

Toll Brothers at Folsom Ranch Phase 2 Subdivision



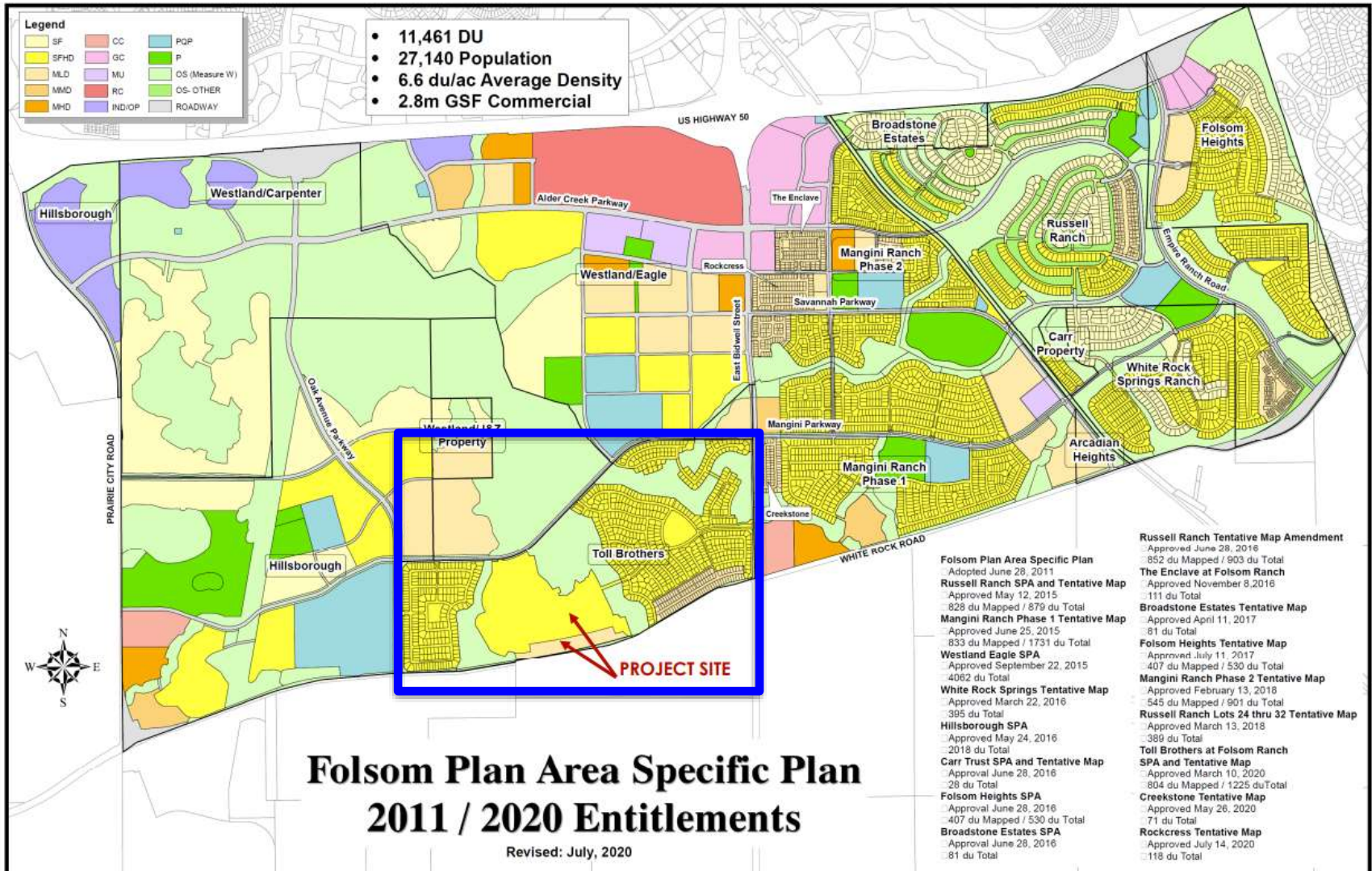
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Small-Lot Vesting Tentative Subdivision
Map and Minor Administrative
Modification for Development of 329-Unit
Active Adult Community

