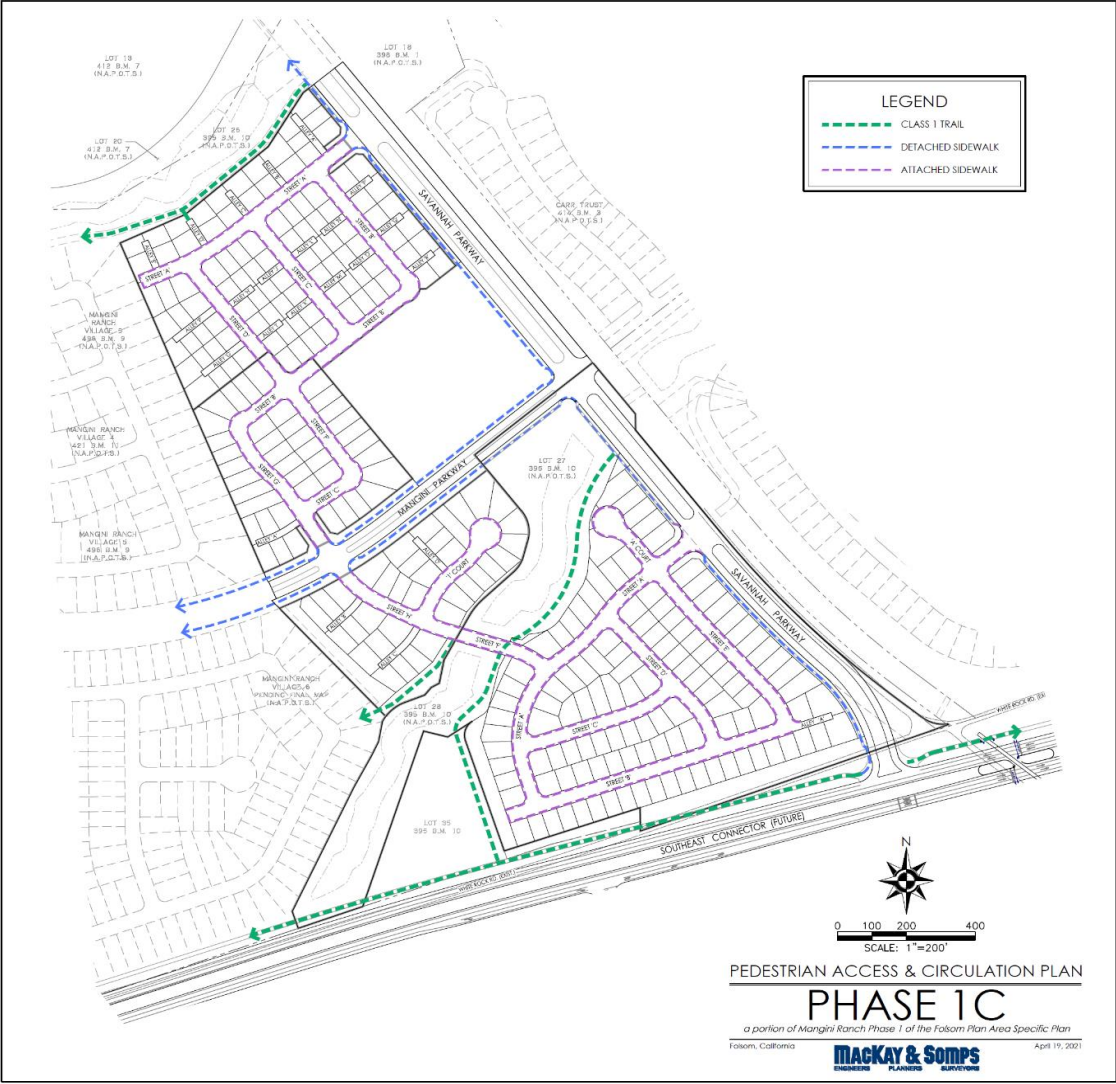




# Pedestrian Access



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# Trail Access



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# Traffic Recommendations



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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



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- 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



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- 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)

