



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

# Presentation Outline



Planning Activity

Infrastructure and Site Engineering Activity

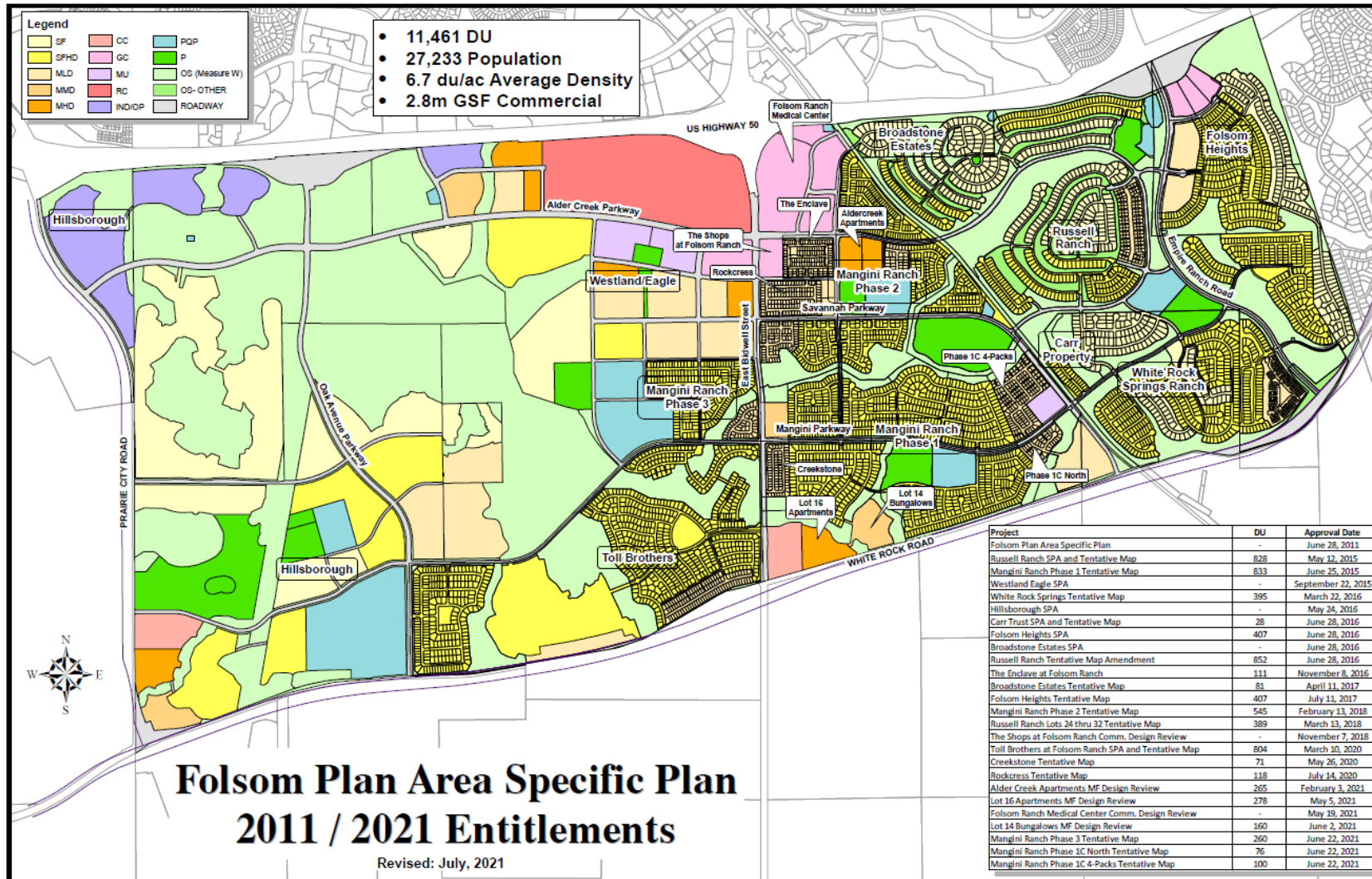
Map Activity

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)

