

Creekstone Phase 1 Subdivision



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Small-Lot Vesting Tentative Subdivision
Map, Planned Development Permit, and
Minor Administrative Modification



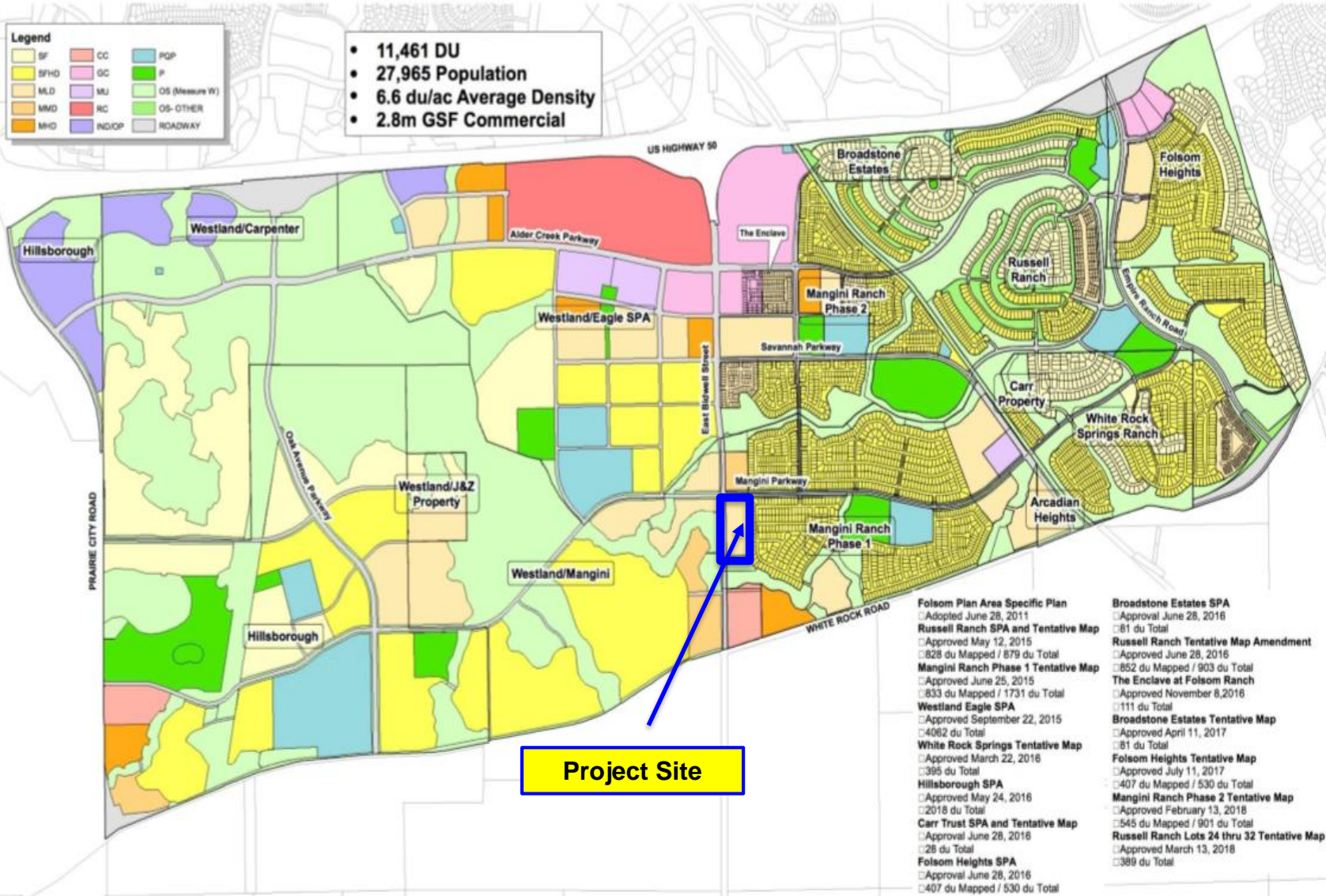
Vicinity Map



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Legend		
SF	CC	PGP
SFHD	GC	P
MLD	MU	OS (Measure W)
MWD	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"/> 26 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