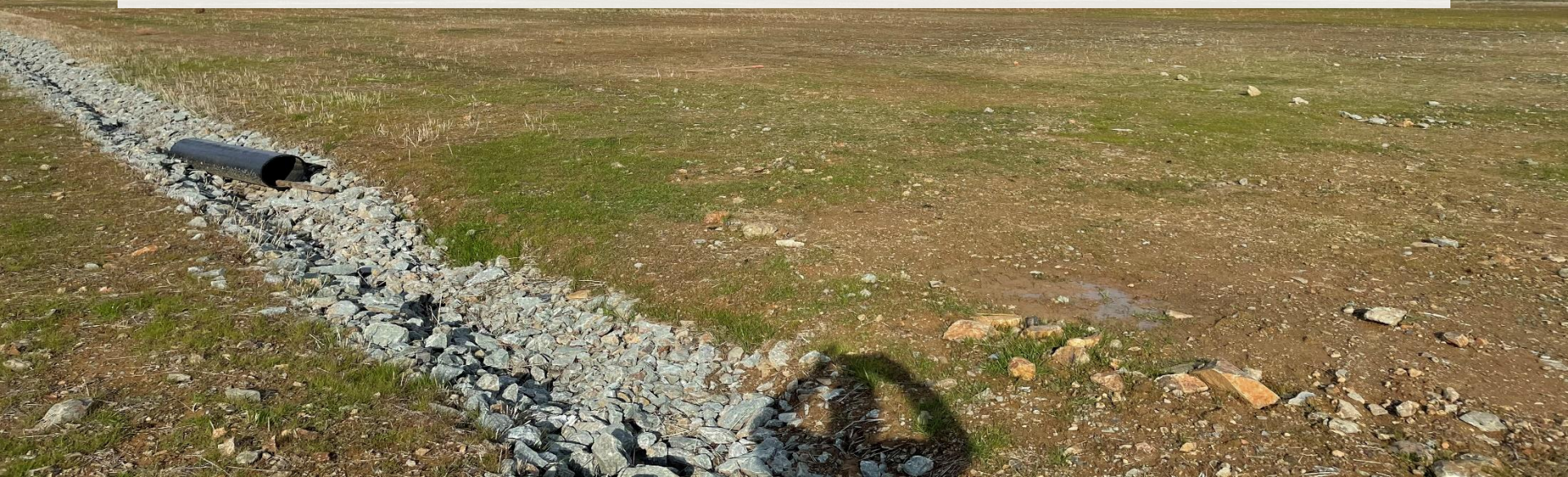


# Staff Recommendation



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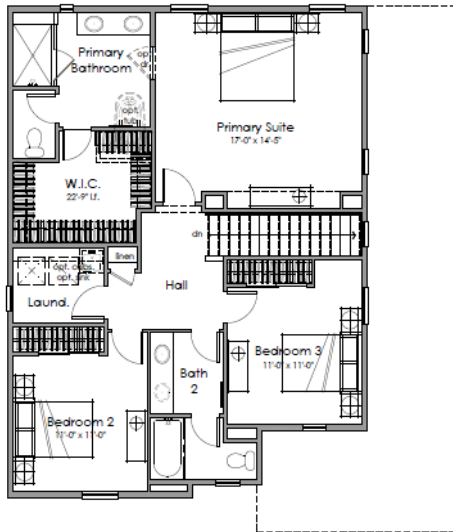
## City Council Approval of the Mangini Ranch Phase 1C South Project Entitlements