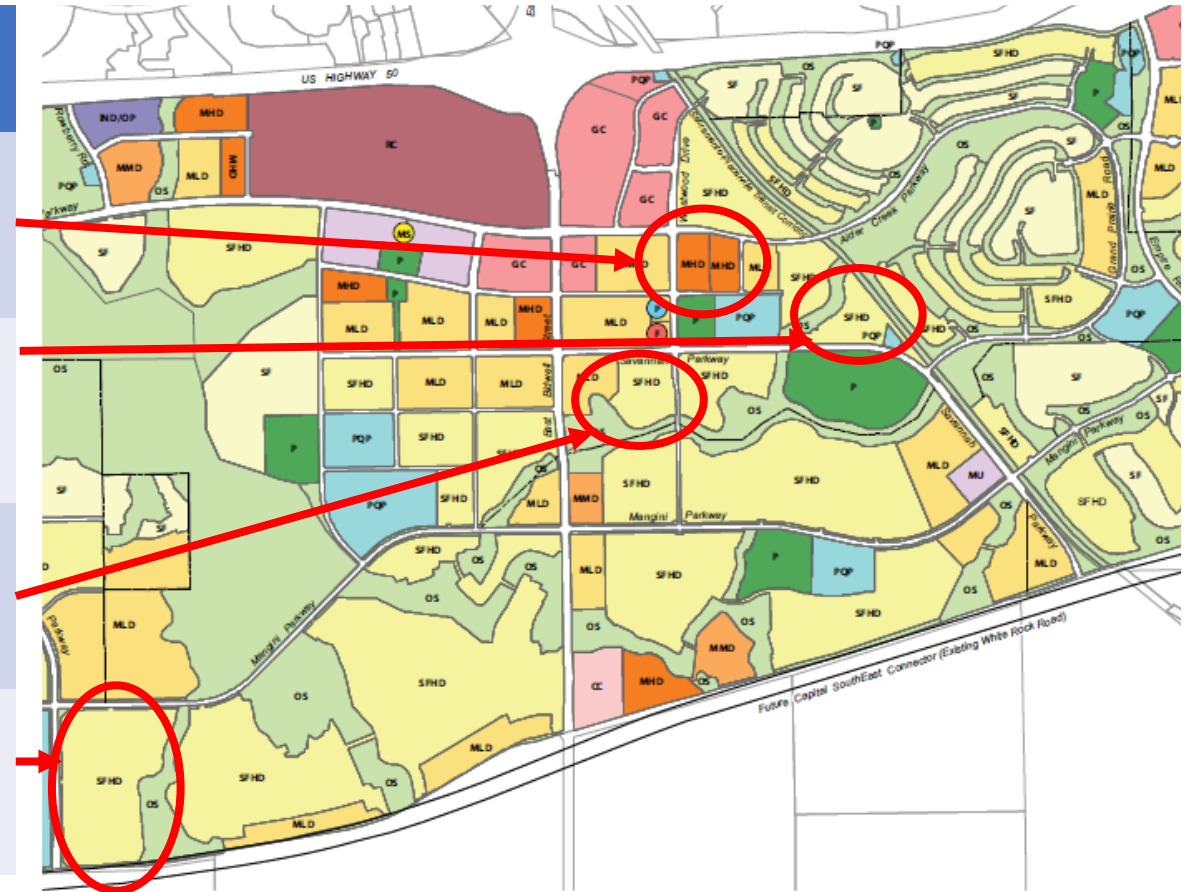
## Development Applications Submitted

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, DA Amend



VIEW 3



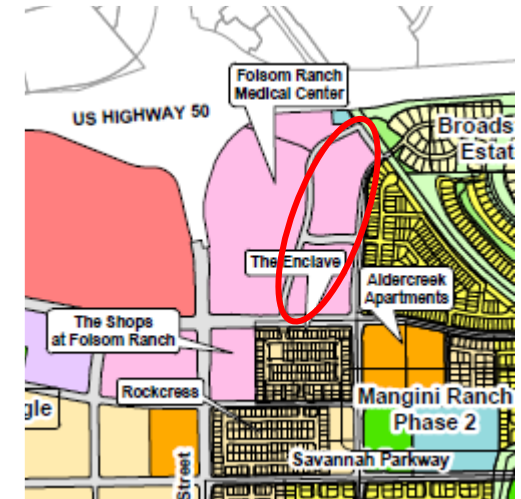
VIEW 1



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



