

Rockcress Subdivision



CITY OF
FOLSOM

Small-Lot Vesting Tentative Subdivision
Map, Design Review, and
Minor Administrative Modification

Vicinity Map

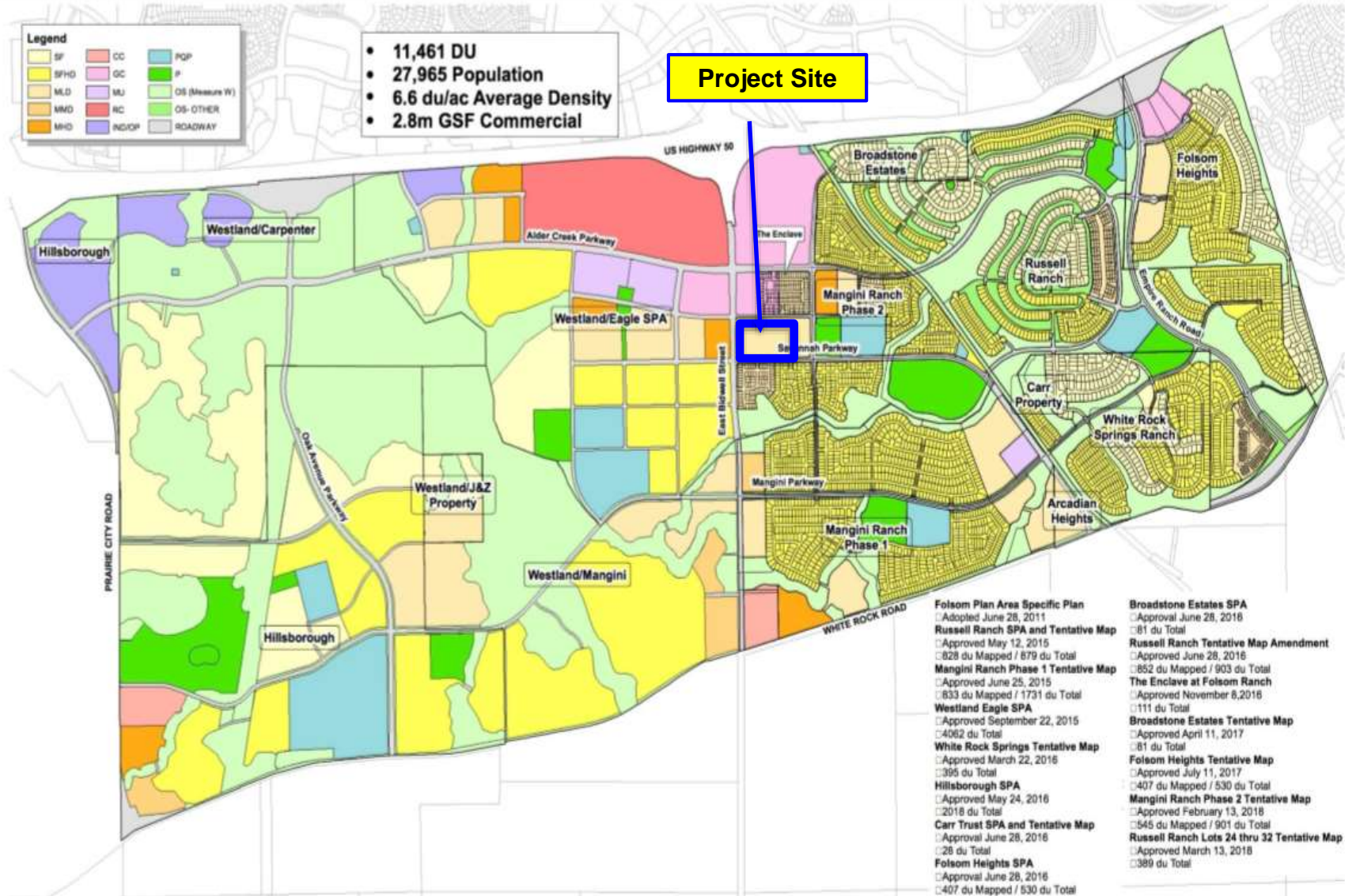


CITY OF
FOLSOM

Legend		
SF	CC	POP
SFHD	GC	P
MLD	MU	OS (Measure W)
MMD	RC	OS- OTHER
MHO	IND/OP	ROADWAY

- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial

Project Site



- | | |
|---|---|
| <p>Folsom Plan Area Specific Plan
 <input type="checkbox"/> Adopted June 28, 2011</p> <p>Russell Ranch SPA and Tentative Map
 <input type="checkbox"/> Approved May 12, 2015
 <input type="checkbox"/> 828 du Mapped / 879 du Total</p> <p>Mangini Ranch Phase 1 Tentative Map
 <input type="checkbox"/> Approved June 25, 2015
 <input type="checkbox"/> 833 du Mapped / 1731 du Total</p> <p>Westland Eagle SPA
 <input type="checkbox"/> Approved September 22, 2015
 <input type="checkbox"/> 4062 du Total</p> <p>White Rock Springs Tentative Map
 <input type="checkbox"/> Approved March 22, 2016
 <input type="checkbox"/> 395 du Total</p> <p>Hillsborough SPA
 <input type="checkbox"/> Approved May 24, 2016
 <input type="checkbox"/> 2018 du Total</p> <p>Carr Trust SPA and Tentative Map
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 28 du Total</p> <p>Folsom Heights SPA
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 407 du Mapped / 530 du Total</p> | <p>Broadstone Estates SPA
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 81 du Total</p> <p>Russell Ranch Tentative Map Amendment
 <input type="checkbox"/> Approved June 28, 2016
 <input type="checkbox"/> 852 du Mapped / 903 du Total</p> <p>The Enclave at Folsom Ranch
