



Folsom Plan Area Semi-Annual Presentation April – September 2023



Presentation Outline



Planning Activity

Infrastructure and Site Engineering Activity

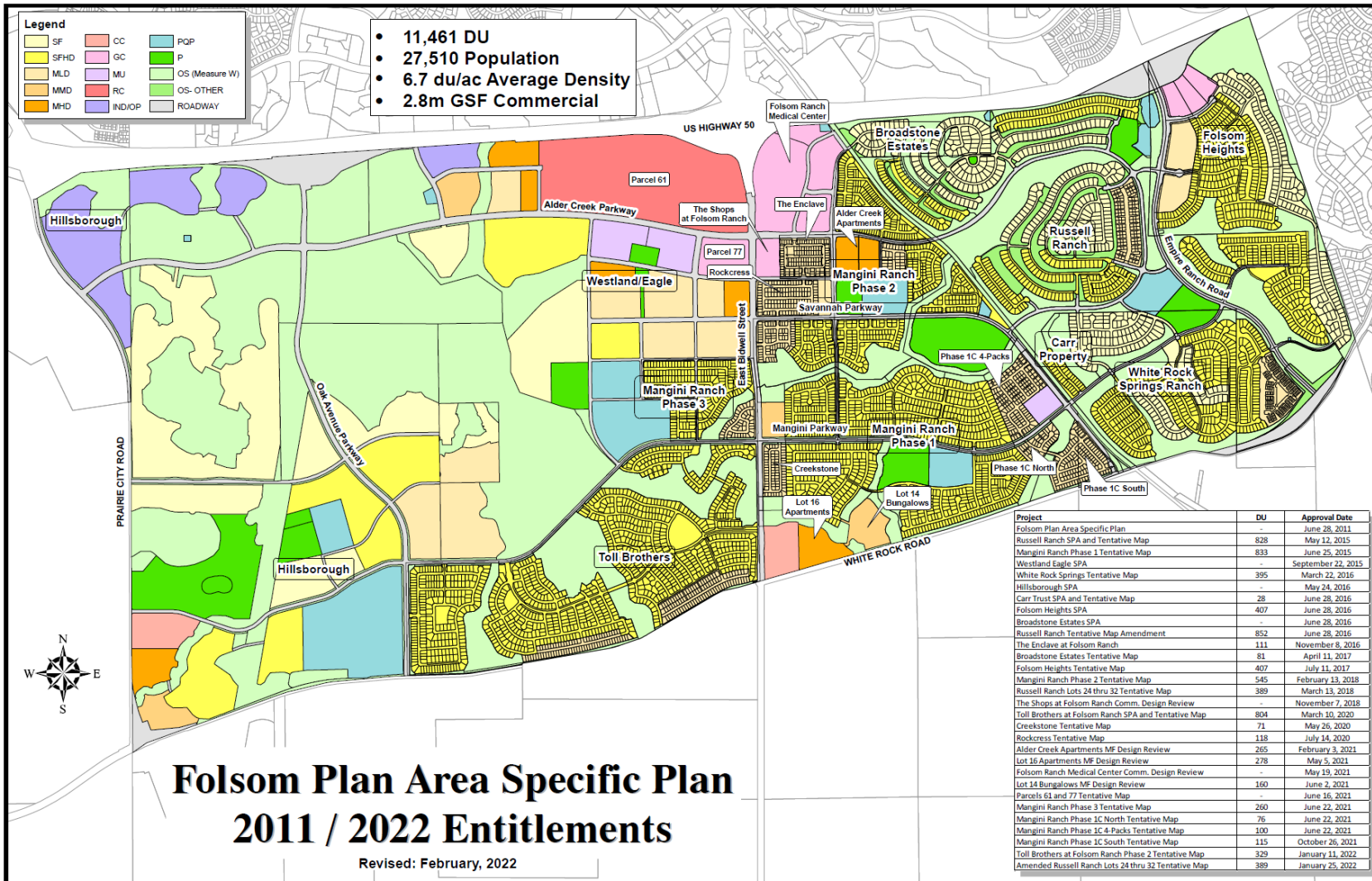
Map Activity