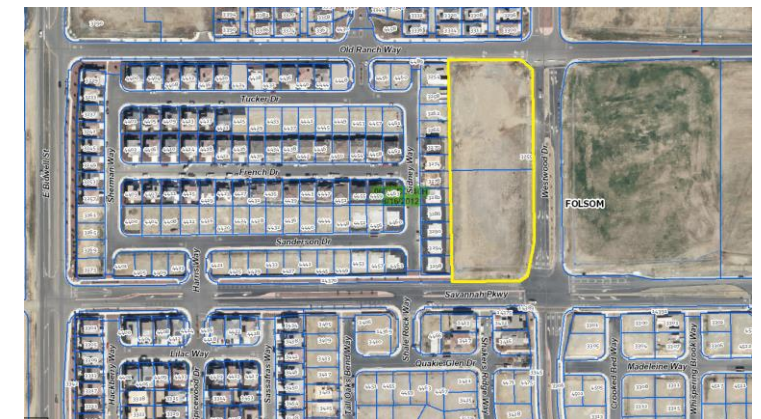
Approval of Design Review for a  
new 13,932 square-foot fire  
station at 3255 Westwood Drive



FOLSOM FIRE STATION No. 34 : WEST ELEVATION

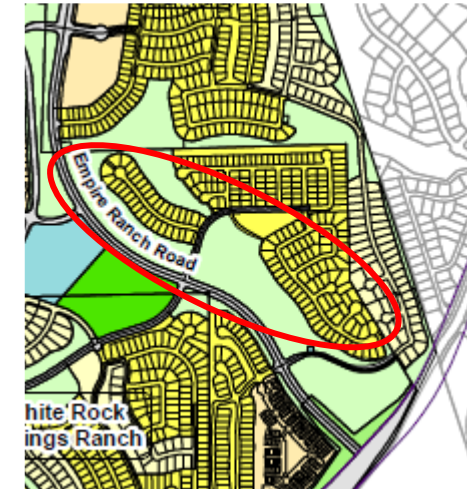
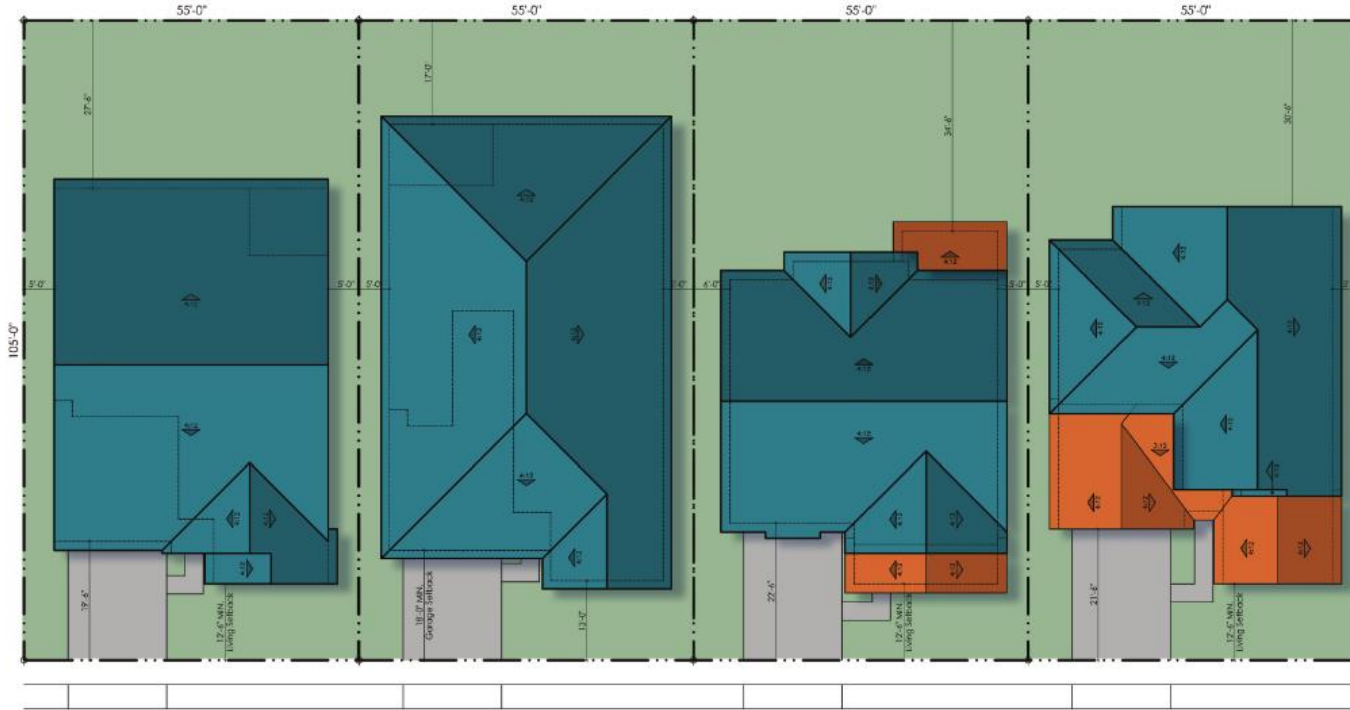
JANUARY 28, 2023

