



Folsom Plan Area Semi-Annual Presentation October 2023 – March 2024



Presentation Outline



Planning Activity

Infrastructure and Site Engineering Activity

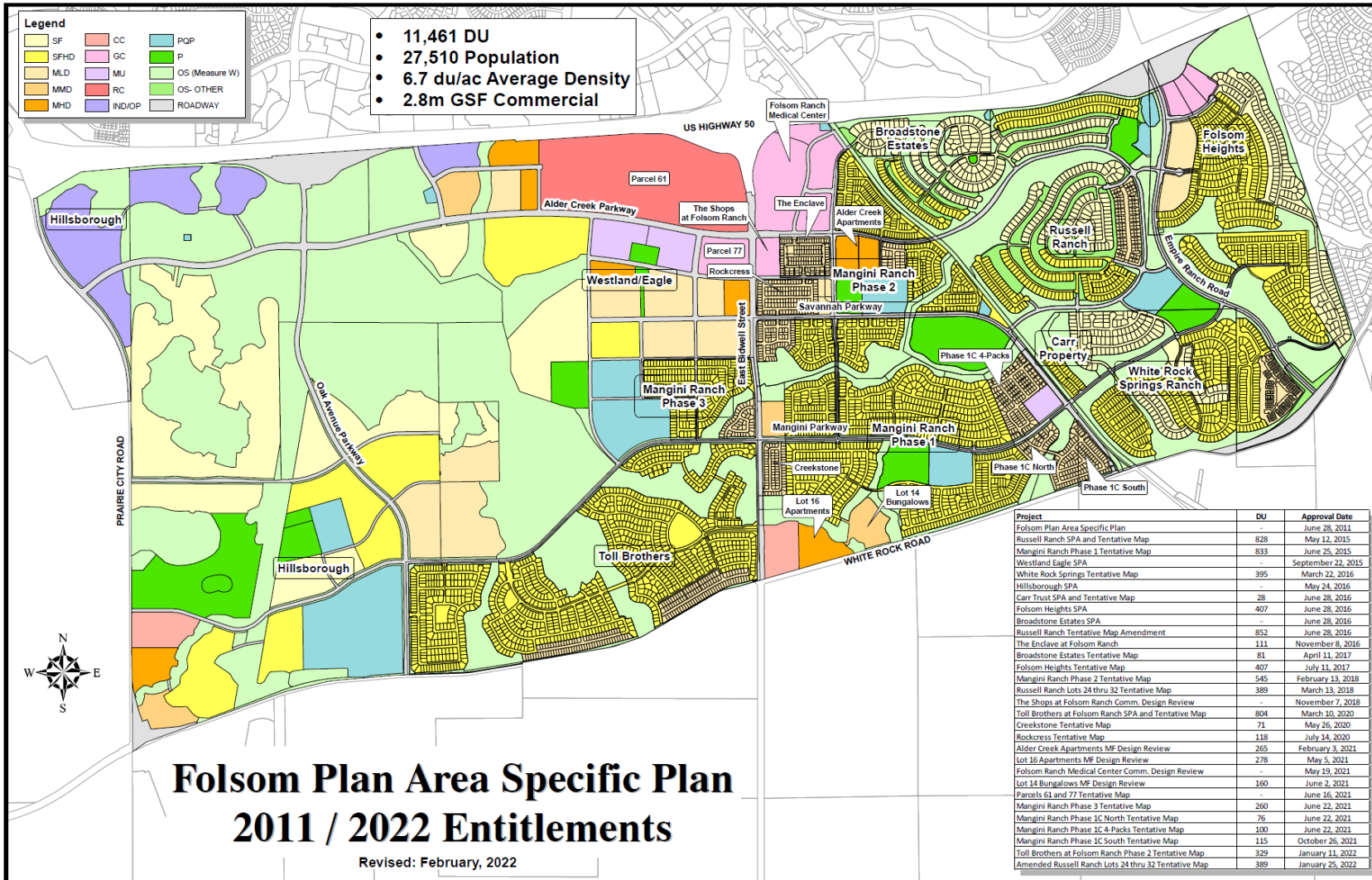
Map Activity

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

New Applications (last 180 days)