 <input type="checkbox"/> Approved November 8, 2016
 <input type="checkbox"/> 111 du Total</p> <p>Broadstone Estates Tentative Map
 <input type="checkbox"/> Approved April 11, 2017
 <input type="checkbox"/> 81 du Total</p> <p>Folsom Heights Tentative Map
 <input type="checkbox"/> Approved July 11, 2017
 <input type="checkbox"/> 407 du Mapped / 530 du Total</p> <p>Mangini Ranch Phase 2 Tentative Map
 <input type="checkbox"/> Approved February 13, 2018
 <input type="checkbox"/> 545 du Mapped / 901 du Total</p> <p>Russell Ranch Lots 24 thru 32 Tentative Map
 <input type="checkbox"/> Approved March 13, 2018
 <input type="checkbox"/> 389 du Total</p> |
|---|---|

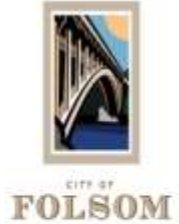
Aerial View of Project Site



CITY OF
FOLSOM



Key Project Details



- Rockcress Subdivision
 - 118-Unit Single-Family Residential Subdivision
 - 14.2-Acre Site at NE Corner of East Bidwell Street and Savannah Parkway
 - Located within Mangini Ranch Phase 2 Subdivision
- Small-Lot Vesting Tentative Subdivision Map
 - Creation of 118 Single-Family Residential Lots and 3 Lettered Landscape Lots
 - Two Access Driveways (Old Ranch Way and Savannah Parkway)
 - Internal Public Streets
- Design Review
 - Two-Story Homes with Two-Car Attached Garage
 - 4 Master plans (1,638 to 2,018 S.F.)(3BR/2.5 to 4BR/2.5BA)
 - 3 Architectural Styles (American Traditional, Spanish Colonial, Craftsman)

Key Project Details



CITY OF
FOLSOM

- Minor Administrative Modification
 - Transfer 35 Dwelling Units from Project Site to Three Locations in Plan Area
- Inclusionary Housing Plan
 - Payment of In-Lieu Fee into Housing Trust Fund
 - Inclusionary Housing Agreement