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

Folsom Plan Area Specific Plan 2011 / 2022 Entitlements

Revised: February, 2022

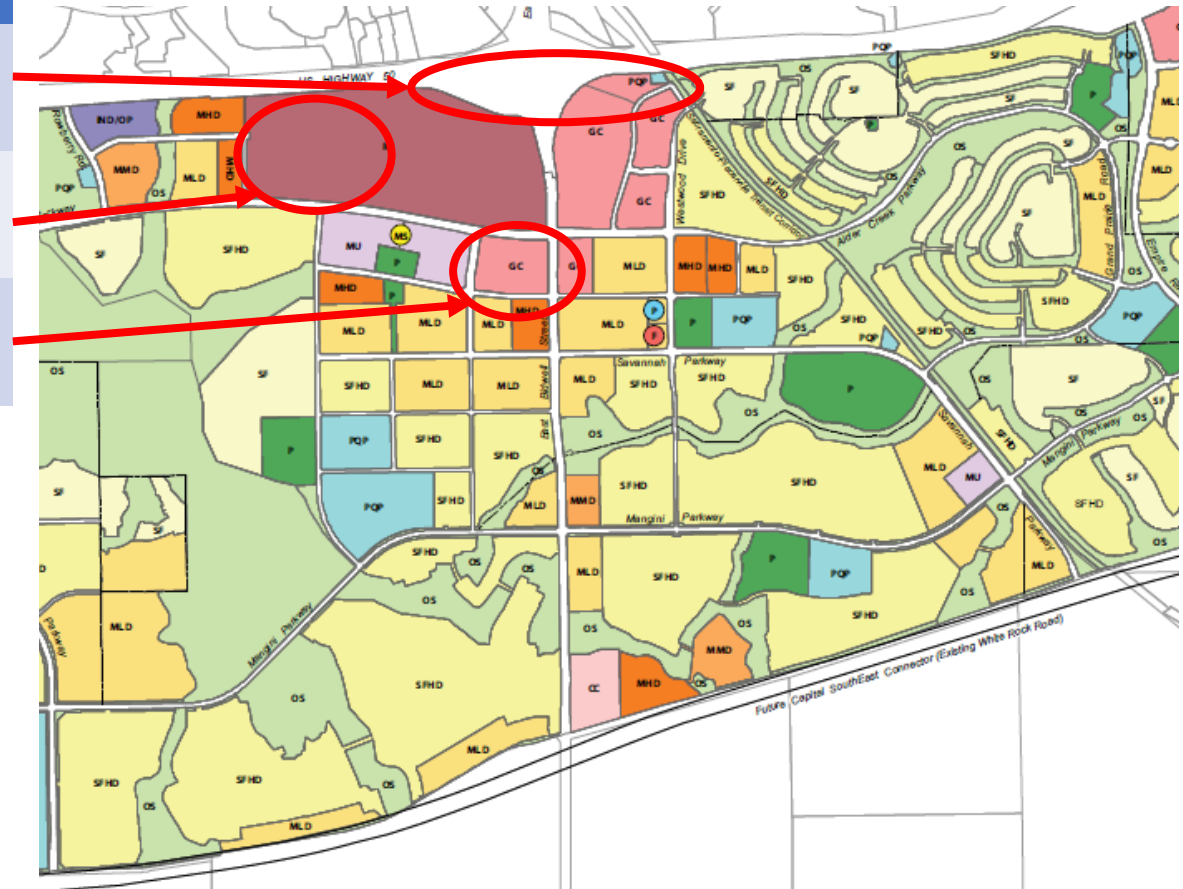
Planning Activity (last 180 days) New Development Applications (pending)