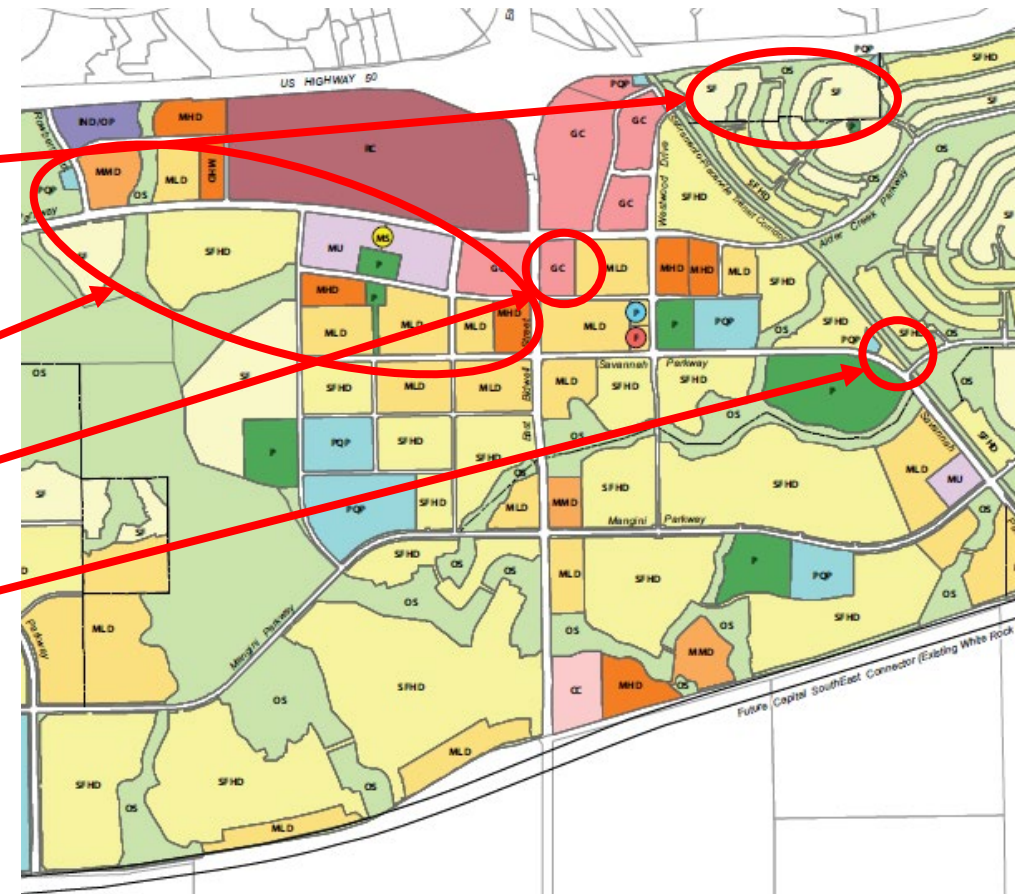
Development Applications Submitted

Broadstone Estates Design Review
(Shawood and Woodside Homes)

