



Folsom Plan Area Semi-Annual Presentation October 2022 – March 2023

Presentation Outline



Planning Activity

Infrastructure and Site Engineering Activity

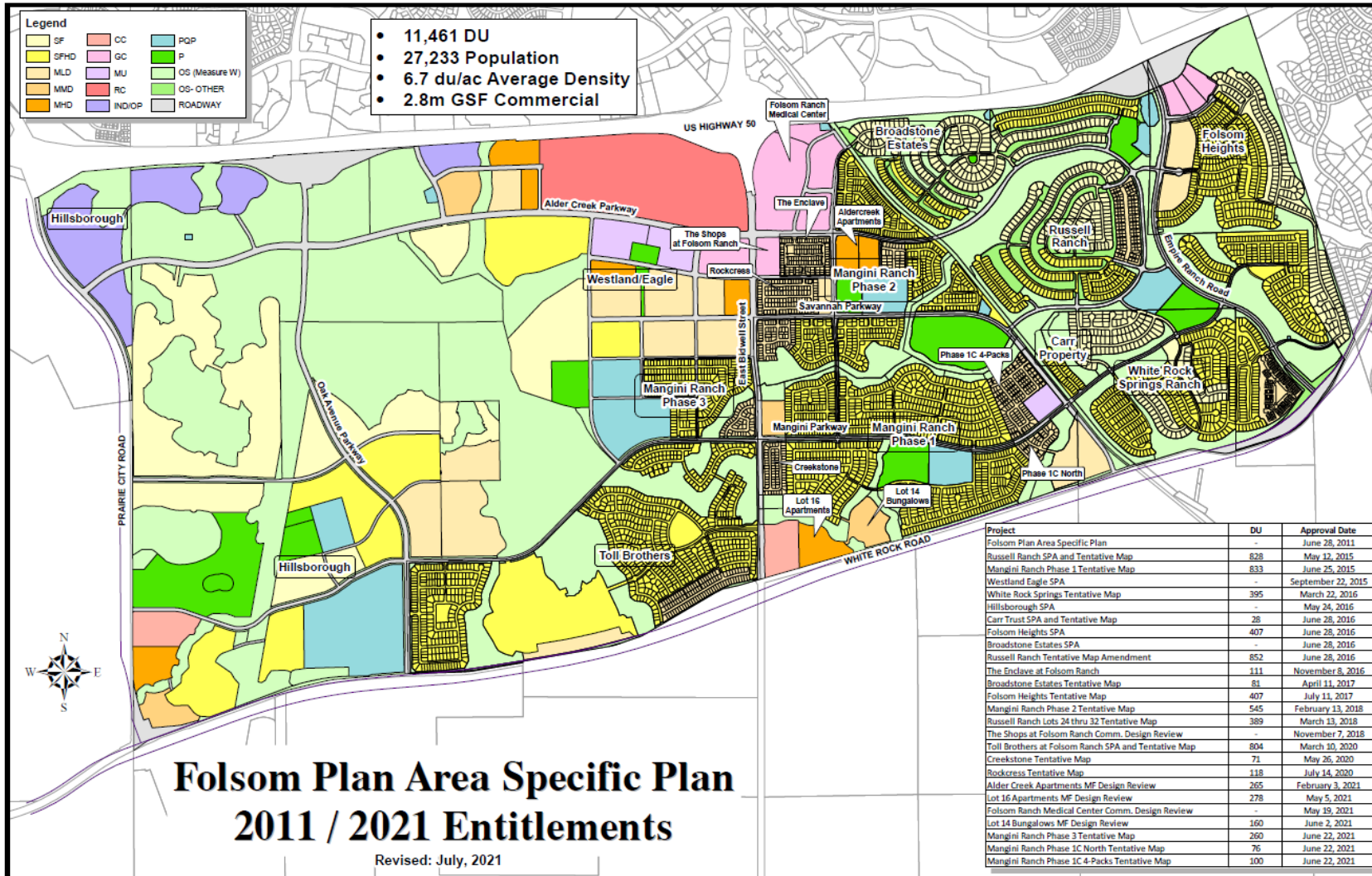
Map Activity

Building Activity

Other Miscellaneous City Projects

Public Information/City Website

Folsom Plan Area Specific Plan



- Adopted 2011
- With several amendments and refinements approved by City Council since