Development Applications Submitted

Specific Plan Amendment for Signage

Parcel 61

Alder Creek Marketplace



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



Planning Commission Actions on Development Applications

Alder Creek Apartments PD Permit Extension

Toll Brothers Phase 3 Residential Design Review

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

Mangini Ranch Phase 2 Village 2 Residential Design Review Modification

Southpointe Tentative Parcel Map, Tentative Condominium Map, and Planned Development Permit

Mangini Ranch Phase 1C South Village 4 Residential Design Review

PC Approved April 19, 2023

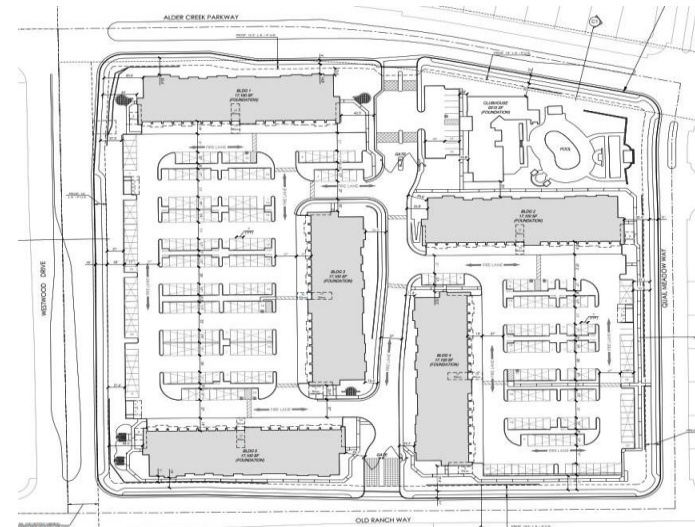
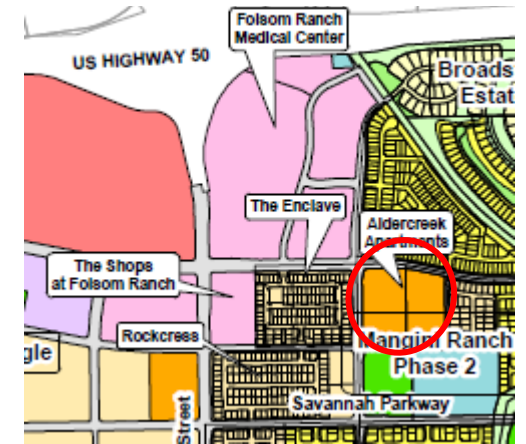
Alder Creek Apartments PD Permit Extension



FRONT ELEVATION
Scale: 1/8" = 1'-0" (as shown)



Approval of a one-year extension for previous approval of a 265-unit market rate apartment community