Town Center North TSM

Habit Burger Design Review

CUP for AT&T Monopine Cell Tower



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



Planning Commission Actions on Development Applications

Parcel 61 Tentative Parcel Map

Broadstone Estates Woodside Homes Design Review

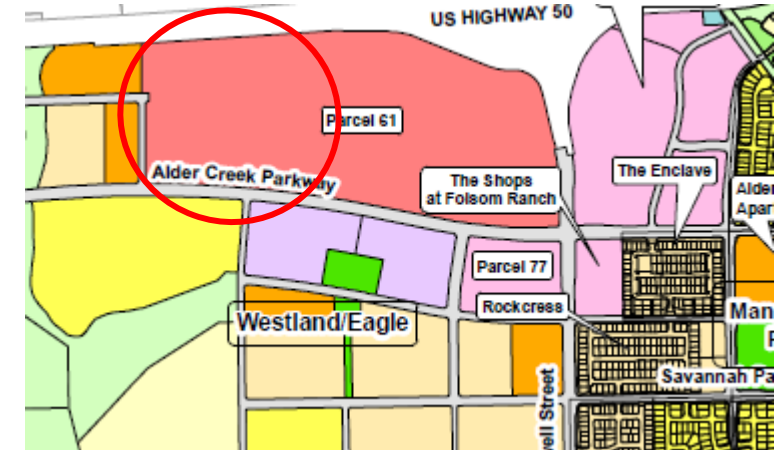
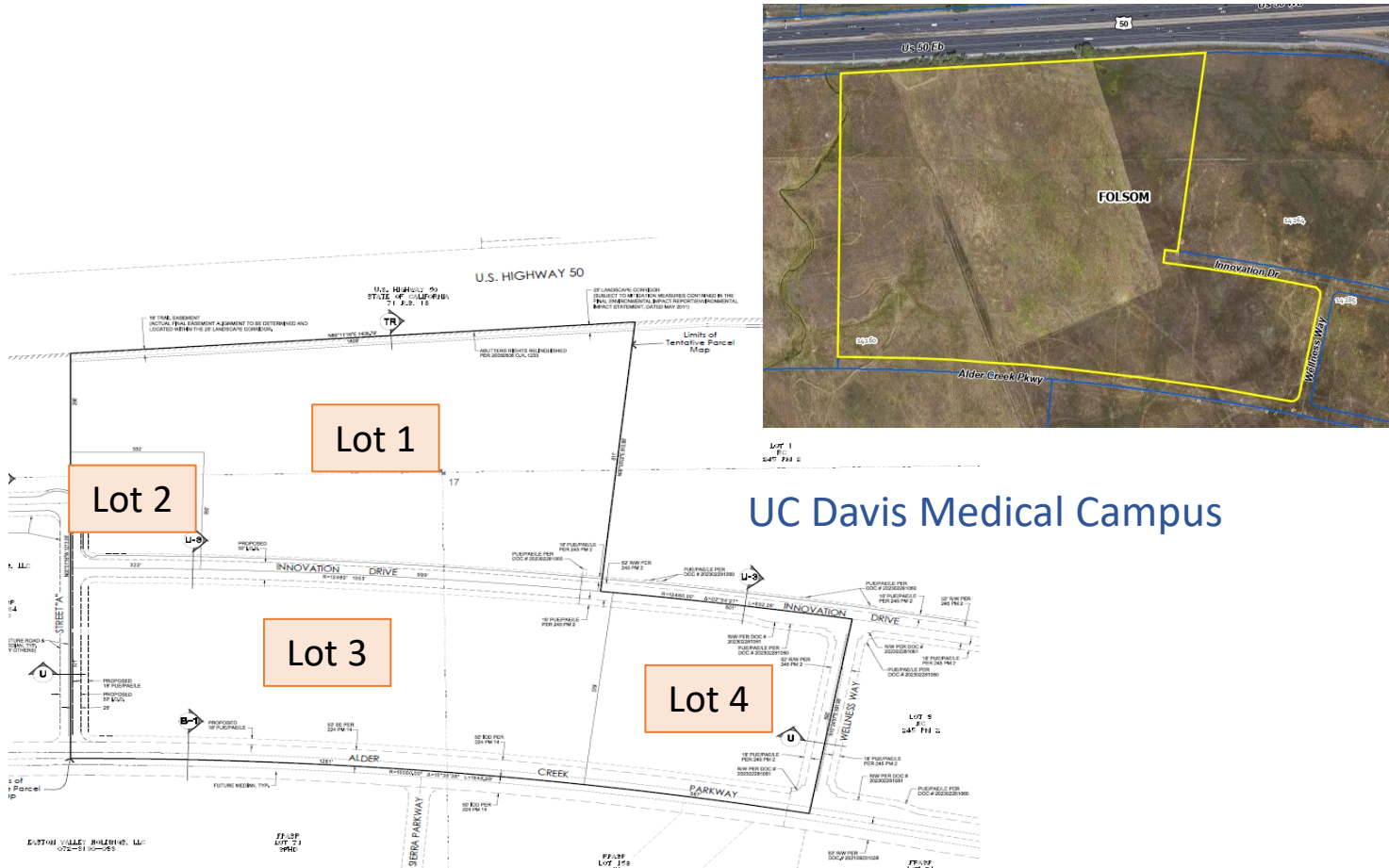
Folsom Plan Area Specific Plan Amendment for Signage