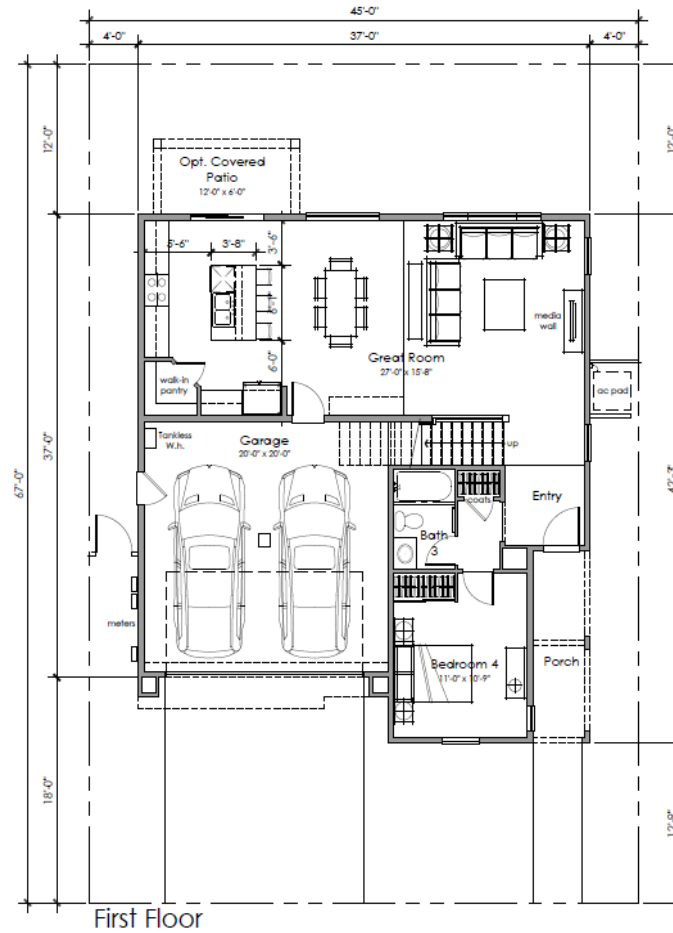
# Floor plans 1A



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Second Floor

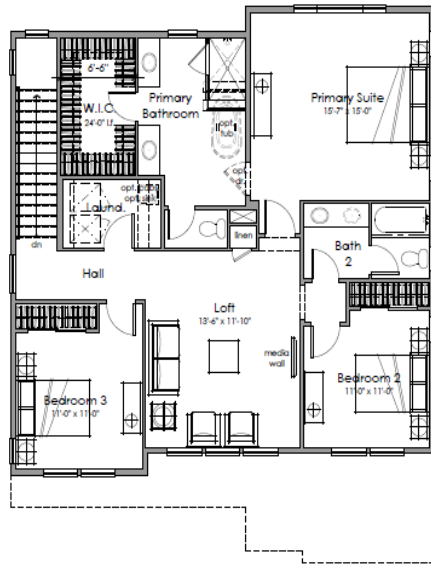


First Floor

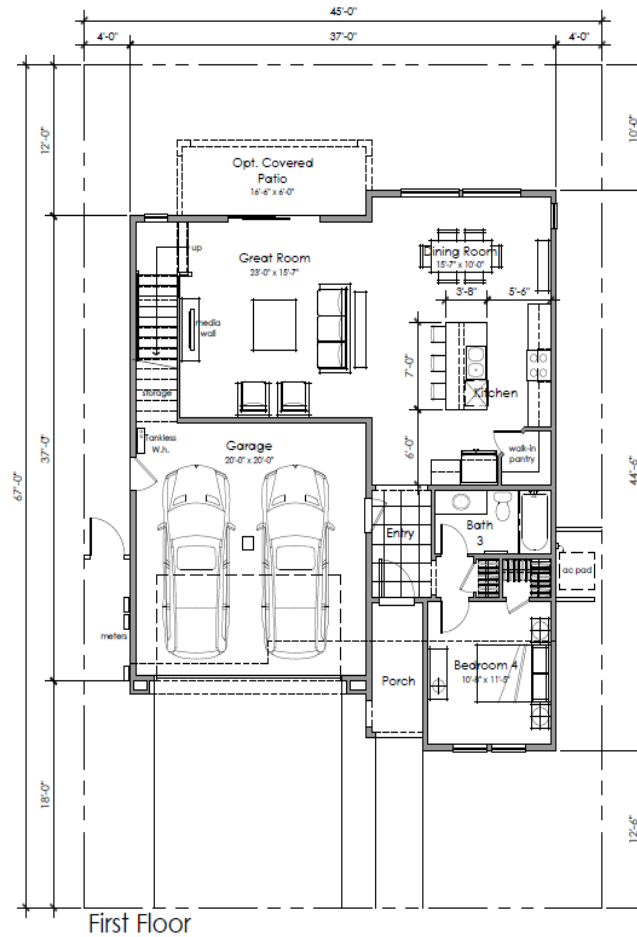
# Floor Plans 2A



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Second Floor



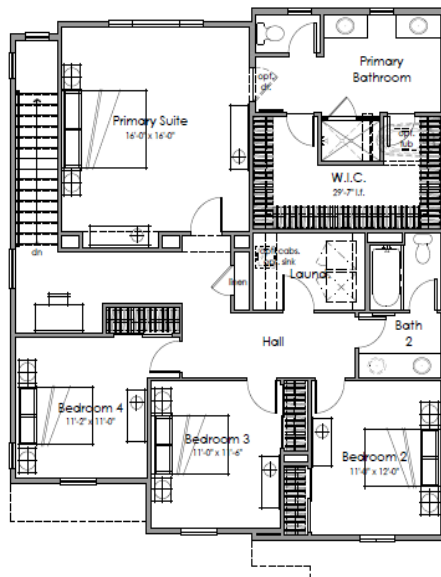
First Floor



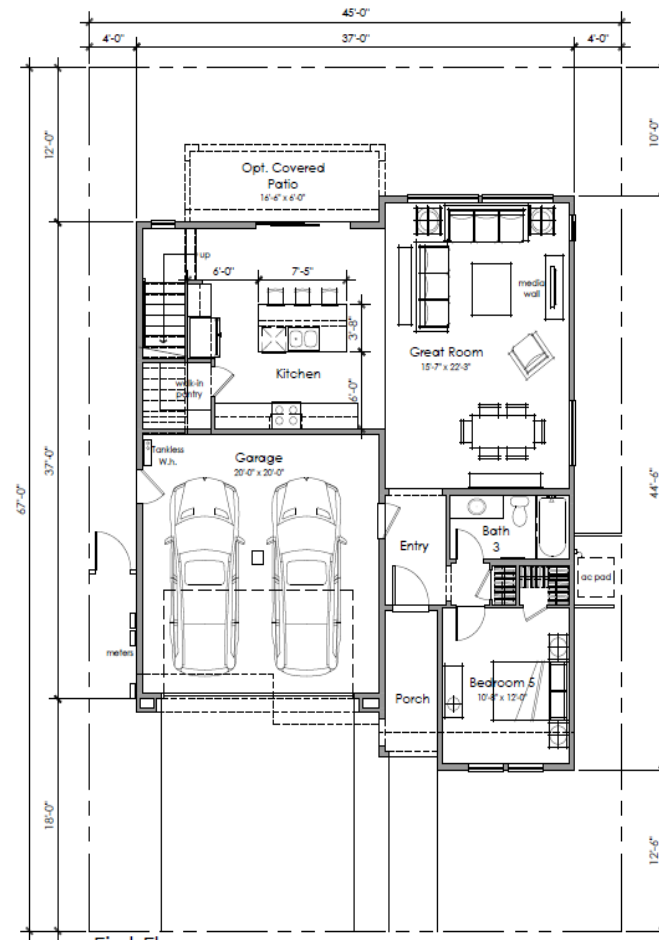
# Floor Plan 3A



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Second Floor



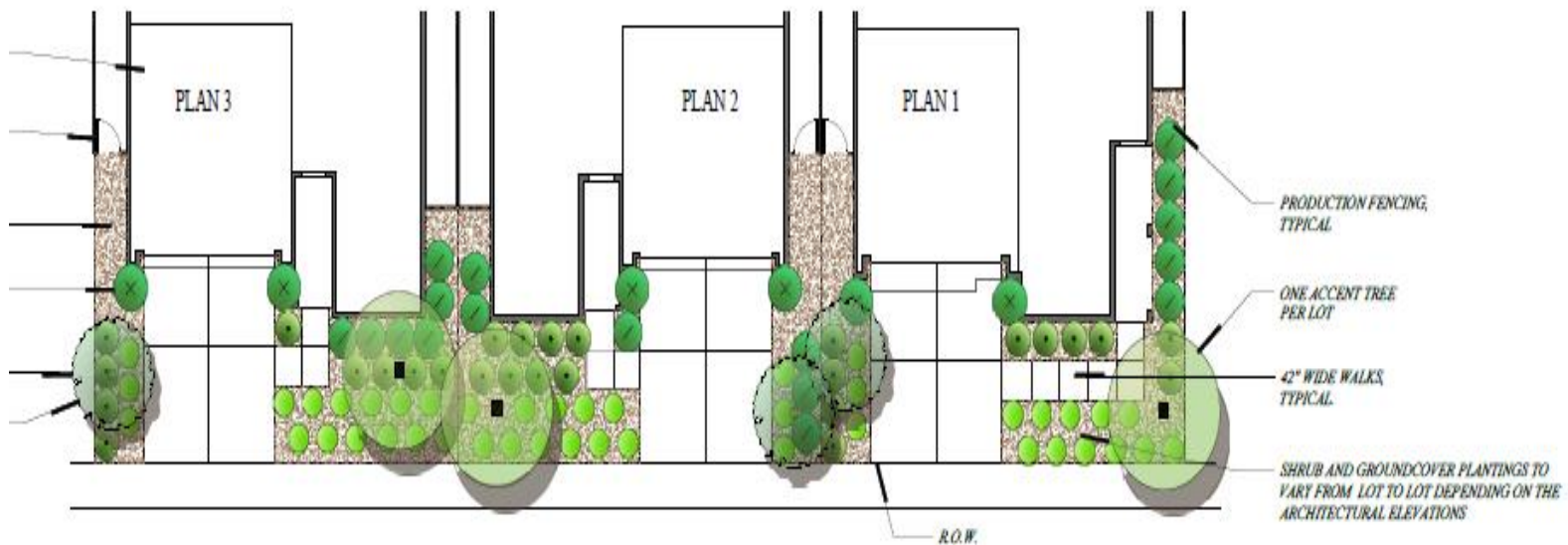
First Floor

# Proposed Landscaping



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## *45X67 Product Series*



# Street Names



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Apollo

Artemis

Azure

Bedrock

Caprock

Belianna

Burns

Cantrell

Caraway

Celestial

Clementine

Daffodil

Equinox

Firefly

Freesia

Frontier

Gibbous

Hampton

Happy Hollow

Haven

Indigo

Lukella

Magnolia

Margauex

Mascon

Monarch

Moonbeam

Neptune

Orbit

Nightberry

Opal

Pegasus

Raindrop

Ranger

Ratan

Riata

Romanini

Selene

Sisal

Solstice

Starlight

Southpointe

Sunflower

Tilly

Twilight

Violet

Voyager

Williamson