PC Approved April 19, 2023

Toll Brothers Phase 3 Design Review

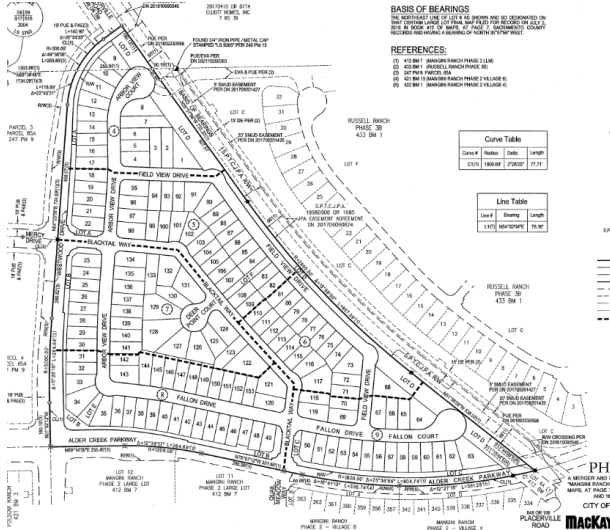


Approval of 9 master plans
for 211 homes

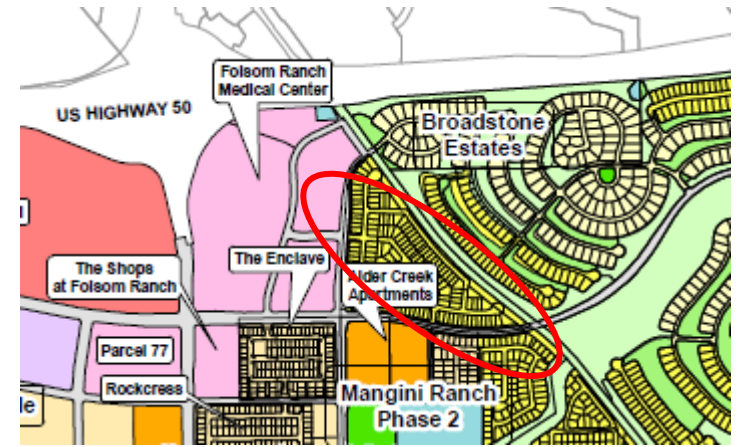


PC Approved April 19, 2023

Mangini Ranch P2 V5 & 6 Design Review



Approval of Residential Design Review for 153 lots with 6 master plans, 4 styles, and 12 color and material options by KB Homes

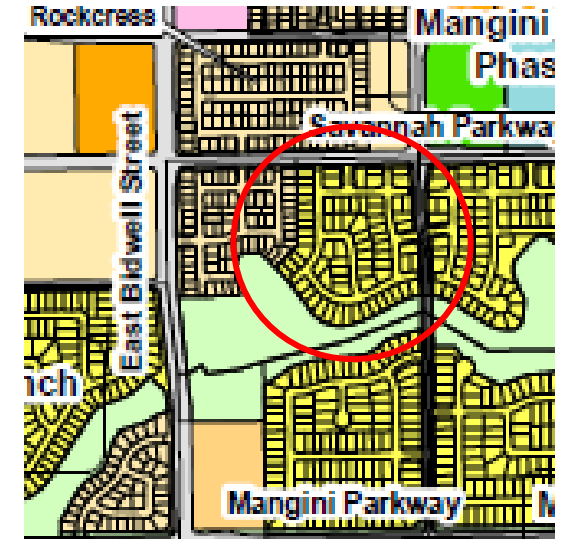


PC Approved April 19, 2023

Mangini Ranch P2 V2 Design Review Modification



A - SPANISH COLONIAL
SCHEME 3



B - CRAFTSMAN
SCHEME 6



C - WESTERN FARMHOUSE
SCHEME 7

Approval of Modification to
Residential Design Review
for 3 additional master plans
for the 74-lot subdivision by
Tri-Pointe Homes