Broadstone Estates Shawood Homes Design Review

Alder Creek Marketplace Planned Development Permit

PC Approved November 15, 2023

Parcel 61 Vesting Tentative Parcel Map



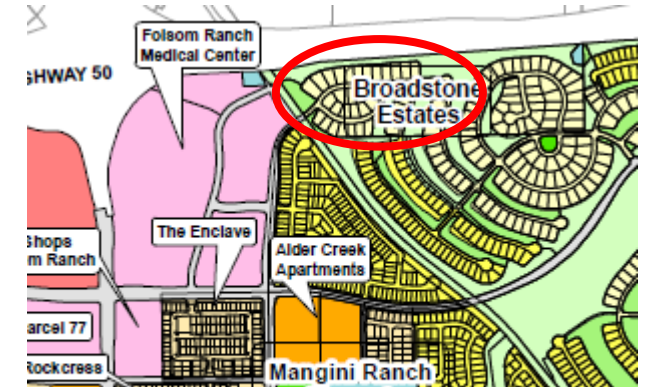
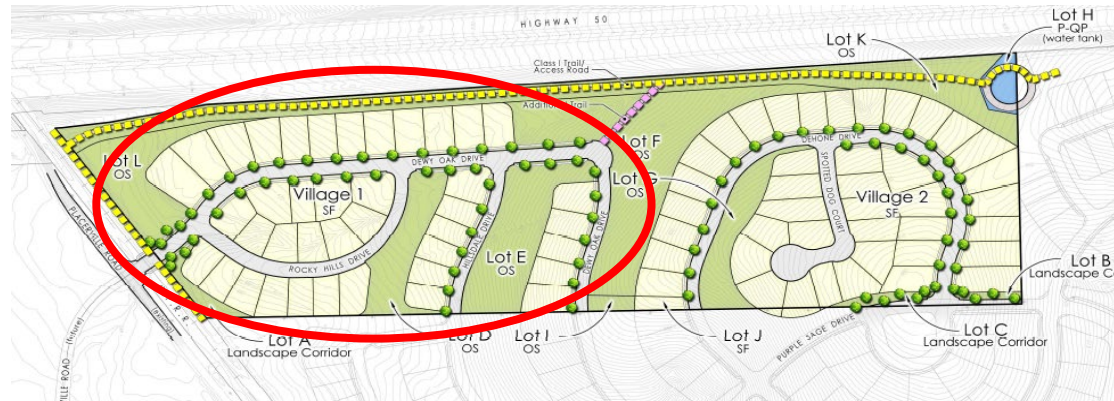
Approval to subdivide 47-acre site into 4 parcels ranging in size from 2.2 to 19 acres:

Lot 2 Affordable Deed Restriction
Lot 4 Neighborhood Park Site

PC Approved December 20, 2023

Broadstone Estates Woodside Homes Design Review

Approval of 6 master plans with 4 options each for 40 homes



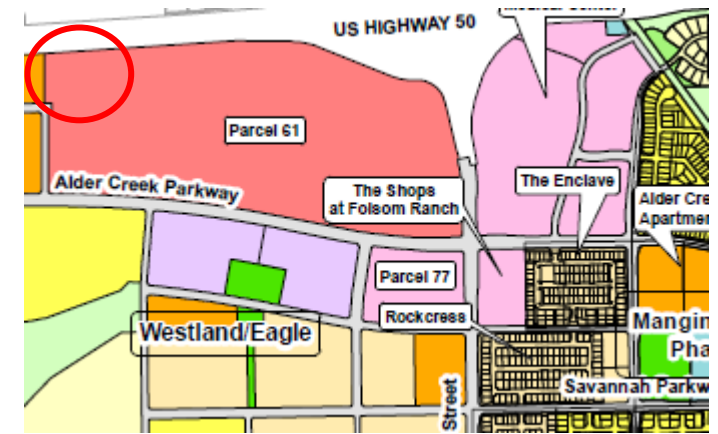
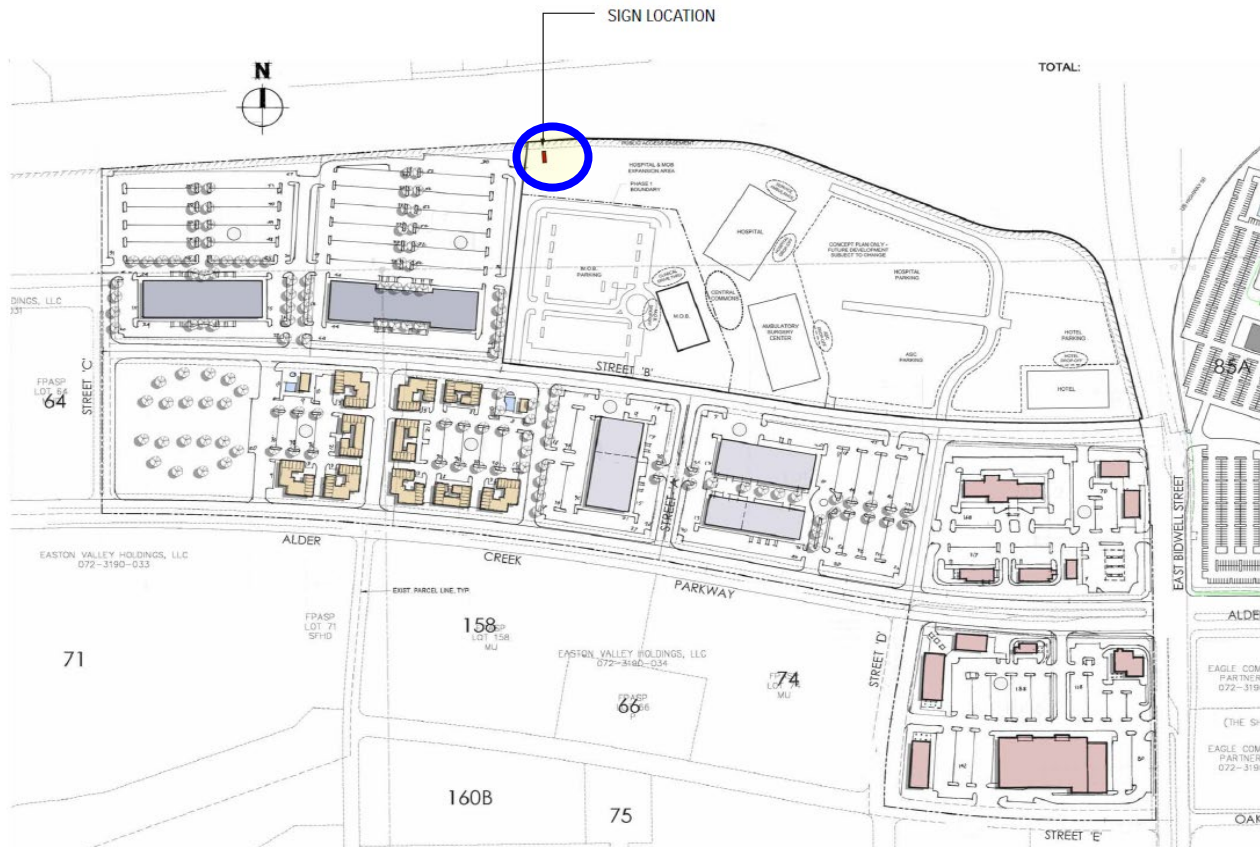
TYPICAL STREETScape



TYPICAL STREETScape

CC Approved January 9, 2024

Specific Plan Amendment for Signage



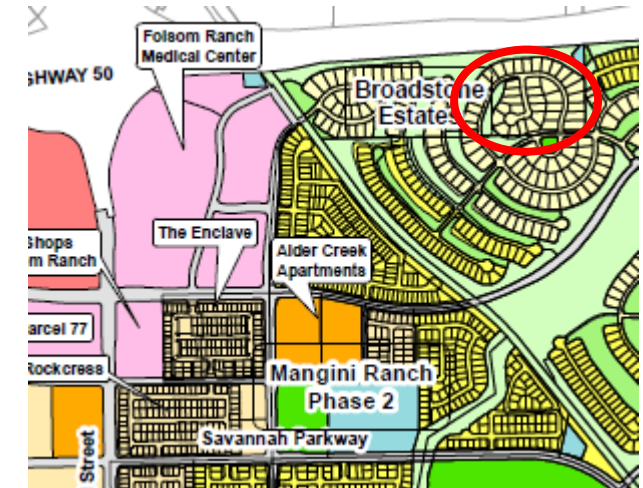
Approval to amend the Specific Plan for Parcel 61 to allow one electronic readerboard sign for future commercial development