Planning Activity (last 180 days) New Development Applications (pending)

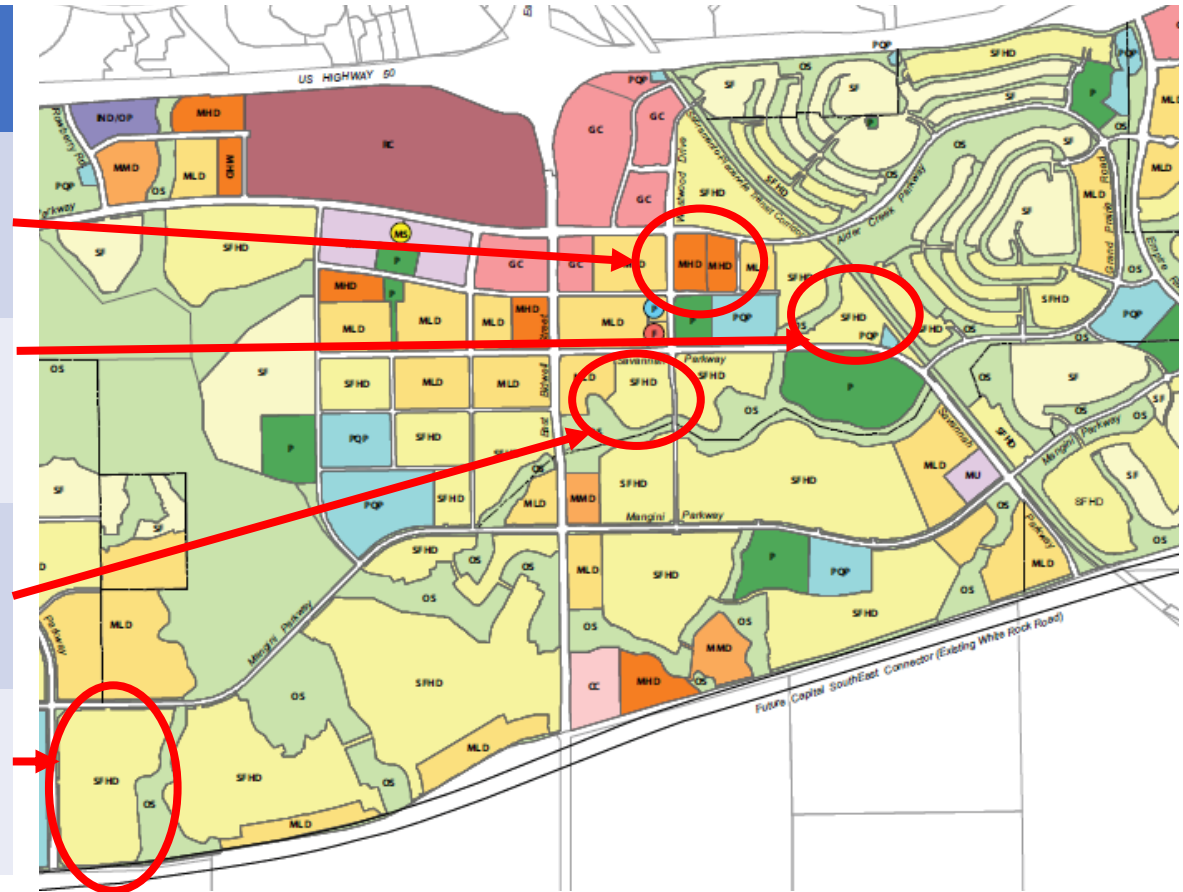
Development Applications Submitted

Alder Creek Apartments PD Permit Extension

Mangini Ranch Phase 2, Villages 5 & 6 Residential Design Review

Mangini Ranch Phase 2 Village 2 Residential Design Review Modification

Toll Brothers Phase 3 Subdivision Design Review



Planning Activity (last 180 days) City Actions/Entitlement Decisions



Planning Commission Actions on Development Applications

Folsom Ranch Apartments CUP, PD Permit, and DA Amendment

Fire Station No. 34 Design Review

Russell Ranch Phase 2 Villages 1 & 2 Residential Design Review Modification