Vicinity Map



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Project Background



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- March 10, 2020: City Council Approval of a General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendments, Planned Development Permit, and Inclusionary Housing Plan for Development of 1,225-Unit Active Adult and Traditional Single-Family Residential Subdivision
- October 7, 2020: Planning Commission Approval of Design Review Application for Development of 18,600-Square-Foot Clubhouse Building and Associated Recreational Amenities

Key Project Details



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- **Toll Brothers at Folsom Ranch Phase 2 Subdivision**
 - 329-Unit Residential Development on 64.7-Acre Site
 - Age-Restricted Units
 - Detached and Attached Single-Story Homes (Design Previously Approved)
- **Small-Lot Vesting Tentative Subdivision Map**
 - Create 348 Total Lots
 - 329 Residential Lots
 - 14 Landscape Lots
 - 3 Open Space Lots
 - 1 Dog Park Lot
 - 1 Private Recreational Lot
 - Private Recreational Amenities
 - Private Gated Community with Private Streets
 - Project Access (East Bidwell Street and Mangini Parkway)
- **Minor Administrative Modification**
 - Transfer 92 Allocated Dwelling Units to Other Locations in Folsom Plan Area

Project Analysis



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- General Plan and Zoning Consistency
- Small-Lot Vesting Tentative Subdivision Map
- Traffic/Access/Circulation
- Parking
- Noise Impacts
- Walls/Fencing
- Measure W and Open Space
- Private Park Amenities
- Oak Tree Preservation and Removal
- Inclusionary Housing Plan
- Minor Administrative Modification

Master Plan Exhibit



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Traffic/Access/Circulation

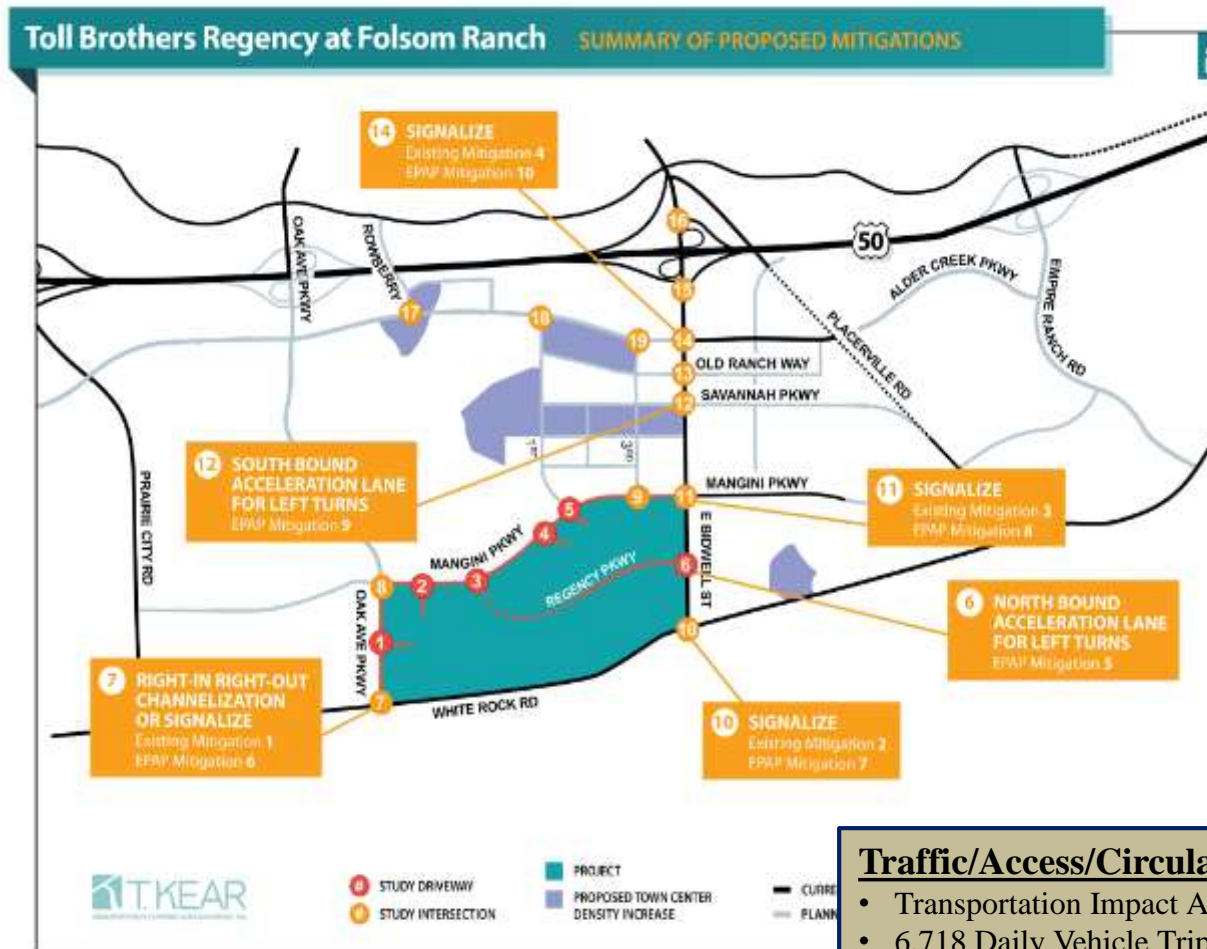
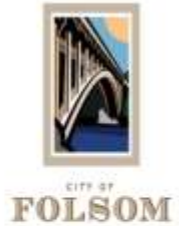