PC Approved July 19, 2023

Southpointe Parcel Map, Condo Map, and PD Permit



PRELIMINARY PLANT LEGEND

- 1. PLANT TREE: 10' TALL, 1" DBH, 10' SPREAD, 10' LIFE EXPECTANCY
- 2. PLANT TREE: 12' TALL, 1.5" DBH, 12' SPREAD, 12' LIFE EXPECTANCY
- 3. PLANT TREE: 14' TALL, 2" DBH, 14' SPREAD, 14' LIFE EXPECTANCY
- 4. PLANT TREE: 16' TALL, 2.5" DBH, 16' SPREAD, 16' LIFE EXPECTANCY
- 5. PLANT TREE: 18' TALL, 3" DBH, 18' SPREAD, 18' LIFE EXPECTANCY
- 6. PLANT TREE: 20' TALL, 3.5" DBH, 20' SPREAD, 20' LIFE EXPECTANCY
- 7. PLANT TREE: 22' TALL, 4" DBH, 22' SPREAD, 22' LIFE EXPECTANCY
- 8. PLANT TREE: 24' TALL, 4.5" DBH, 24' SPREAD, 24' LIFE EXPECTANCY
- 9. PLANT TREE: 26' TALL, 5" DBH, 26' SPREAD, 26' LIFE EXPECTANCY
- 10. PLANT TREE: 28' TALL, 5.5" DBH, 28' SPREAD, 28' LIFE EXPECTANCY
- 11. PLANT TREE: 30' TALL, 6" DBH, 30' SPREAD, 30' LIFE EXPECTANCY
- 12. PLANT TREE: 32' TALL, 6.5" DBH, 32' SPREAD, 32' LIFE EXPECTANCY
- 13. PLANT TREE: 34' TALL, 7" DBH, 34' SPREAD, 34' LIFE EXPECTANCY
- 14. PLANT TREE: 36' TALL, 7.5" DBH, 36' SPREAD, 36' LIFE EXPECTANCY
- 15. PLANT TREE: 38' TALL, 8" DBH, 38' SPREAD, 38' LIFE EXPECTANCY
- 16. PLANT TREE: 40' TALL, 8.5" DBH, 40' SPREAD, 40' LIFE EXPECTANCY
- 17. PLANT TREE: 42' TALL, 9" DBH, 42' SPREAD, 42' LIFE EXPECTANCY
- 18. PLANT TREE: 44' TALL, 9.5" DBH, 44' SPREAD, 44' LIFE EXPECTANCY
- 19. PLANT TREE: 46' TALL, 10" DBH, 46' SPREAD, 46' LIFE EXPECTANCY
- 20. PLANT TREE: 48' TALL, 10.5" DBH, 48' SPREAD, 48' LIFE EXPECTANCY
- 21. PLANT TREE: 50' TALL, 11" DBH, 50' SPREAD, 50' LIFE EXPECTANCY
- 22. PLANT TREE: 52' TALL, 11.5" DBH, 52' SPREAD, 52' LIFE EXPECTANCY
- 23. PLANT TREE: 54' TALL, 12" DBH, 54' SPREAD, 54' LIFE EXPECTANCY
- 24. PLANT TREE: 56' TALL, 12.5" DBH, 56' SPREAD, 56' LIFE EXPECTANCY
- 25. PLANT TREE: 58' TALL, 13" DBH, 58' SPREAD, 58' LIFE EXPECTANCY
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- 32. PLANT TREE: 72' TALL, 16.5" DBH, 72' SPREAD, 72' LIFE EXPECTANCY
- 33. PLANT TREE: 74' TALL, 17" DBH, 74' SPREAD, 74' LIFE EXPECTANCY
- 34. PLANT TREE: 76' TALL, 17.5" DBH, 76' SPREAD, 76' LIFE EXPECTANCY
- 35. PLANT TREE: 78' TALL, 18" DBH, 78' SPREAD, 78' LIFE EXPECTANCY
- 36. PLANT TREE: 80' TALL, 18.5" DBH, 80' SPREAD, 80' LIFE EXPECTANCY
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- 43. PLANT TREE: 94' TALL, 22" DBH, 94' SPREAD, 94' LIFE EXPECTANCY
- 44. PLANT TREE: 96' TALL, 22.5" DBH, 96' SPREAD, 96' LIFE EXPECTANCY
- 45. PLANT TREE: 98' TALL, 23" DBH, 98' SPREAD, 98' LIFE EXPECTANCY
- 46. PLANT TREE: 100' TALL, 23.5" DBH, 100' SPREAD, 100' LIFE EXPECTANCY