City Council Actions on Development Applications

Folsom Ranch Apartments Development Agreement Amendment

PC Approved February 15, CC March 14, 2023

Folsom Ranch Apartments CUP, PD Permit, DAA



VIEW 3



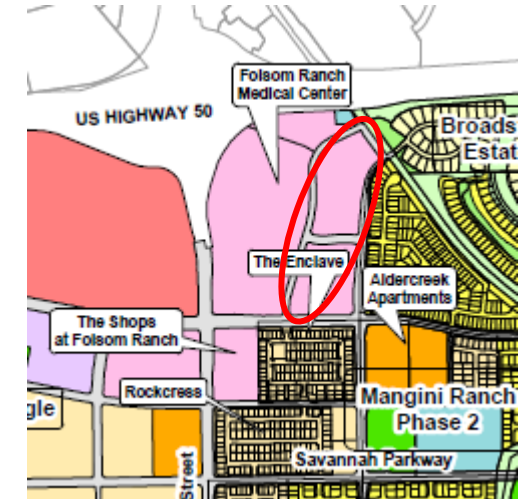
VIEW 1



VIEW 4



VIEW 2



Approval of 238 Market Rate Townhome Style Apartments with DA Amendment to deed restrict 64 affordable units on Parcel 61

PC Approved February 15, 2023

Fire Station No. 34 Design Review



FOLSOM FIRE STATION No. 34 : NORTH ELEVATION

JANUARY 28, 2023

CALPO HOM & DONG ARCHITECTS



Approval of Design Review for a new 13,932 square-foot fire station at 3255 Westwood Drive