Figure ES-5. Study Locations, Deficiencies, and Recommendations

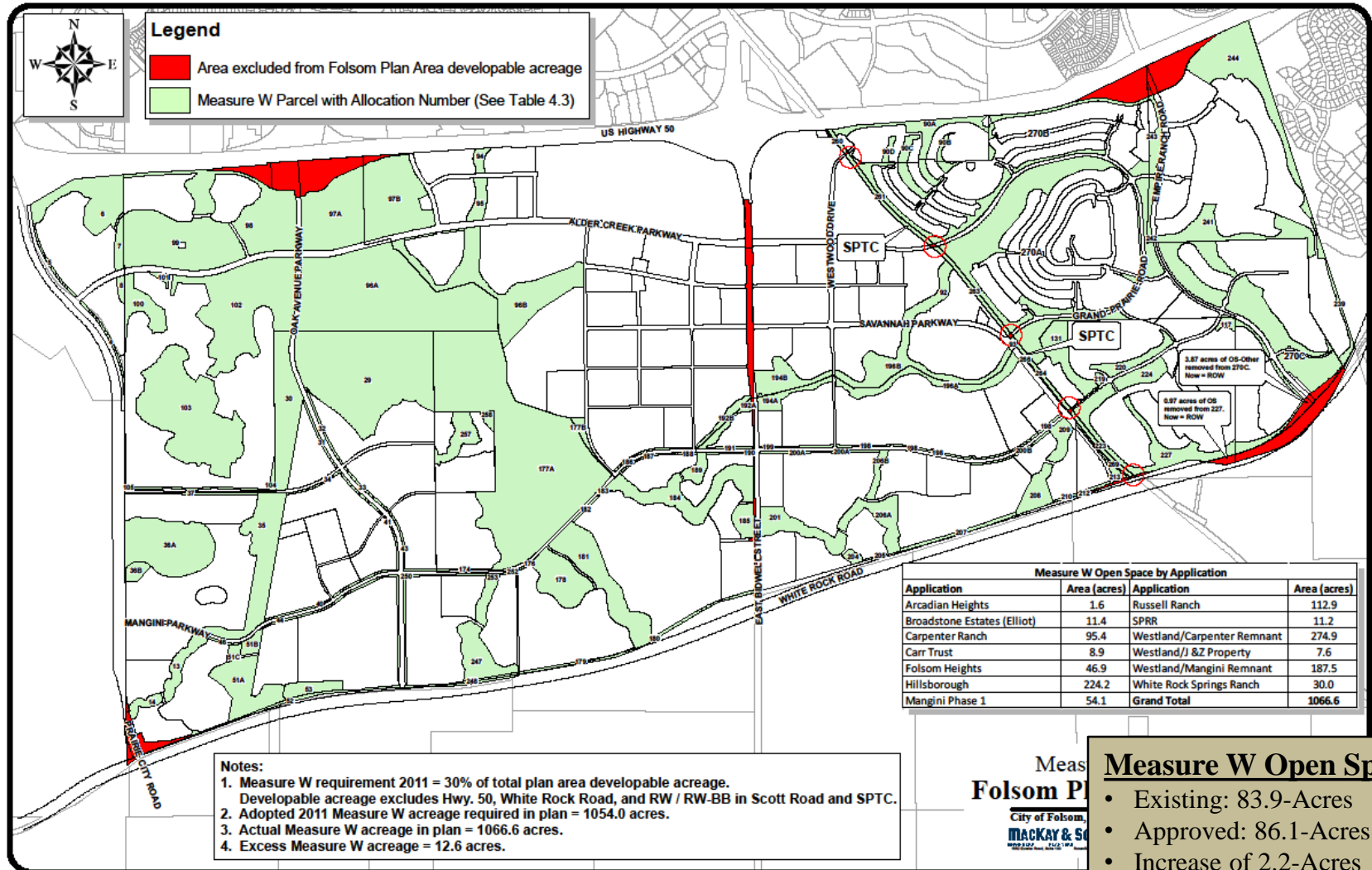
Traffic/Access/Circulation

- Transportation Impact Analysis
- 6,718 Daily Vehicle Trips
- 439 AM Peak Hour Trips/557 PM Peak Hour Trips
- No New Significant Impacts

Measure W Open Space



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Legend

- Area excluded from Folsom Plan Area developable acreage
- Measure W Parcel with Allocation Number (See Table 4.3)



Measure W Open Space by Application			
Application	Area (acres)	Application	Area (acres)
Arcadian Heights	1.6	Russell Ranch	112.9
Broadstone Estates (Elliot)	11.4	SPRR	11.2
Carpenter Ranch	95.4	Westland/Carpenter Remnant	274.9
Carr Trust	8.9	Westland/J & Z Property	7.6
Folsom Heights	46.9	Westland/Mangini Remnant	187.5
Hillsborough	224.2	White Rock Springs Ranch	30.0
Mangini Phase 1	54.1	Grand Total	1066.6

- Notes:**
- Measure W requirement 2011 = 30% of total plan area developable acreage. Developable acreage excludes Hwy. 50, White Rock Road, and RW / RW-BB in Scott Road and SPTC.
 - Adopted 2011 Measure W acreage required in plan = 1054.0 acres.
 - Actual Measure W acreage in plan = 1066.6 acres.
 - Excess Measure W acreage = 12.6 acres.