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Key Project Details



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- **Creekstone Phase 1 Subdivision**
 - 71-Unit Single-Family Residential Subdivision
 - 9.88-Acre Site at SE Corner of East Bidwell Street and Mangini Parkway
 - Located within Mangini Ranch Phase 1 Subdivision
- **Small-Lot Vesting Tentative Subdivision Map**
 - Creation of 71 Single-Family Residential Lots and 3 Lettered Landscape Lots
 - Two Access Driveways (East Bidwell Street and Mangini Parkway)
 - Internal Public Streets
- **Planned Development Permit Proposed Development Standards**
 - Modification to Minimum Lot Sizes
 - Reduce Front Yard Setbacks for Primary Structures from 15 to 12.5 Feet
 - Reduce Garage Setbacks from 20 to 18 Feet
 - Reduce Side Yard Setbacks from 5 to 4 Feet

Key Project Details



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- **Planned Development Permit Proposed Architecture/Design**
 - Two-Story Homes with Two-Car Attached Garage
 - 3 Master plans (1,896 to 2,300 S.F.)(3BR/2.5 to 4BR/3BA)
 - 3 Architectural Styles (Italian Villa, Spanish Colonial, Western Farmhouse)
- **Minor Administrative Modification**
 - Transfer 15 Dwelling Units from Project Site to Two Locations in Plan Area
- **Inclusionary Housing Plan**
 - Payment of In-Lieu Fee into Housing Trust Fund
 - Inclusionary Housing Agreement

Illustrative Site Plan Exhibit



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Illustrative Site Plan

The CREEKSTONE Phase 1 Illustrative Site Plan is shown here. The Project is located at the gateway to the approved Mangini Ranch Phase 1 community in Folsom Ranch. Primary access to the site is located off East Bidwell Street and Mangini Parkway via tree-lined streets with sidewalks on both sides to facilitate walking to nearby schools, parks and commercial uses. On-street guest parking is provided within the Project and meets the city's requirements for on-street guest parking. Also nearby are trail heads to the Plan Area public trail system. (Project area enlargement at right.)

Illustrative Project imagery shown below.



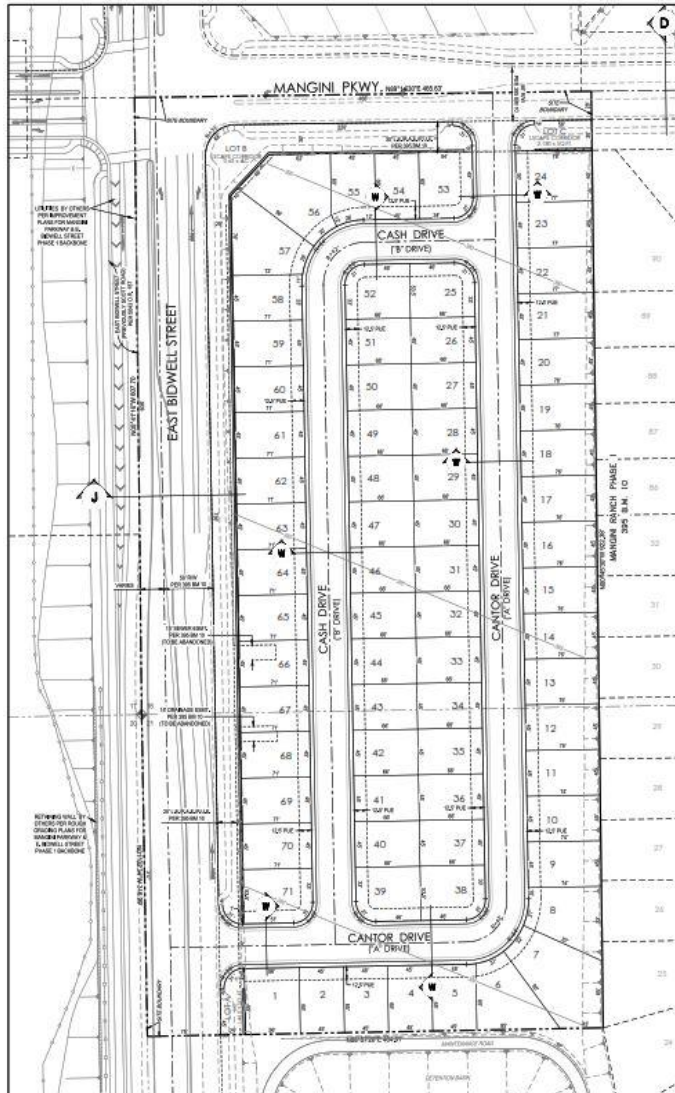
ILLUSTRATIVE SITE PLAN
CREEKSTONE
Phase 1
(Mangini Ranch Lot 10)