FOLSOM FIRE STATION No. 34 : WEST ELEVATION

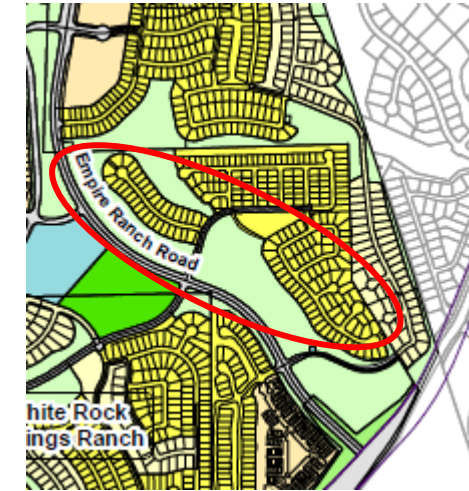
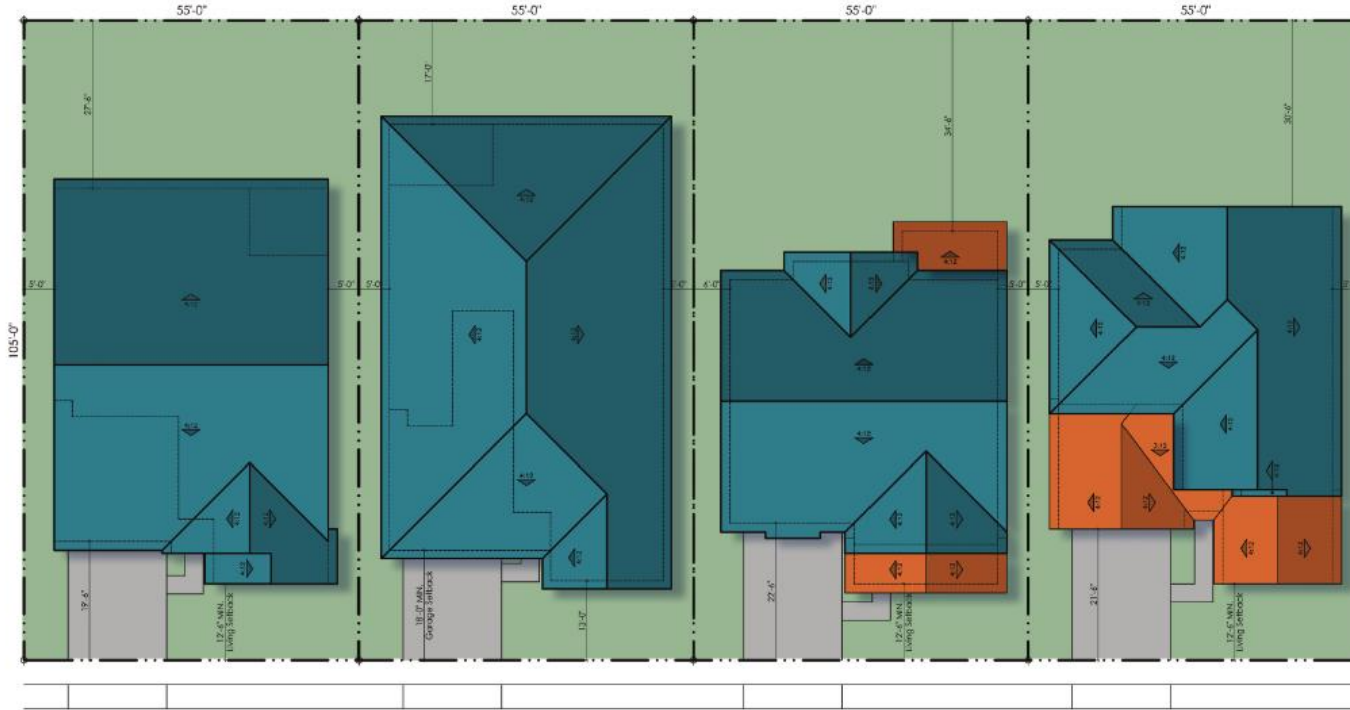
JANUARY 28, 2023

CALPO HOM & DONG ARCHITECTS



PC Approved February 15, 2023

Russell Ranch Phase 2 V1&2 Residential DR Mod



Approval of a request by Lennar Homes to modify two previously approved master plans to increase the size and modify the design accordingly



PLAN 1 | SPANISH COLONIAL REVIVAL

PLAN 2 | CALIFORNIA WINE

PLAN 3 | TRANSITIONAL BUNGALOW

PLAN 4 | SPANISH COLONIAL REVIVAL

Infrastructure/Site Engineering Activity (Last 180 Days)