Measure
Folsom Plan
City of Folsom,
MACKAY & SONS
INCORPORATED 1922

Measure W Open Space

- Existing: 83.9-Acres
- Approved: 86.1-Acres
- Increase of 2.2-Acres

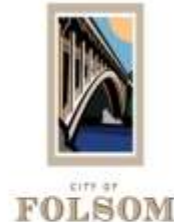
Private Park Amenities



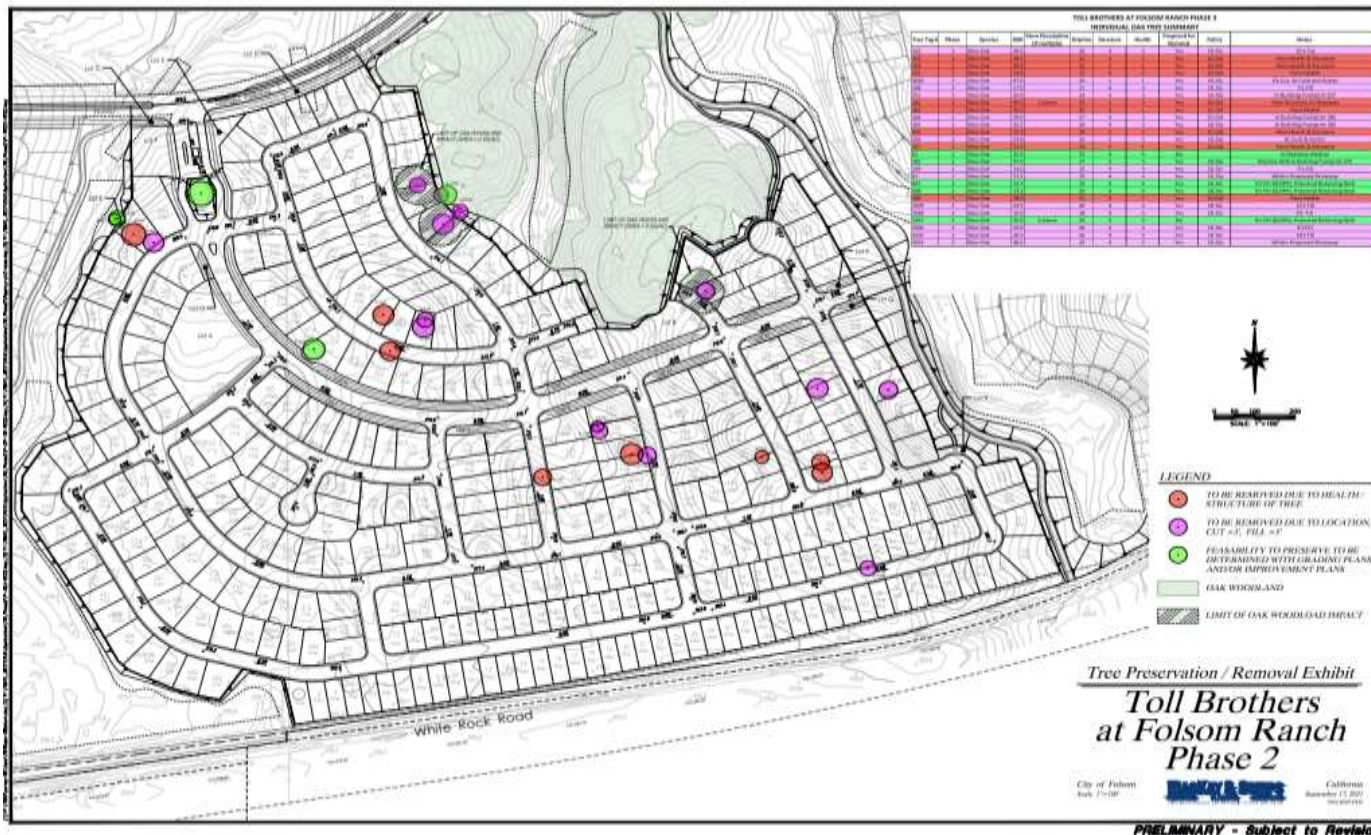
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Project-Specific Oak Tree Preservation and Removal Plan



- 27 Total Oak Trees
 - 14 Trees to be Removed Due to Excessive Cut-Fill Conditions (Purple Color)
 - 8 Trees to be Removed Due to Poor Health and Structure (Pink Color)
 - 5 Oak Trees to be Preserved (Green Color)