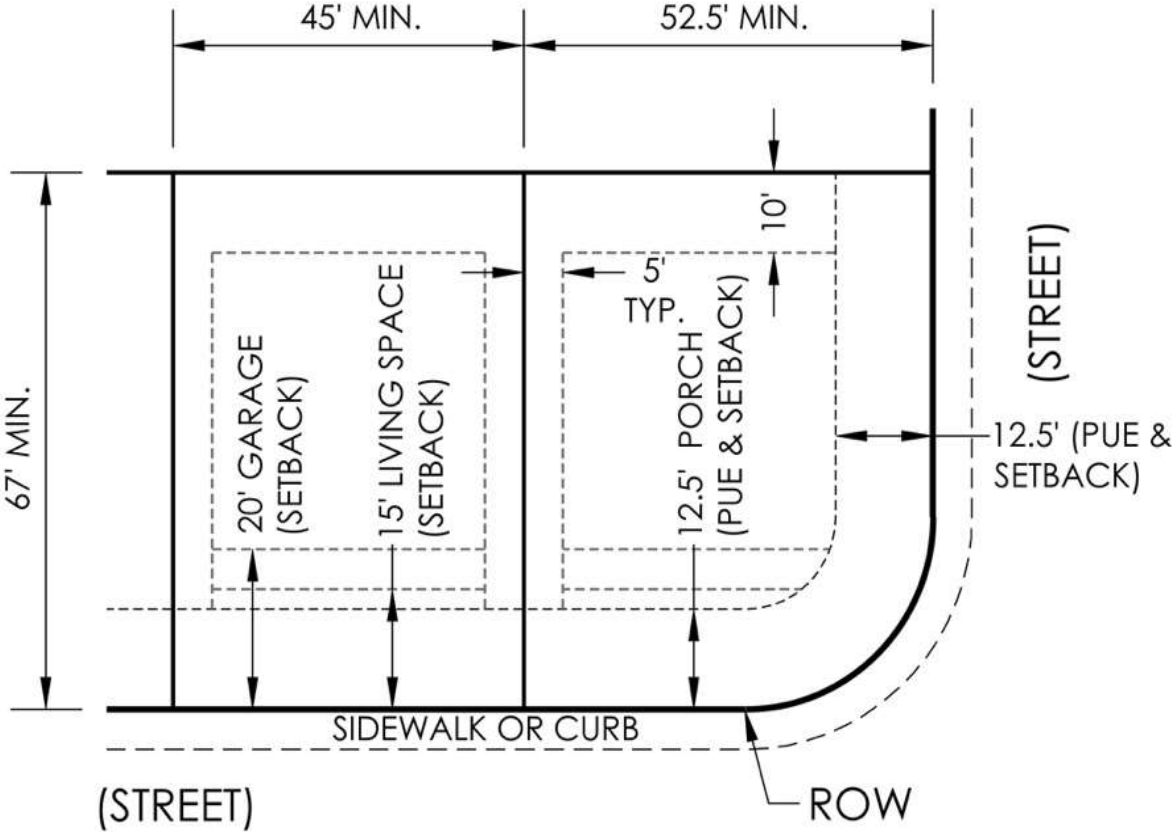
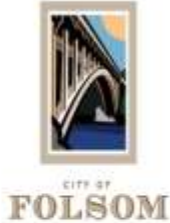
Illustrative Site Plan Exhibit



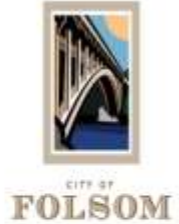
CITY OF
FOLSOM



Proposed Lot Dimensions



Development Standards (SP-MLD)



SP-MLD Single Family High Density Development Standards Table		
Development Standard	Requirement	Proposed Project
Front Porch Setback	12.5 Feet	12.5 Feet
Front Primary Structure Setback	15 Feet	15 Feet
Front Garage Setback	20 Feet	20 Feet
Side Yard Setbacks	5 Feet/5 Feet	5 Feet/5 Feet
Rear Yard Setback	10 Feet	10 Feet
Minimum Lot Size	3,000 SF	3,000 SF
Maximum Lot Coverage	50%	50%