FOLSOM PLAN AREA SMALL LOT FINAL MAP ACTIVITY

| Tentative Maps Approved by City Council | Final Maps Approved by CC | Small Lot Final Maps Submitted |
|--|---|--------------------------------|
| Mangini Ranch Phase 1 (833 dwelling units) Creekstone Subdivision (71 dwelling units) | Villages 1, 2, 8, and 9 (2018) Villages 5, 6 and 7 (2019) Village 4 and Creekstone (2020) Village 3 (2021) | |
| Mangini Ranch Phase 1C (291 dwelling units) | Villages 1 - 4 | |
| White Rock Springs Ranch (395 dwelling units) | Villages 1, 8 and 9 (2019) Villages 2, 3, 4, 5, 6, and 7 (2020) | |
| Carr Trust (28 dwelling units) | Carr Trust (2019) | |
| Russell Ranch Phase 1 (394 dwelling units) | Villages 1 through 8 (2019) | |
| Russell Ranch Phase 2 (389 dwelling units) | Villages 1 – 4 (2022) | |
| Russell Ranch Phase 3 (242 dwelling units) | Phase 3A and 3B (2021) | |
| Enclave at Folsom Ranch (111 dwelling units) | Enclave (2020) | |
| Mangini Ranch Phase 2 (545 dwelling units) Rockcross Subdivision (118 dwelling units) | Village 7 (2019) Villages 4 and 8 (2020) Rockcross & Villages 1 & 2 (2021) Village 3, 5, and 6 (2022) | |
| Toll Brothers at Folsom Ranch (804 dwelling units) | Phase 1B and IC, ID, 1E, 1F, 3A | Phase 1A and 3B |
| Mangini Ranch Phase 3 (260 dwelling units) | Villages 1 – 4 (2022) | |
| Broadstone Estates (81 dwelling units) | Broadstone Estates (2022) | |
| Total SF Lots Ready for Permits | 4,316 sf lots mapped | 118 lots pending |

Building Permit Tracking

FPA total sf permits 2,697 (Oct–March = 208)



FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW AS OF 9/30/2022

| AREA | SUBDIVISION OR VILLAGE | LOT/UNIT COUNT | | | PERMIT ACTIVITY | | | | | |
|--------------------------|------------------------|----------------------------|--------------|----------------|-------------------------|---------------------------------|--------------------------------|----------------------|--|---|
| | | LOTS/UNITS (TENTATIVE MAP) | FINAL MAPPED | % FINAL MAPPED | LOTS/UNITS UNDER CONST. | LOTS/UNITS W CERT OF OCC. (C/C) | % FINALED (C/C/TEN. LOT TOTAL) | TOTAL PERMITS ISSUED | TOTAL UNITS ISSUED (TOTAL UNITS / TEN. UNIT TOTAL) | % BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL) |
| MANGINI RANCH PHASE 1 | VILLAGES 1-10 | 1056 | 904 | 85.61% | 22 | 882 | 83.52% | 904 | 904 | 85.61% |
| MANGINI RANCH PHASE 1C | VILLAGES 1-4 | 291 | 291 | 100.00% | 6 | 0 | 0.00% | 6 | 6 | 2.06% |
| MANGINI RANCH PHASE 1E | 1E | 438 | N/A | N/A | 80 | 0 | 0.00% | 4 | 80 | 18.26% |
| MANGINI RANCH PHASE 2 | VILLAGES 1-10 | 663 | 510 | 76.92% | 148 | 193 | 29.11% | 341 | 341 | 51.43% |
| MANGINI RANCH PHASE 2 | ALDER CREEK APTS | 265 | N/A | N/A | 0 | 0 | 0.00% | 0 | 0 | 0.00% |
| RUSSELL RANCH PHASE 1 | VILLAGES 1-8 | 394 | 394 | 100.00% | 49 | 342 | 86.80% | 391 | 391 | 99.24% |
| RUSSELL RANCH PHASE 3 | NONE | 242 | 242 | 100.00% | 110 | 0 | 0.00% | 110 | 110 | 45.45% |
| CARR TRUST | NONE | 28 | 28 | 100.00% | 11 | 17 | 60.71% | 28 | 28 | 100.00% |
| WHITE ROCK SPRINGS RANCH | VILLAGES 1-9 | 395 | 395 | 100.00% | 118 | 229 | 57.97% | 347 | 347 | 87.85% |