MacKay & Soaps

Tentative Subdivision Map



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- Small-Lot Vesting Tentative Subdivision Map**
- 71 Single-Family Residential Lots
 - Lots Range from 2,925 to 6,327 S.F. in Size
 - Interior Lots (2,925 SF Min, Lot Size)
 - Corner Lots (3,300 SF Min Lot Size)
 - All Public Streets within Subdivision
 - Map Meets Subdivision Map Act Requirements

Planned Development Permit



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- Proposed Development Standards
 - Reduce Minimum Lot Size for Interior Lots from 3,000 to 2,925 SF
 - Reduce Minimum Lot Size for Corner Lots from 3,500 to 3,300 SF
 - Reduce Front Yard Setback from 15 to 12.5 Feet
 - Reduce Garage Setback from 20 to 18 Feet
 - Reduce Side Yard Setbacks from 5 to 4 Feet
- Applicant's Justification
 - Allows Placement of Bedroom on First Floor of Residence
 - First Floor Bedroom Strongly Desired by Home Buyers
 - Forward Placement of Downstairs Bedroom Improves Front Building Elevation
 - Deviations from Development Standards Similar to Other Subdivisions in Folsom

Planned Development Permit



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Development Standards Table						
	Minimum Lot Size	Maximum Lot Coverage	Front Yard Setback	Front Garage Setback	Side Yard Setback	Rear Yard Setback
SP-MLD Standards	3,000 SF	50%	15 Feet	20 Feet	5 Feet	10 Feet
Proposed Creekstone Standards	2,925 SF	50%	12.5 Feet	18 Feet	4 Feet	10 Feet
Enclave Subdivision	2,800 SF	60%	12.5 Feet	20 Feet	4 Feet	8 Feet
Meadows Subdivision	2,925 SF	60%	7.5 Feet	7.5 Feet	3 Feet	5 Feet
Vizcaya Subdivision	2,504 SF	50%	10 Feet	10 Feet	3.5 Feet	10 Feet
Farmhouse Subdivision	2,850 SF	55%	8 Feet	8 Feet	4 Feet	5 Feet

Traffic/Access/Circulation



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- Traffic Impact Analysis 9-19
 - Six Study Intersections and Two Roadway Segments Analyzed
 - No New Impacts that were not Previously Identified in FPA EIR/EIS
 - Project Subject to 55 Traffic-Related Mitigation Measures from FPA EIR/EIS
- Supplemental Access and Circulation Analysis 4-20 (2 Scenarios)
 - Interim Scenario (without Toll Brothers Project Improvements):
 - East Bidwell Street Project Driveway Allows Right-In, Right-Out, and Left-In Turning Movements
 - Mangini Parkway Driveway Allows Right-In Turning Movements Only
 - Ultimate Scenario (with Toll Brothers Project Improvements):
 - East Bidwell Street Project Driveway Allows Right-In, Right-Out, and Left-Out Turning Movements
 - Mangini Parkway Driveway Allows Right-In and Right-Out Turning Movements

Traffic/Access/Circulation



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Supplemental Access and Circulation Analysis Recommendations:

Scenario 1 (Toll Brothers Improvements Completed)

- Construct South-Bound Left-Turn Lane into East Bidwell Street Driveway (Cantor Drive)
- Install Median Improvements in East Bidwell Street to Prevent Left-Turn Out Movements on to East Bidwell Street from Cantor Drive
- Modify Traffic Signal and Striping at Intersection of East Bidwell Street/Mangini Parkway