KEYNOTES

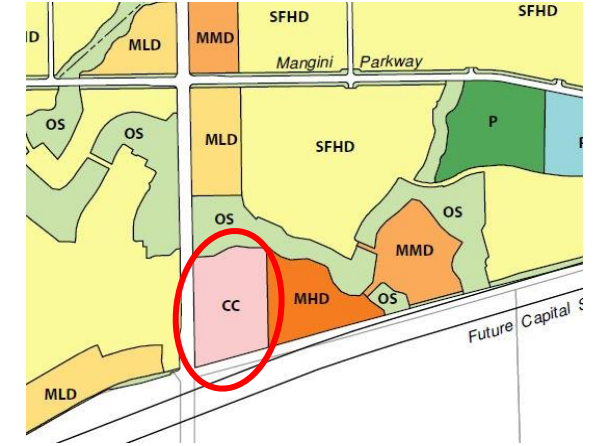
1. LOCAL GENERAL LOCATION SHOWN
2. COVERED FUELING STATION OR CAR WASH (NOT CALCULATED WITH PARKING SPACE)
3. PROJECT EXTERIORING AREA WITH CONSISTENT PLANTING (NOT CALCULATED FROM PAVED AREAS AND DRIVE LANEWAY)
4. STREET TREES (SEE CITY OF FOLSOM TREE LIST, AND MIN. AVG. SPACING OF 50' O.C. PER ZONING CODE)
5. PARCEL BOUNDARY: SEE CIVIL DRAWINGS
6. PROPERTY LINE: SEE CIVIL DRAWINGS
7. EASEMENT LINE: SEE CIVIL DRAWINGS
8. SIDE WALK: TYPICAL, TYPICAL DEPENDENT ON ARCHITECTURE
9. ENHANCED CURB: PAVE ACCENT PAVEMENT AT MAIN ENTRY AND SIDEWALK
10. ENTRY FEATURE: ART AT ROUNDABOUT
11. SERVICE ALIQUOT OR PATROL: TYPICAL DEPENDENT ON TRAFFIC PROGRAM
12. BUILDING: AS LOCATED ON SITE
13. OUTDOOR BATHING SPACE WITH HEATING, DECORATIVE POLE, OVERHEAD LIGHTING
14. LONG AND SHORT TERM PARKING
15. CITY SIGNAGE
16. CITY BICYCLE PATH

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Approval to subdivide ~10 acres into 10 individual parcels with medical office buildings, a gas station, drive through restaurants, and retail buildings totaling 90,460 sf

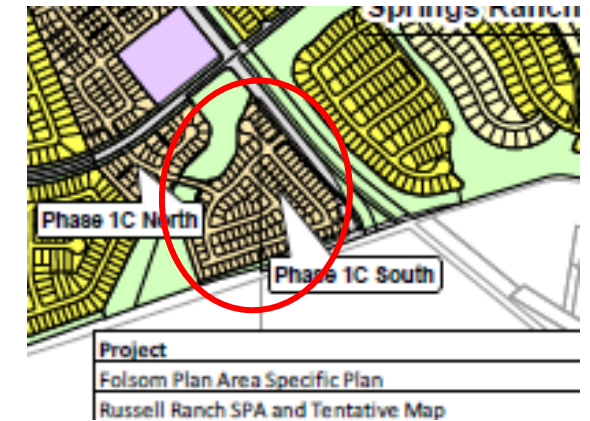


PC Approved September 20, 2023

Mangini Ranch P1C South V4 Design Review



Approval of Residential Design Review for 115 lots with 4 master plans, 5 styles, and 12 color and material options by Lennar Homes



PLAN 1 | SPANISH COLONIAL

PLAN 2 | CRAFTSMAN

PLAN 3 | AMERICAN TRADITIONAL

PLAN 4 | EARLY CALIFORNIA RANCH

PLAN 1 | WESTERN FARMHOUSE

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, 2A, 2B, 2C, 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	365 lots pending

Building Permit Tracking

FPA total sf permits 3,201 (April – Sept* = 496)



FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW AS OF 8/31/2023

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. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	904	904	100.00%	159	897	99.23%	911	1056	116.81%
MANGINI RANCH PHASE 1C	VILLAGES 1-4	291	291	100.00%	59	30	10.31%	89	89	30.58%
MANGINI RANCH PHASE 1E	1E	438	N/A	N/A	278	0	0.00%	13	278	63.47%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	663	100.00%	53	356	53.70%	409	409	61.69%
MANGINI RANCH PHASE 2	ALDER CREEK APTS	265	N/A	N/A	0	0	0.00%	0	0	0.00%
MANGINI RANCH PHASE 3	VILLAGES 1-4	260	260	100.00%	116	4	1.54%	120	120	46.15%
MANGINI RANCH PHASE 11	VILLAGES 1-8	394	394	100.00%	11	383	97.21%	394	394	100.00%
RUSSELL RANCH PHASE 2	VILLAGES 1-5	389	271	69.67%	116	0	0.00%	116	116	29.82%
RUSSELL RANCH PHASE 3	NONE	242	242	100.00%	93	116	47.93%	209	209	86.36%
CARR TRUST	NONE	28	28	100.00%	0	28	100.00%	28	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	50	345	87.34%	395	395	100.00%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	4	107	96.40%	111	111	100.00%
TOLL BROTHERS PH 1A-F	NONE	590	443	75.08%	130	221	37.46%	351	351	59.49%
BROADSTONE ESTATES	NONE	8	8	100.00%	0	8	100.00%	8	8	100.00%
TOTALS		5000	4904	98.08%	533	3306	65.20%	3201	3201	64.02%