PERMIT ACTIVITY OVERVIEW AS OF 9/30/2022

| DIVISION OR PHASE | LOT/UNIT COUNT | | | PERMIT ACTIVITY | | | | | |
|-------------------|----------------------------|--------------|----------------|-------------------------|---------------------------------|--------------------------------|----------------------|--|---|
| | LOTS/UNITS (TENTATIVE MAP) | FINAL MAPPED | % FINAL MAPPED | LOTS/UNITS UNDER CONST. | LOTS/UNITS W CERT OF OCC. (C/C) | % FINALED (C/C/TEN. LOT TOTAL) | TOTAL PERMITS ISSUED | TOTAL UNITS ISSUED (TOTAL UNITS / TEN. UNIT TOTAL) | % BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL) |
| RES 1-10 | 1056 | 904 | 85.61% | 22 | 882 | 83.52% | 904 | 904 | 85.61% |
| | 0 | 0 | 0.00% | 6 | 0 | 0.00% | 6 | 6 | 2.06% |
| | 0 | 0 | 0.00% | 4 | 80 | 0.00% | 80 | 80 | 18.26% |
| | 193 | 148 | 76.92% | 148 | 193 | 29.11% | 341 | 341 | 51.43% |
| | 0 | 0 | 0.00% | 0 | 0 | 0.00% | 0 | 0 | 0.00% |
| | 342 | 342 | 100.00% | 49 | 342 | 86.80% | 391 | 391 | 99.24% |
| | 0 | 0 | 0.00% | 110 | 0 | 0.00% | 110 | 110 | 45.45% |
| | 17 | 17 | 100.00% | 11 | 17 | 60.71% | 28 | 28 | 100.00% |
| | 229 | 229 | 100.00% | 118 | 229 | 57.97% | 347 | 347 | 87.85% |
| | 95 | 95 | 100.00% | 106 | 106 | 85.58% | 106 | 106 | 95.00% |
| | 61 | 61 | 100.00% | 248 | 248 | 10.34% | 248 | 248 | 42.03% |
| | 1819 | 1485 | 81.64% | 248 | 1819 | 40.67% | 2485 | 2561 | 57.25% |

2018 sf permits issued: 159
 2019 sf permits issued: 300
 2020 sf permits issued: 395
 2021 sf permits issued: 925
 2022 sf permits issued: 775 (+ 80 apartment units)
 2023 sf permits issued (January – March): 135 (174 apartment units)
Total FPA SF Permits thru March 2023: 2,697 (+254 apartment units)
 Total homes occupied: 2,262
 Estimated # residents (homes x 2.9 pph) = ~6,560 persons

PERMIT ACTIVITY

| LOTS/UNITS W CERT OF OCC. (C/C) | % FINALED (C/C/TEN. LOT TOTAL) | HOMEBUILDER |
|---------------------------------|--------------------------------|----------------------|
| 35 | 67.31% | THE NEW HOME COMPANY |
| 25 | 100.00% | THE NEW HOME COMPANY |
| 12 | 46.15% | THE NEW HOME COMPANY |
| 114 | 100.00% | MERITAGE HOMES |
| 38 | 92.68% | THE NEW HOME COMPANY |
| 38 | 88.37% | ANTHEM UNITED HOMES |
| 28 | 89.29% | THE NEW HOME COMPANY |
| 52 | 100.00% | ANTHEM UNITED HOMES |
| 342 | 86.80% | |

PERMIT ACTIVITY

| LOTS/UNITS W CERT OF OCC. (C/C) | % FINALED (C/C/TEN. LOT TOTAL) | HOMEBUILDER |
|---------------------------------|--------------------------------|--------------|
| 0 | 0.00% | LENNAR HOMES |
| 0 | 0.00% | LENNAR HOMES |
| 0 | 0.00% | |

| | | | | | | | | | |
|--------|-----|-----|--------|-----|-----|--------|--|--|--|
| TOTALS | 928 | 341 | 36.75% | 148 | 193 | 20.80% | | | |
|--------|-----|-----|--------|-----|-----|--------|--|--|--|

Neighborhood Site and/or Building Activity

Mangini Ranch Phase 1 and 1C North



Mangini Ranch Phase 1 1C North and 1E Builders

- Tri-Pointe Homes (Villages 1 - 4)
- Van Daele (Apartments)
- Van Daele (Bungalows)
- St Anton (Mangini Place Apartments)