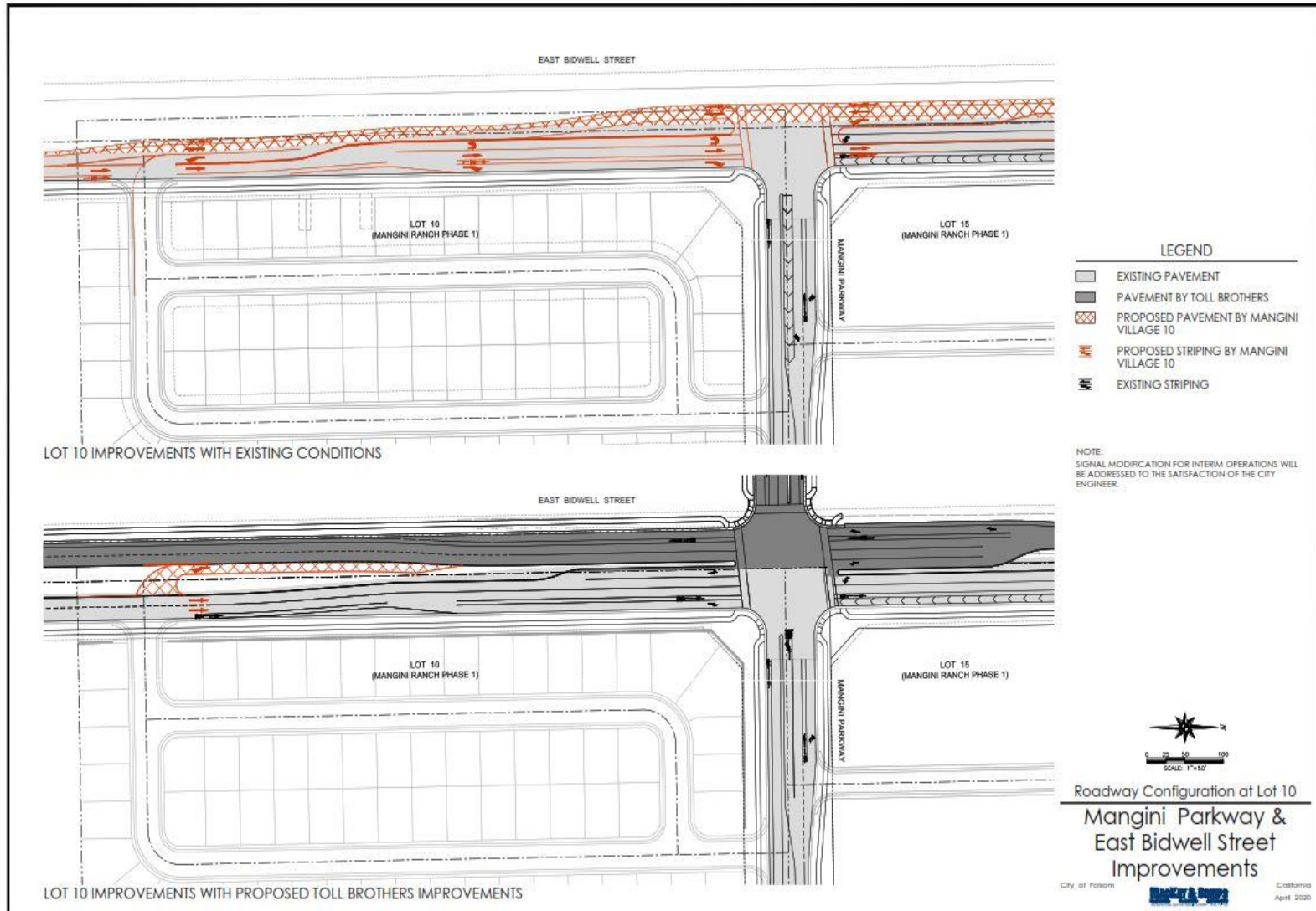
Scenario 2 (Toll Brothers Improvements not Constructed)

- Widen East Bidwell Street to Provide Additional Southbound Through-Lane Which Extends 64 Feet North of Mangini Parkway to Cantor Drive
- Widen East Bidwell Street to Provide Left-Turn and Storage into Cantor Drive
- Install Median Improvements in East Bidwell Street to Prevent Left-Turn Out Movements on to East Bidwell Street from Cantor Drive
- Modify Traffic Signal and Striping at Intersection of East Bidwell Street/Mangini Parkway
- Construct Interim Improvements on Mangini Parkway to Prevent Right-Turn Out Movements Until Westwood Drive is Constructed and Open