VIEW AS OF 8/31/2023

SECTION	LOT/UNIT COUNT			PERMIT ACTIVITY					
	LOTS/UNITS (TENTATIVE MAP)	FINAL MAPPED	% FINAL MAPPED	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
1-10	904	904	100.00%	159	897	99.23%	911	1056	116.81%
1-4	291	291	100.00%	59	30	10.31%	89	89	30.58%
1-10	438	N/A	N/A	278	0	0.00%	13	278	63.47%
1-10	663	663	100.00%	53	356	53.70%	409	409	61.69%
1-10	265	N/A	N/A	0	0	0.00%	0	0	0.00%
1-4	260	260	100.00%	116	4	1.54%	120	120	46.15%
1-8	394	394	100.00%	11	383	97.21%	394	394	100.00%
1-5	389	271	69.67%	116	0	0.00%	116	116	29.82%
E	242	242	100.00%	93	116	47.93%	209	209	86.36%
E	28	28	100.00%	0	28	100.00%	28	28	100.00%
E	395	395	100.00%	50	345	87.34%	395	395	100.00%
E	111	111	100.00%	4	107	96.40%	111	111	100.00%
E	590	443	75.08%	130	221	37.46%	351	351	59.49%
E	8	8	100.00%	0	8	100.00%	8	8	100.00%

MANGINI RANCH

AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/ (TENTATIVE)
MANGINI RANCH	1	1	AZURE	SFHD	1
MANGINI RANCH	1	2	DAKOTA	SFHD	5
MANGINI RANCH	1	3	BROOKSTONE	SFHD	4
MANGINI RANCH	1	4	WATERSTONE	SFHD	8
MANGINI RANCH	1	5	BROOKSTONE	SFHD	8
MANGINI RANCH	1	6	VILLAGE 6	SFHD	1
MANGINI RANCH	1	7	VILLAGE 7	SFHD	1
MANGINI RANCH	1	8	OAKLEAF	SFHD	7
MANGINI RANCH	1	9	COPPERWOOD	SFHD	1
MANGINI RANCH	1	10	CREEKSTONE	MLD	7
MANGINI RANCH	1C	1	VILLAGE 1	MLD	3
MANGINI RANCH	1C	2	VILLAGE 2	MLD	4
MANGINI RANCH	1C	3	VILLAGE 3	MLD	3
MANGINI RANCH	1C	4	VILLAGE 4	MLD	1
MANGINI RANCH	1	1	MANGINI PL. APTS.	MHD	1
MANGINI RANCH	1	1E	APARTMENTS	MHD	2
MANGINI RANCH	1	1E	BUNGALOWS	MMD	1
TOTALS					17

MANGINI RANCH

AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/ (TENTATIVE)
MANGINI RANCH	2	1	VILLAGE 1	SFHD	8
MANGINI RANCH	2	2	VILLAGE 2	SFHD	7
MANGINI RANCH	2	3	VILLAGE 3	SFHD	8
MANGINI RANCH	2	4	VILLAGE 4	SFHD	7
MANGINI RANCH	2	5	VILLAGE 5	SFHD	8
MANGINI RANCH	2	6	VILLAGE 6	SFHD	7
MANGINI RANCH	2	7	VILLAGE 7	MLD	6
MANGINI RANCH	2	8	VILLAGE 8	MLD	3
MANGINI RANCH	2	10	ROCKCRESS	MLD	1
MANGINI RANCH	2		ALDER CRK APTS	MHD	2
TOTALS					92