PRELIMINARY - Subject to Revision

Oak Trees to be Preserved



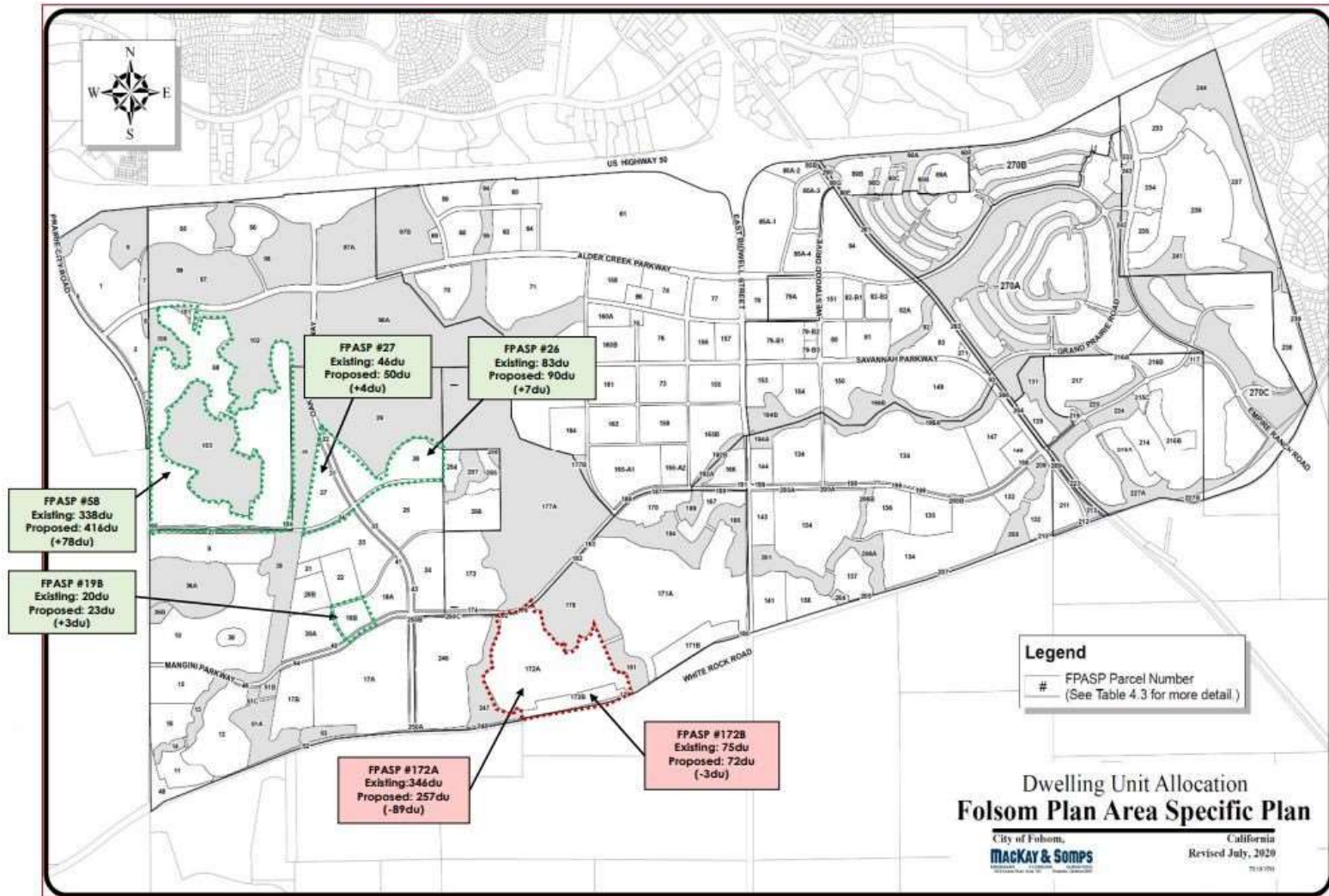
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Minor Administrative Modification



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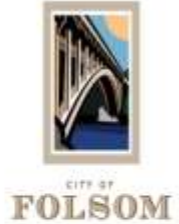
Environmental Review



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- An Addendum to the Folsom Plan Area Specific Plan EIR/EIS was previously adopted by the City Council on March 10, 2020 for the Toll Brothers at Folsom Ranch project in accordance with the California Environmental Quality Act (CEQA).
- Environmental Memorandum Prepared for the Toll Brothers at Folsom Ranch Phase 2 Subdivision Project Demonstrates that No New or Substantially more Adverse Impacts Would Occur Through Implementation of the Proposed Project.

Planning Commission Meeting



- Commission Evaluated Project at its December 1, 2021 Meeting
- No Members of the Public Spoke at the Meeting
- Commission Focused on Number of Topics Including:
 - Use of Drought Tolerant Landscaping (Including Grass Groundcover)
 - Private Park Amenities and Use
 - Tree Preservation
 - Transfer of Allocated Dwelling Units (MAM)
- Commission Voted to Recommend Approval of Project (6-1-0-0)

Staff Recommendation



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Staff Forwards Planning Commission
Recommendation to City Council for
Approval of the Toll Brothers at Folsom
Ranch Phase 2 Small-Lot Vesting Tentative
Subdivision Map and Minor Administrative
Modification



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