Traffic/Access/Circulation



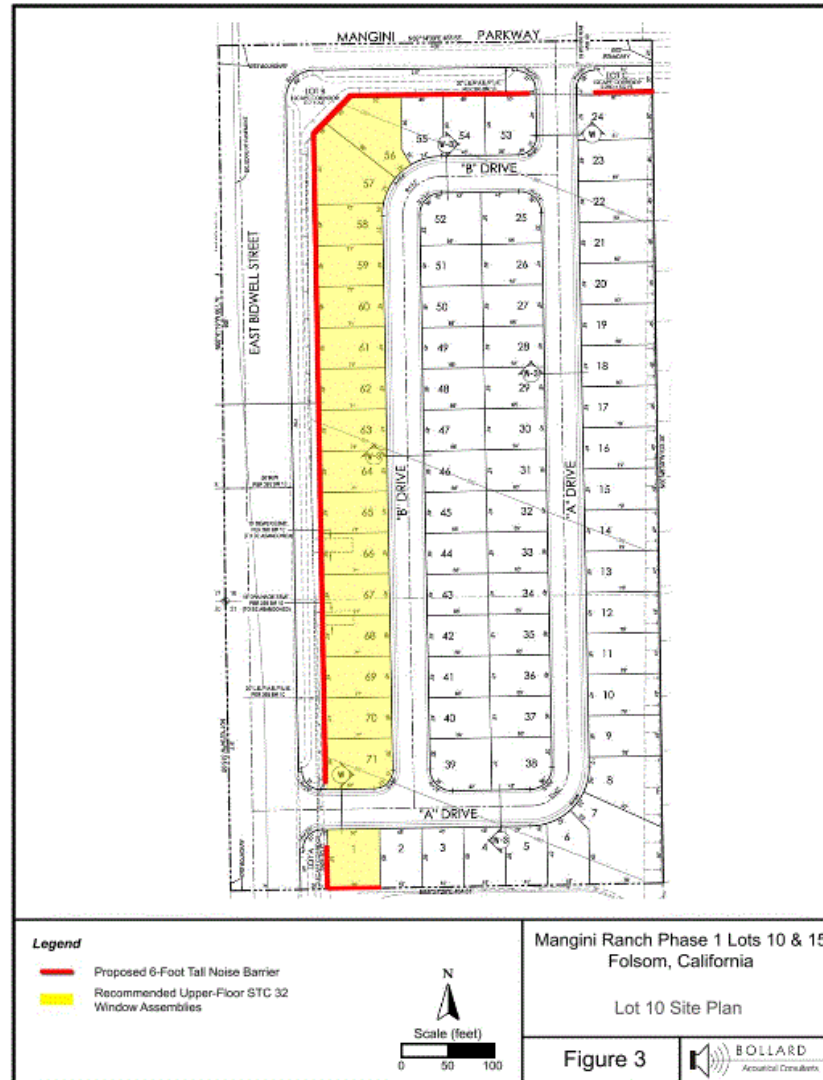
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Noise Analysis