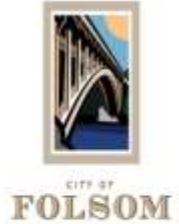
Traffic/Access/Circulation



CITY OF
FOLSOM

- Traffic Impact Analysis 12/1/2017
 - Mangini Ranch Phase 2 Subdivision Project
 - 21 Intersections, 3 Roadway Segments, 8 Freeway Segments Analyzed
 - Analysis Identified 5 Deficiencies
 - Project Subject to 55 Traffic-Related Mitigation Measures from FPA EIR/EIS
- Supplemental Access and Circulation Analysis 5/12/2017
 - Two Scenarios Evaluated
 - Scenario 1
 - Enclave Improvements Constructed/Mangini Village 7 Improvements Not Constructed
 - Scenario 2
 - Enclave Improvements and Mangini Village 7 Improvements Both Constructed

Traffic Recommendations



Supplemental Access and Circulation Analysis Recommendations:

Scenario 1

- The owner/applicant shall construct a southbound median left turn pocket on East Bidwell Street with a minimum storage length of 315 feet (255-foot deceleration lane plus 60-foot taper) to provide left turn access to Savannah Parkway.
- The owner/applicant shall construct Savannah Parkway from East Bidwell Street to the eastern boundary of the Rockcress Subdivision and the provide a temporary U-Turn at the eastbound intersection of Savannah Parkway and Shale Rock Way (Mangini Ranch Village 2) until such time that the segment of Savannah Parkway between Shale Rock Way and Westwood Drive is completed and Westwood Drive is completed between Savannah Parkway and Alder Creek Parkway.

Scenario 2

- The owner/applicant shall construct the eastern extension of Savannah Parkway from the Mangini Ranch Village 7 Subdivision boundary to the eastern boundary of the Rockcress Subdivision (including the Shale Rock Way intersection).