Tri-Pointe Homes: Villages 1 - 4



Tri-Pointe Homes: Villages 1 - 4

Neighborhood Site and/or Building Activity

Mangini Ranch Phase 2



Mangini Ranch Phase 2 Builders

- KB Homes (Soleil)
- Tri-Pointe Homes (Eastwood)
- Beazer Homes (Village 3)



KB Homes: Soleil



Tri-Pointe Homes: Eastwood

Neighborhood Site and Building Activity

Mangini Ranch Phase 3



Mangini Phase 3 Builders

- Taylor Morrison (Villages 1 – 4)



Neighborhood/Commercial Site Activity

Parcels 61/77 and 85 – Dignity, UCD



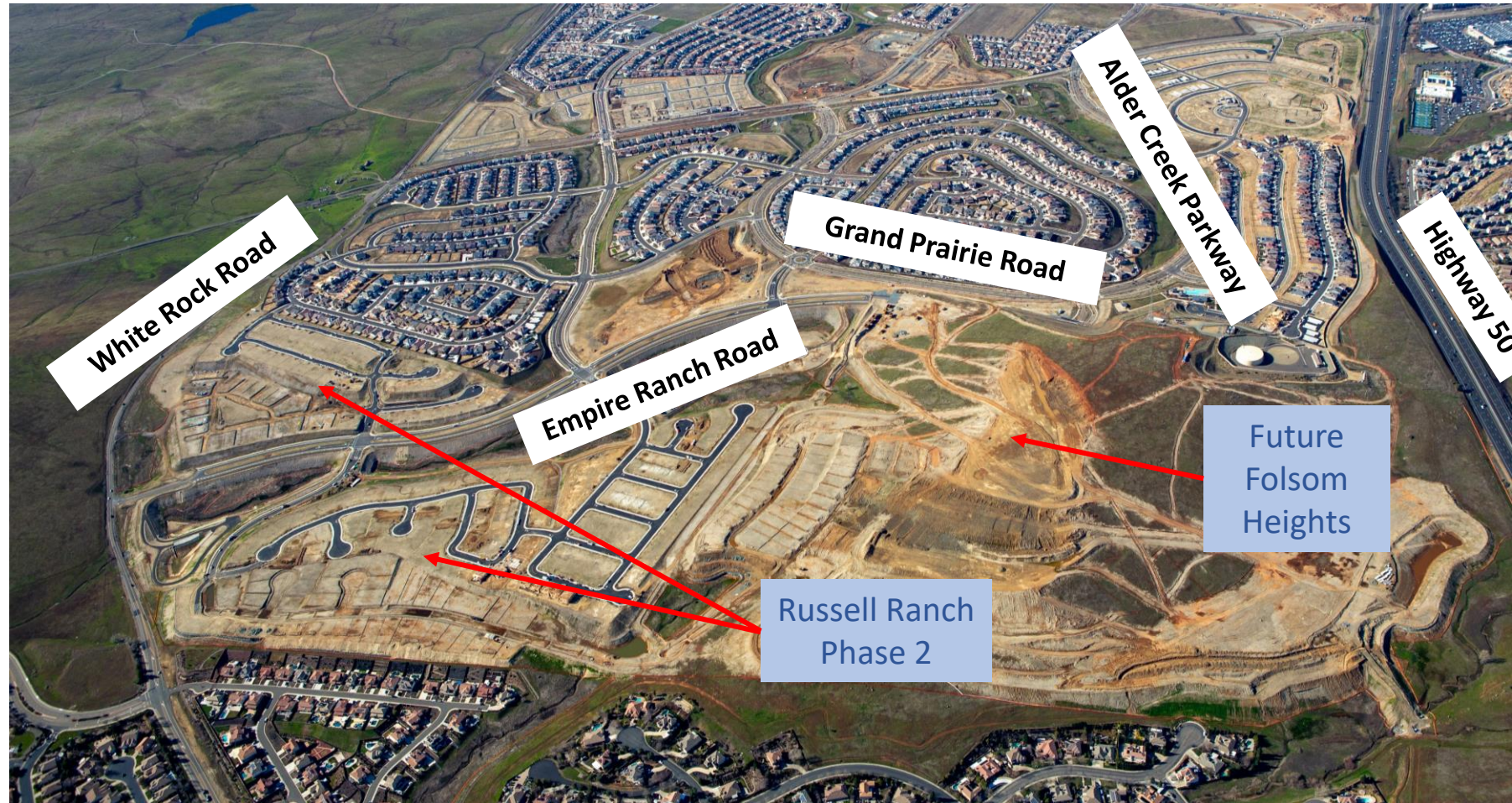
Neighborhood Site and Building Activity

Russell Ranch Phase 3 and Broadstone Estates



Neighborhood Site and Building Activity

Russell Ranch Phase 2



Russell Ranch Phases 2 Builders

- Lennar Homes (Phase 2)



Lennar Homes: Phase 3A



Lennar Homes: Phase 3B

Russell Ranch Phases 3 Builders

- Lennar Homes (Phase 3A)
- Lennar Homes (Phase 3B)