CALPO HOM & DONG ARCHITECTS



# PC Approved February 15, 2023

## Russell Ranch Phase 2 V1&2 Res Design Review Mods



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)	
<b>Total SF Lots Ready for Permits</b>	<b>4,316 sf lots mapped</b>	<b>118 lots pending</b>

# 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			TOTAL PERMITS ISSUED	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
		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)			
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%

ERVIEW

AS OF 9/30/2022

DIVISION OR RANGE	LOT/UNIT COUNT			PERMIT ACTIVITY			TOTAL PERMITS ISSUED	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
	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)			
RES 1-10	1056	904	85.61%	22	882	83.52%	904	904	85.61%
					0	0.00%	6	6	2.06%
					0	0.00%	4	80	18.26%
					193	29.11%	341	341	51.43%
					0	0.00%	0	0	0.00%
					342	86.80%	391	391	99.24%
					0	0.00%	110	110	45.45%
					17	60.71%	28	28	100.00%
					229	57.97%	347	347	87.85%
					95	85.56%	106	106	95.00%
					61	10.34%	248	248	42.03%
					1819	40.67%	2485	2561	57.25%

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

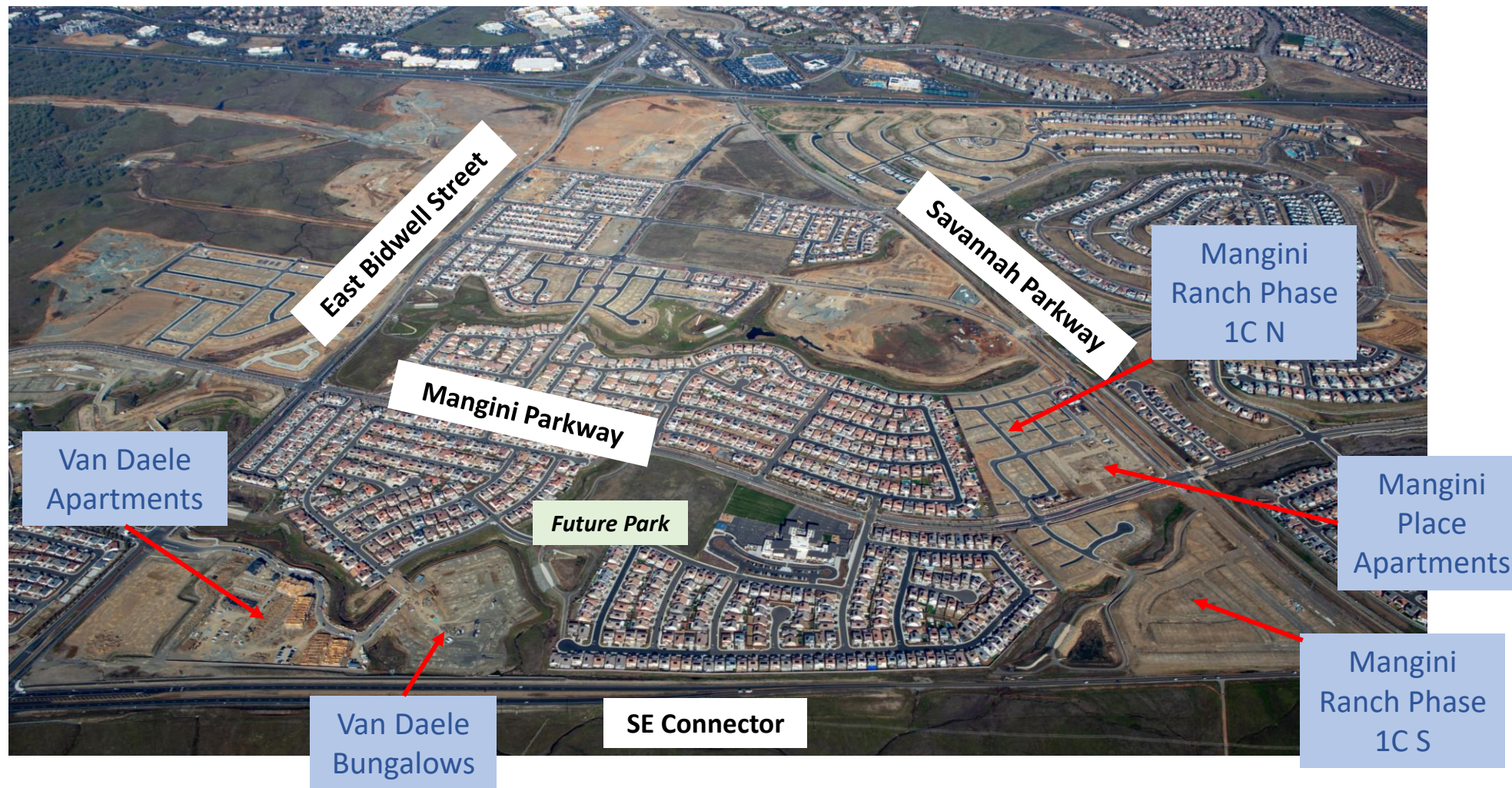
LOTS/UNITS W CERT OF OCC. (C/C)	% FINALED (C/C/TEN. LOT TOTAL)	HOMEBUILDER
0	0.00%	LENNAR HOMES
0	0.00%	LENNAR HOMES
0	0.00%	

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

TOTALS	928	341	36.75%	148	193	20.80%
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# 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