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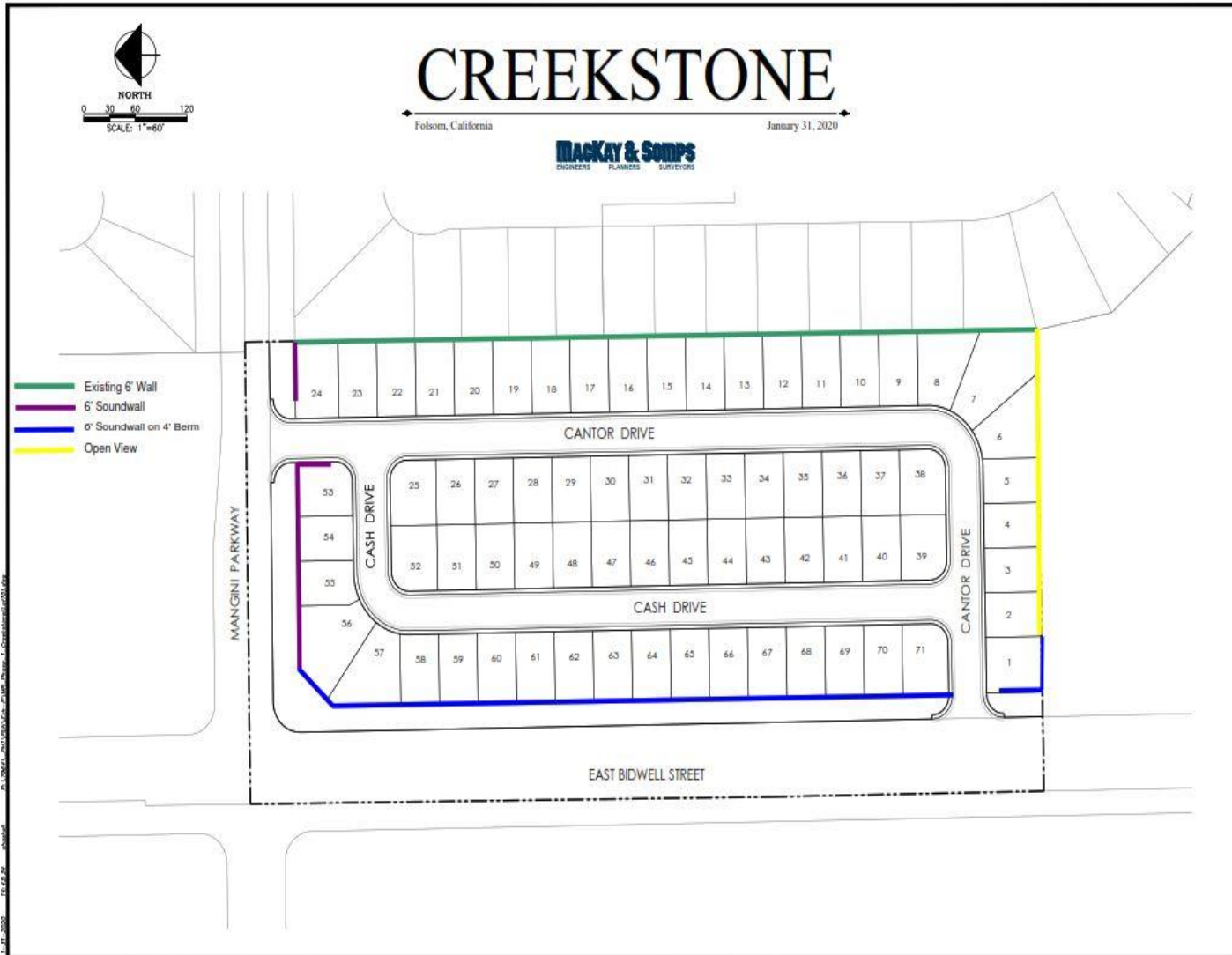
Noise Analysis

- Noise Impact Analysis
- Noise Mitigation Measures
- Noise Barriers
- Enhanced Construction Methods

Wall and Fencing Exhibit



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Architecture/Design



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- Proposed Architecture/Design
 - Two-Story Detached Homes with Attached Two-Car Garage
 - Three (3) Master plans (1,896 S.F. to 2,300 S.F.)(3BR/2.5 to 4BR/3BA)
 - Three (3) Architectural Styles
 - Twelve (12) Color and Materials Alternatives
- Proposed California-Themed Architectural Styles:
 - Italian Villa
 - Spanish Colonial
 - Western Farmhouse

Folsom Ranch Central District Design Guidelines



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- 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



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SPANISH COLONIAL

WESTERN FARMHOUSE

ITALIAN VILLA

Building Massing Exhibit



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PLAN 1AR
SPANISH

PLAN 2BR
FARMHOUSE

PLAN 3C
ITALIAN

Master Plan 1



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Front Elevation - 1A - Spanish Colonial



Front Elevation - 1C - Italian Villa



Front Elevation - 1B - Western Farmhouse

Master Plan 2



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Front Elevation - 2A - Spanish Colonial



Front Elevation - 2C - Italian Villa



Front Elevation - 2B - Western Farmhouse

Master Plan 3



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Front Elevation - 3A - Spanish Colonial



Front Elevation - 3C - Italian Villa



Front Elevation - 3B - Western Farmhouse

Architectural Details



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Single story massing softens the street scene at street corners.



The large porch at Creekstone Plan 1 is a welcoming addition to the street scene.