Access/Circulation Exhibit



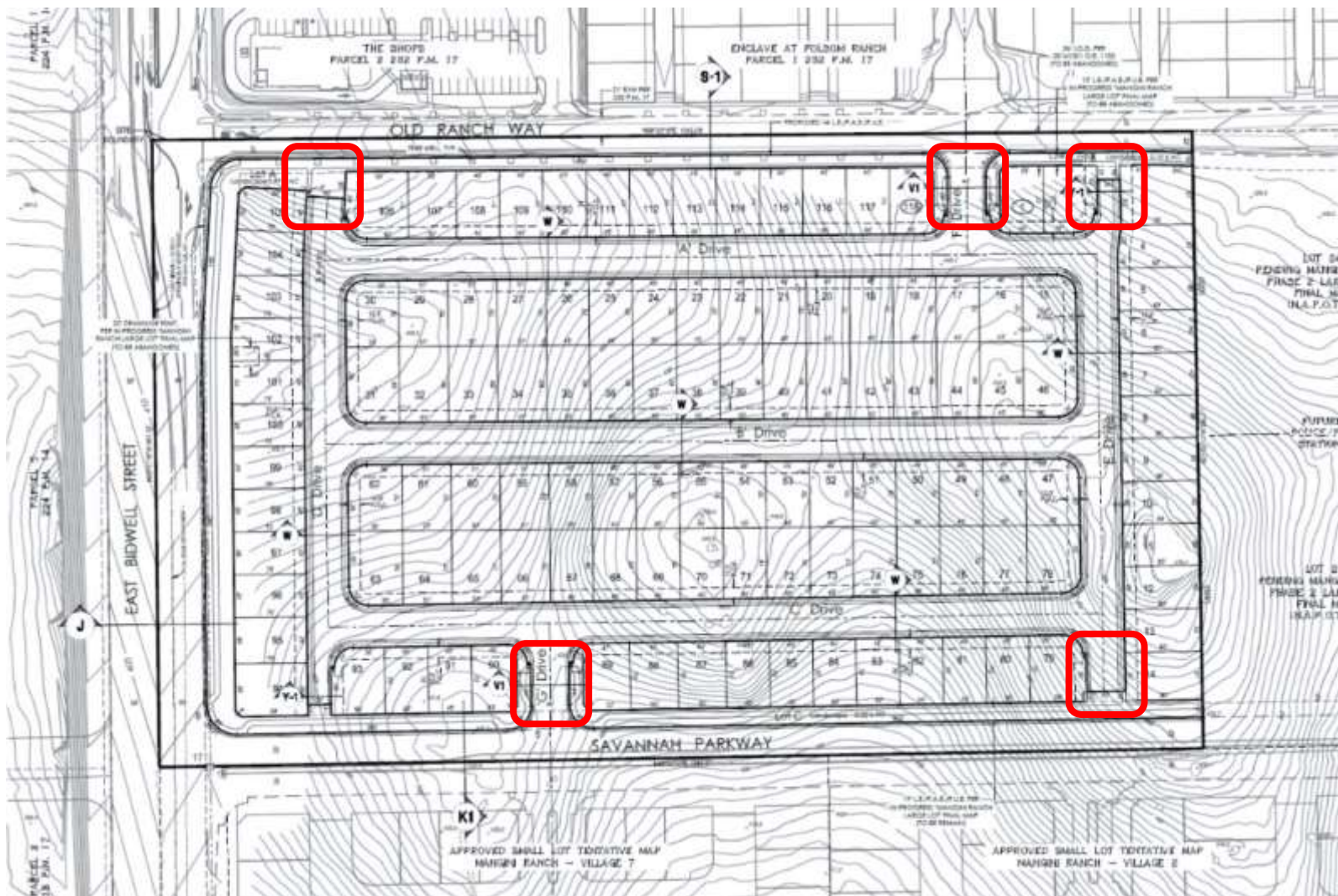
CITY OF
FOLSOM



Pedestrian Access/Circulation



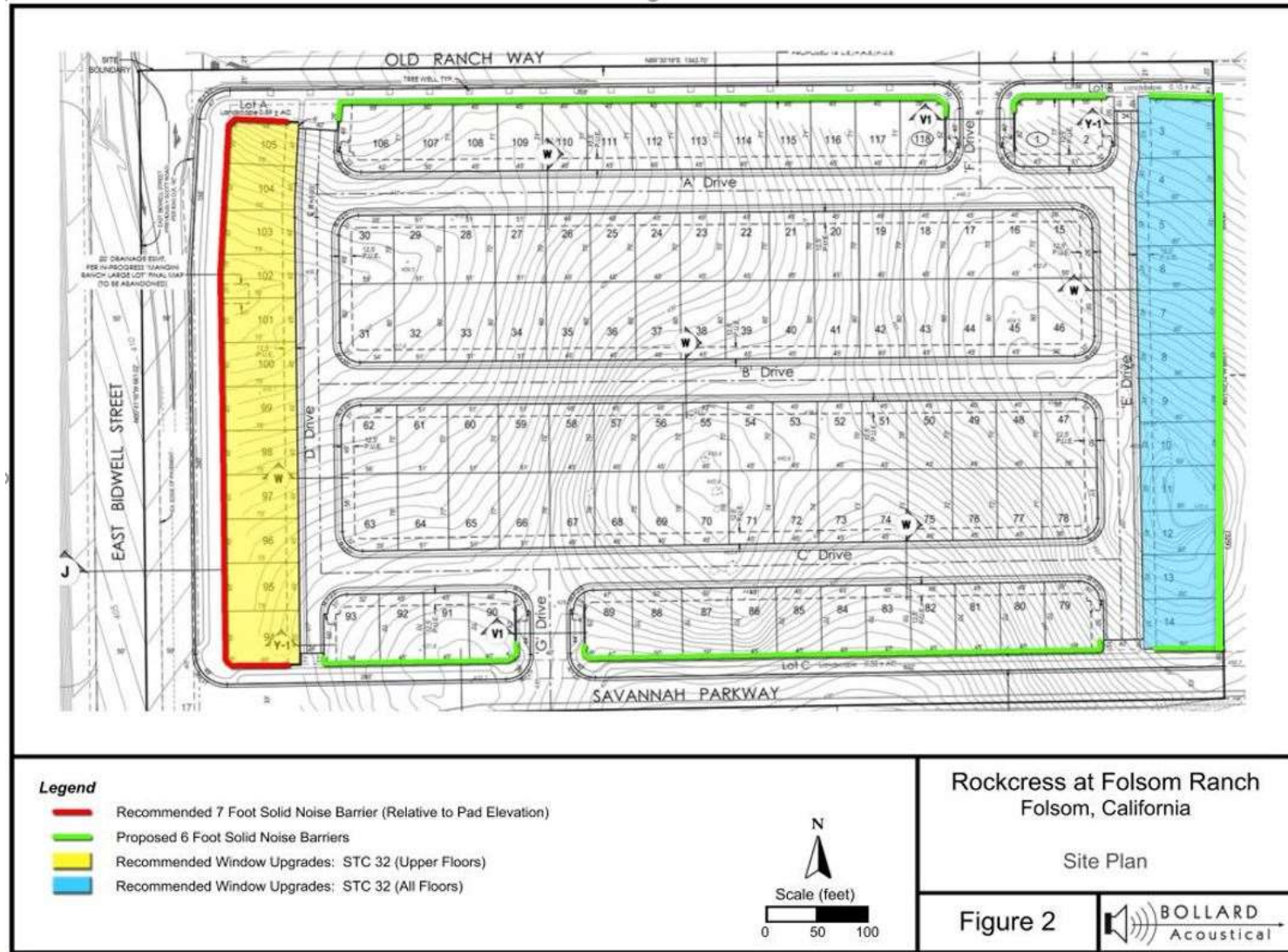
CITY OF
FOLSOM



Noise Analysis



CITY OF
FOLSOM



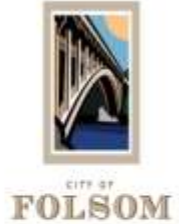
Architecture/Design



CITY OF
FOLSOM

- **Proposed Architecture/Design**
 - Two-Story Detached Homes with Attached Two-Car Garage
 - Four (4) Master plans (1,638 S.F. to 2,018 S.F.)(3BR/2.5 to 4BR/2.5BA)
 - Three (3) Architectural Styles
 - Nine (9) Color and Materials Alternatives
- **Proposed California-Themed Architectural Styles:**
 - American Traditional
 - Craftsman
 - Spanish Colonial

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
- Recessed second-story elements
- Architectural projections (recessed windows, eaves, shutters)