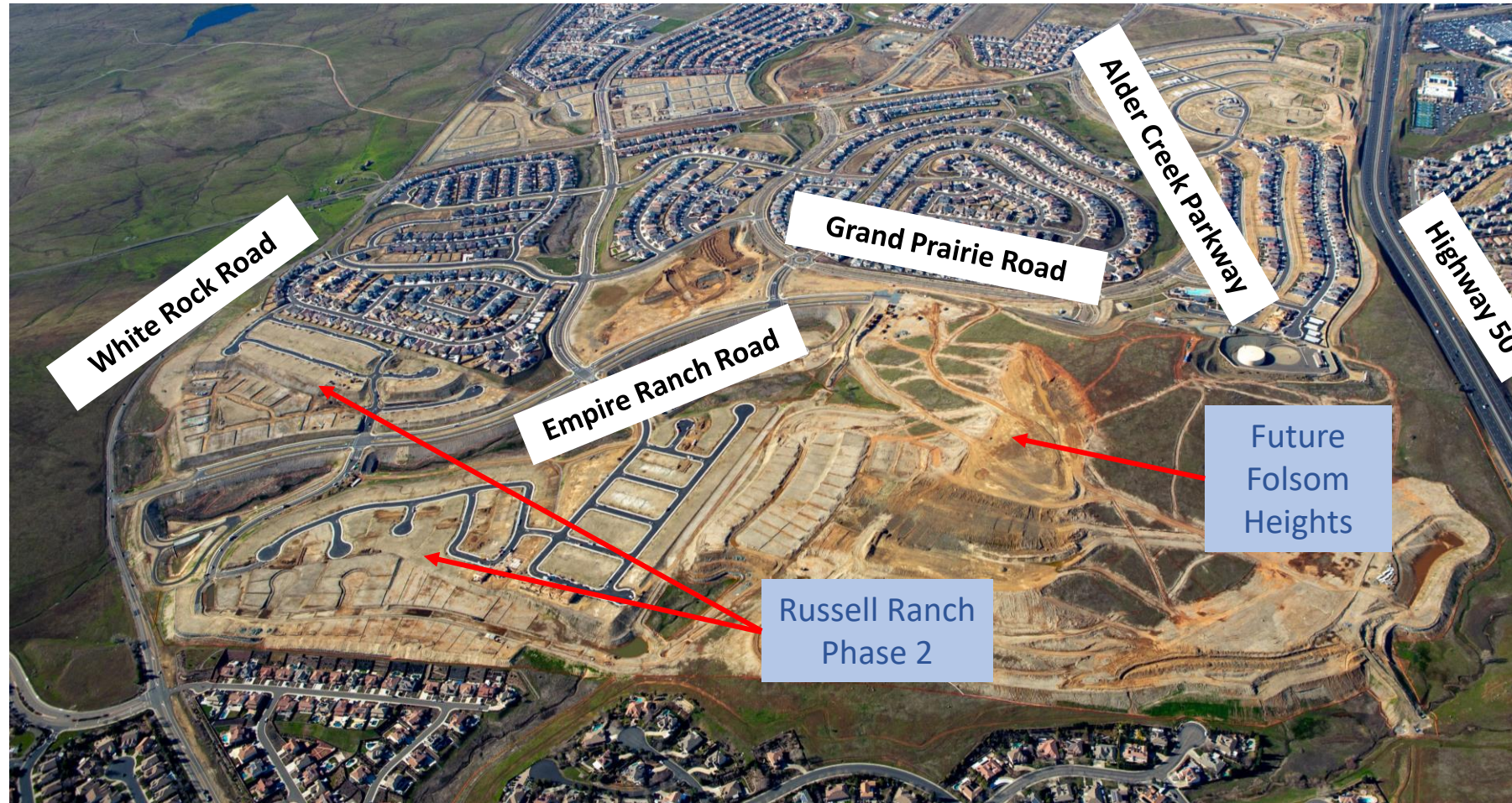
# Neighborhood Site and Building Activity

## 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