Vertical and horizontal plane breaks at Plan 3 add variety to the street

Streetscape Perspectives



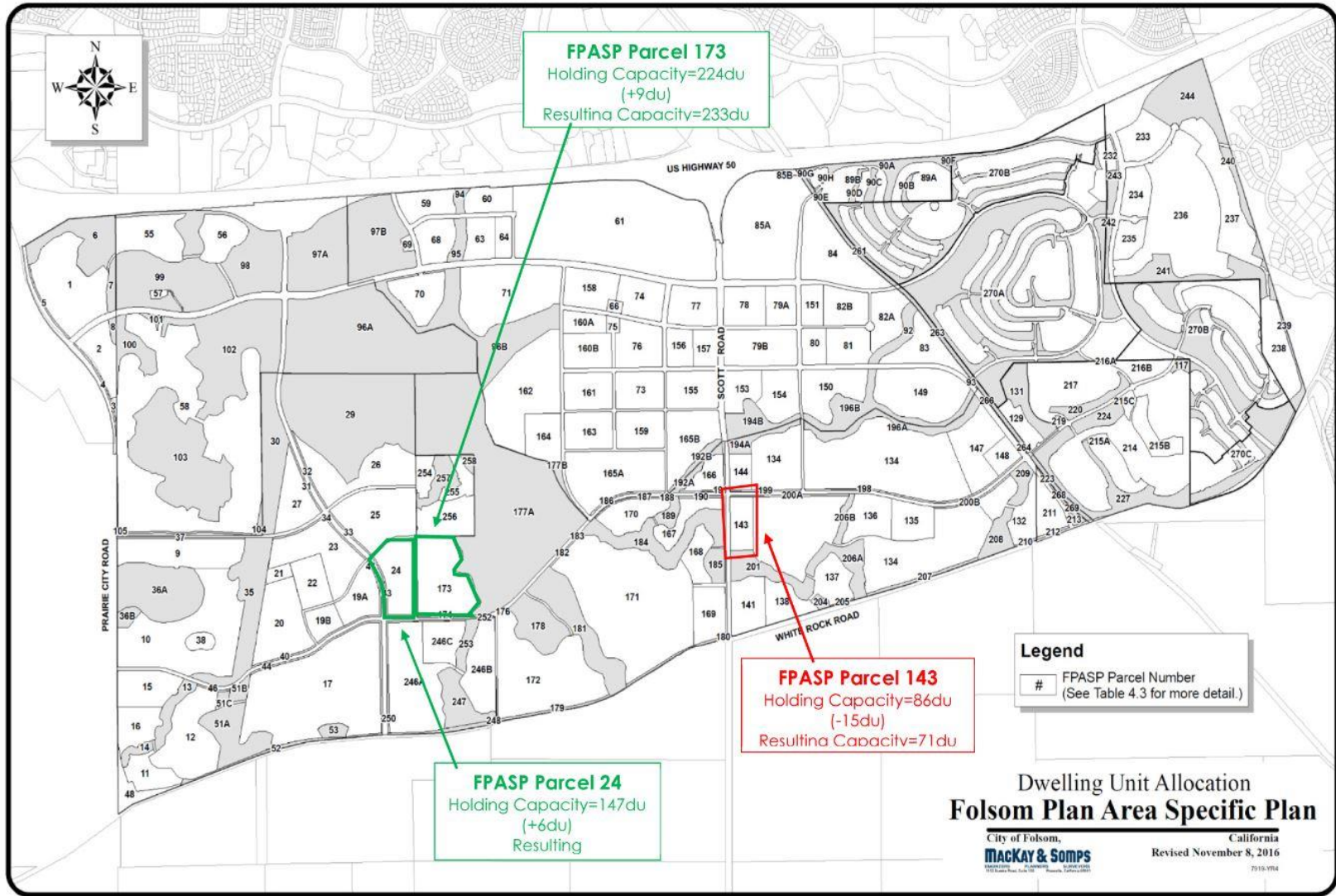
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Minor Administrative Modification



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Environmental Review



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- CEQA Exemption and Streamlining Analysis Prepared for Proposed Project (Attachment 11)
- 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

Site Photographs



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Site Photographs



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Planning Commission



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- Evaluated Project at its May 6, 2020 Meeting
- No Members of Public Spoke at Meeting
- Commission Debated Limited Issues
 - Site Design
 - Placement and Orientation of Homes on Specific Lots
 - Proposed Development Standards
 - Architecture/Design of Master Plans
 - Timing of Roadway Improvements
- Commission Voted to Recommend Approval of Project (5-0-0-2)

Staff Recommendation



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Staff Forwards Planning Commission
Recommendation to the City Council for
Approval of the Creekstone Phase 1
Subdivision Project (PN 19-059)



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