Lennar Homes: Phase 3A



Lennar Homes: Phase 3B

Neighborhood Site and Building Activity

Toll Brothers



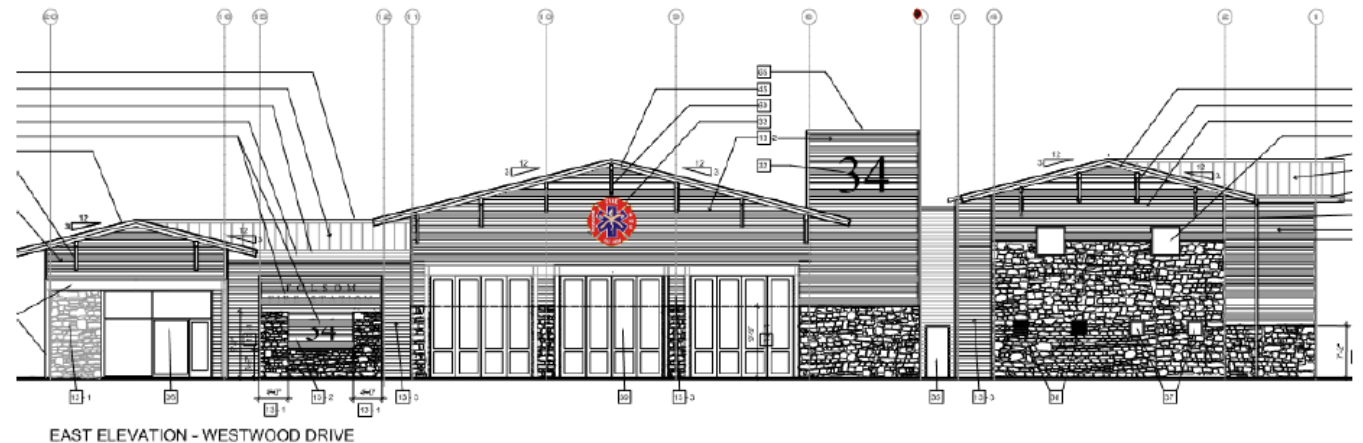
Toll Brothers Builders

- Toll Brothers Phase 1A, 1B, 1C, 1D, and 1E



Other Miscellaneous Projects: Fire Station 34

- New Fire Station 34 design complete, building permit under review
- Phase 1 site work has commenced
- RFP for construction will be out before the end of the year with tentative completion in November 2023



Other Miscellaneous Projects: City Parks and Trails

- Prospector Park bid process complete
- Construction anticipated to start in 2023
- Trail construction ongoing: 4.1 miles of trails existing, 3 miles under design



Other Miscellaneous Projects: Alder Creek Parkway Extension/Bridge Work



Questions?

Quarterly presentations and additional project information can be found on the City's website:

www.folsom.ca.us/FolsomPlanArea