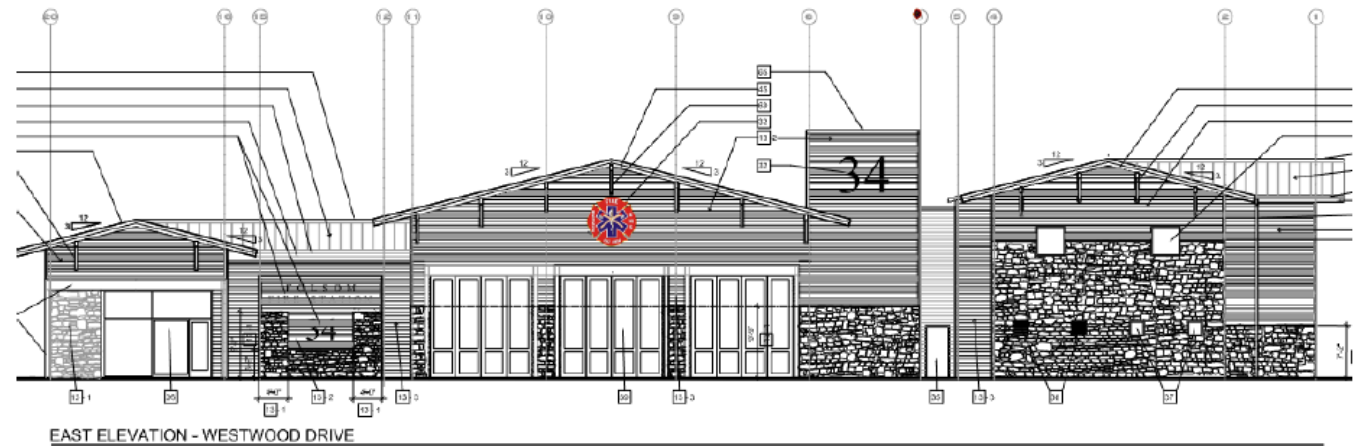




# Other Miscellaneous Projects:

## 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](http://www.folsom.ca.us/FolsomPlanArea)