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 – Sept): 631 (+200 apartment units)

Total FPA SF Permits thru March 2023: 3,201 (+300 apartment units)

Total homes occupied: 2,537

Estimated # residents (homes x 2.9 pph) = ~7,557 persons

Neighborhood Site and/or Building Activity

Mangini Ranch Phase 1 and 1C North



Mangini Ranch Phase 1 1C North, 1C South, and 1E Builders

- Tri-Pointe Homes (Villages 1 - 3)
- Van Daele (Apartments/Bungalows)
- Lennar Homes Village 4
- St Anton (Mangini Place Apartments)



Van Daele Apartments



Tri-Pointe Homes: Villages 1 - 4



Tri-Pointe Homes: Villages 1 - 4



St Anton Apartments

Neighborhood Site and/or Building Activity

Mangini Ranch Phase 2



Mangini Ranch Phase 2 Builders

- KB Homes (Soleil, Villages 5 & 6)
- Tri-Pointe Homes (Eastwood)
- Beazer Homes (Oakwood Village 3)



KB Homes: Soleil



Tri-Pointe Homes: Eastwood



Beazer Homes: Oakwood

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 - UCD



Neighborhood/Commercial Site Activity

Parcel 85 – Dignity Health



Activity Russell Ranch Phase 3 and Broadstone Estates



Neighborhood Site and Building Activity

Russell Ranch Phase 2



Russell Ranch
Phase 2
(Lennar)

Future
Folsom
Heights
(Elliott)

Russell Ranch Phases 2 Builders

- Lennar Homes (Phase 2)



Lennar Homes: Phase 2



Lennar Homes: Phase 2

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



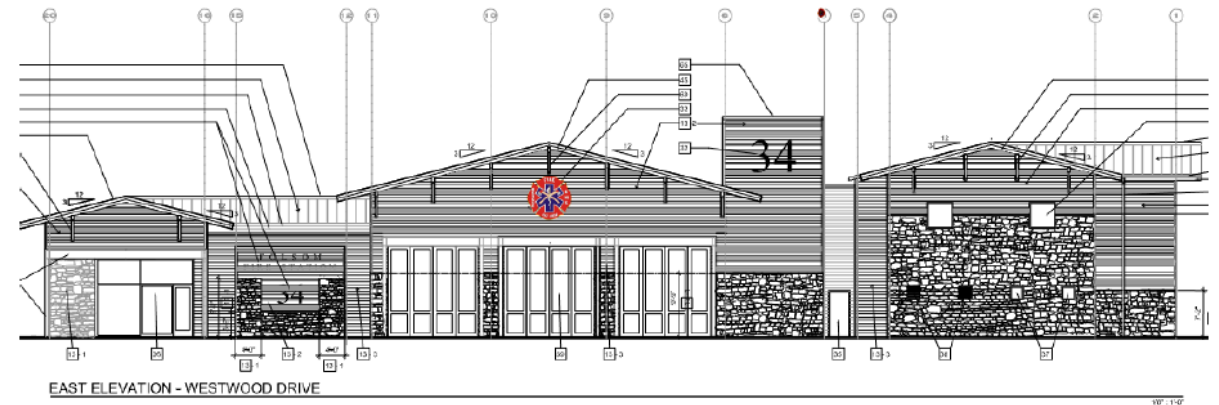
Toll Brothers Builders

- Toll Brothers Phase 1A, 1B, 1C, 1D, 1E, 1F, 3A



Other Miscellaneous Projects: Fire Station 34

- New Fire Station 34 construction progress



Other Miscellaneous Projects: Alder Creek Elementary School

Construction Progress



Other Miscellaneous Projects: City Parks and Trails

- Prospector Park under construction
- 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