Streetscape Exhibit



CITY OF
FOLSOM



PLAN 1 | SPANISH COLONIAL

PLAN 2 | CRAFTSMAN

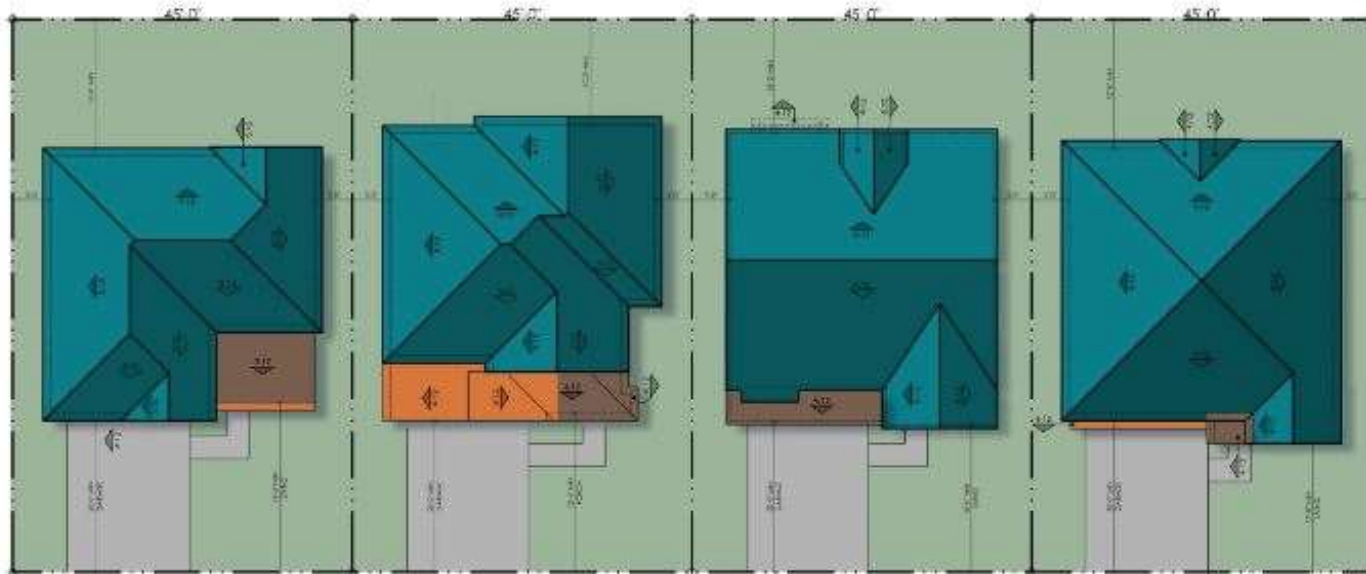
PLAN 3 | AMERICAN TRADITIONAL

PLAN 4 | SPANISH COLONIAL

Building Massing Exhibit



CITY OF
FOLSOM



PLAN 1 | SPANISH COLONIAL



PLAN 2 | CRAFTSMAN



PLAN 3 | AMERICAN TRADITIONAL



PLAN 4 | SPANISH COLONIAL

Master Plan 1



CITY OF
FOLSOM



"A" SPANISH COLONIAL

25082210001



"B" CRAFTSMAN

25082210002



"C" AMERICAN TRADITIONAL

25082210003

PLAN 1 (1,638)
FRONT ELEVATIONS



Master Plan 2



CITY OF
FOLSOM



"A" SPANISH COLONIAL

COLOR SCHEME 1



"B" CRAFTSMAN

COLOR SCHEME 2



"C" AMERICAN TRADITIONAL

COLOR SCHEME 3

PLAN 2 (1,828)
FRONT ELEVATIONS



Master Plan 3



CITY OF
FOLSOM



"A" SPANISH COLONIAL
COLOR SCHEME 1



"B" CRAFTSMAN
COLOR SCHEME 1



"C" AMERICAN TRADITIONAL
COLOR SCHEME 1

PLAN 3 (1,945)
FRONT ELEVATIONS



Master Plan 4



CITY OF
FOLSOM



"A" SPANISH COLONIAL

COLOR: 04061



"B" CRAFTSMAN

COLOR: 04061



"C" AMERICAN TRADITIONAL

COLOR: 04061

PLAN 4 (2,018)
FRONT ELEVATIONS



Rendering (East Bidwell Street)



CITY OF
FOLSOM



Rendering (Savannah Parkway)



CITY OF
FOLSOM



Environmental Review



CITY OF
FOLSOM

- CEQA Exemption and Streamlining Analysis Prepared for Proposed Project (Attachment 12)
- Concluded that Prior Environmental Documents (FPASP EIR/EIS, FPASP Water Addendum, Westland-Eagle Addendum) have Adequately Addressed Required Issues and No Further Environmental Review is Required (CEQA Guidelines Section 15183)
- Site Specific Impacts (Land Use and Planning, Noise, Transportation/Traffic) were Analyzed and Determined to be Less Than Significant and No New Impacts Identified

Planning Commission



CITY OF
FOLSOM

- Evaluated Project at its July 1, 2020 Meeting
- No Members of Public Spoke at Meeting
- Commission Debated Limited Issues
 - Site Design (Roadway Widths)
 - Landscape Design (Tree Selection)
 - Architecture/Design of Master Plans
- Commission Voted to Recommend Approval of Project (7-0-0-0)

Staff Recommendation



CITY OF
FOLSOM

Staff Recommends City Council Approval
of the Rockcress Subdivision
Project Entitlements





CITY OF
FOLSOM

This page is intentionally left blank.