PC Approved February 21, 2024

Broadstone Estates Shawood Homes Design Review



Approval of 9 master plans with 3 elevation options for 40 homes



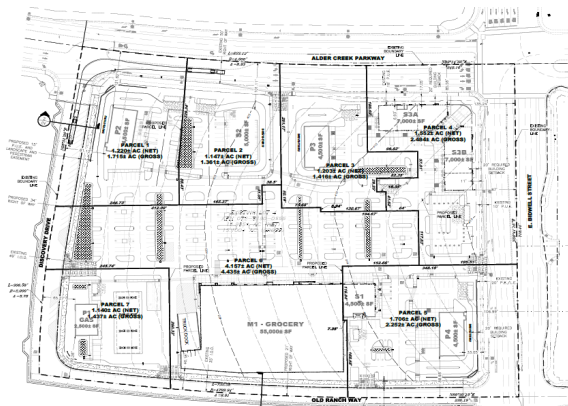
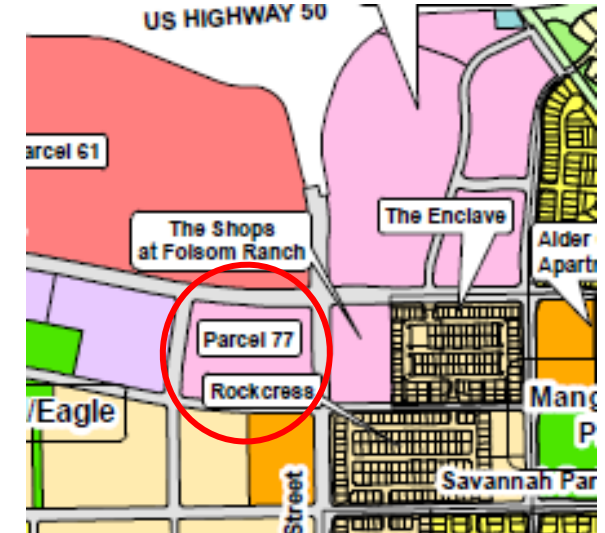
TYPICAL STREETSCAPE



TYPICAL STREETSCAPE

PC Approved March 20, 2024

Alder Creek Marketplace Parcel Map and PD Permit



Parcel Map to divide 15-acre site into 7 parcels

Development of 95,000 sf commercial center with 8 buildings

Infrastructure/Site 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, 2A,3A	Phase 1A, 2B, 2C, 2D 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	4,603 sf lots mapped	

Building Permit Tracking

FPA total sf permits 3,635 (Oct-March = 407)



FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW AS OF 4/30/2024

AREA	SUBDIVISION OR VILLAGE	LOT/UNIT COUNT			PERMIT ACTIVITY					
		LOTS/UNITS (PENTATIVE MAP)	FINAL MAPPED	% FINAL MAPPED	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (CCI)	% FINALED (C/C/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	1056	1056	100.00%	159	897	84.94%	911	1056	100.00%
MANGINI RANCH PHASE 1C	VILLAGES 1-4	291	291	100.00%	69	128	43.99%	197	197	67.70%
MANGINI RANCH PHASE 1E	1E	438	N/A	N/A	278	0	0.00%	13	278	63.47%

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW AS OF 10/31/2023

PERMIT ACTIVITY	TOTAL PERMITS ISSUED	TOTAL UNITS ISSUED	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)
NALED (TEN. LOT TOTAL)	911	1056	116.81%
53%	142	142	48.80%
00%	13	278	63.47%
90%	451	451	68.02%
00%	0	0	0.00%
69%	125	125	48.08%
72%	394	394	100.00%
23%	162	162	41.65%
79%	212	212	87.60%
0.00%	28	28	100.00%
11%	395	395	100.00%
40%	111	111	100.00%
57%	374	374	33.10%
00%	0	0	0.00%
20%	3318	3728	66.68%

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: 863(+200 apartment units)
Total FPA SF Permits thru March 2024: 3,635 (+300 Apartment Units)
 Total Homes Occupied: 3,048
 Estimated # Residents (Homes x 2.7 pph) = ~8,230 persons



MANGINI RANCH

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AREA	PERMITS	UNITS	% FINALED	% BUILD OUT					
MANGINI RANCH	2	6	VILLAGE 6 SFHD	70	0	0.00%	0	0	0.00%
MANGINI RANCH	2	7	VILLAGE 7 MLD	68	68	100.00%	0	68	100.00%
MANGINI RANCH	2	8	VILLAGE 8 MLD	36	36	100.00%	0	36	100.00%
MANGINI RANCH	2	10	ROCKCRESS MLD	118	118	100.00%	2	116	98.31%
MANGINI RANCH	2		ALDER CRK APTS MHD	265	0	0.00%	0	0	0.00%
TOTALS	928	451		48.60%	87	364	39.22%		

PERMIT ACTIVITY

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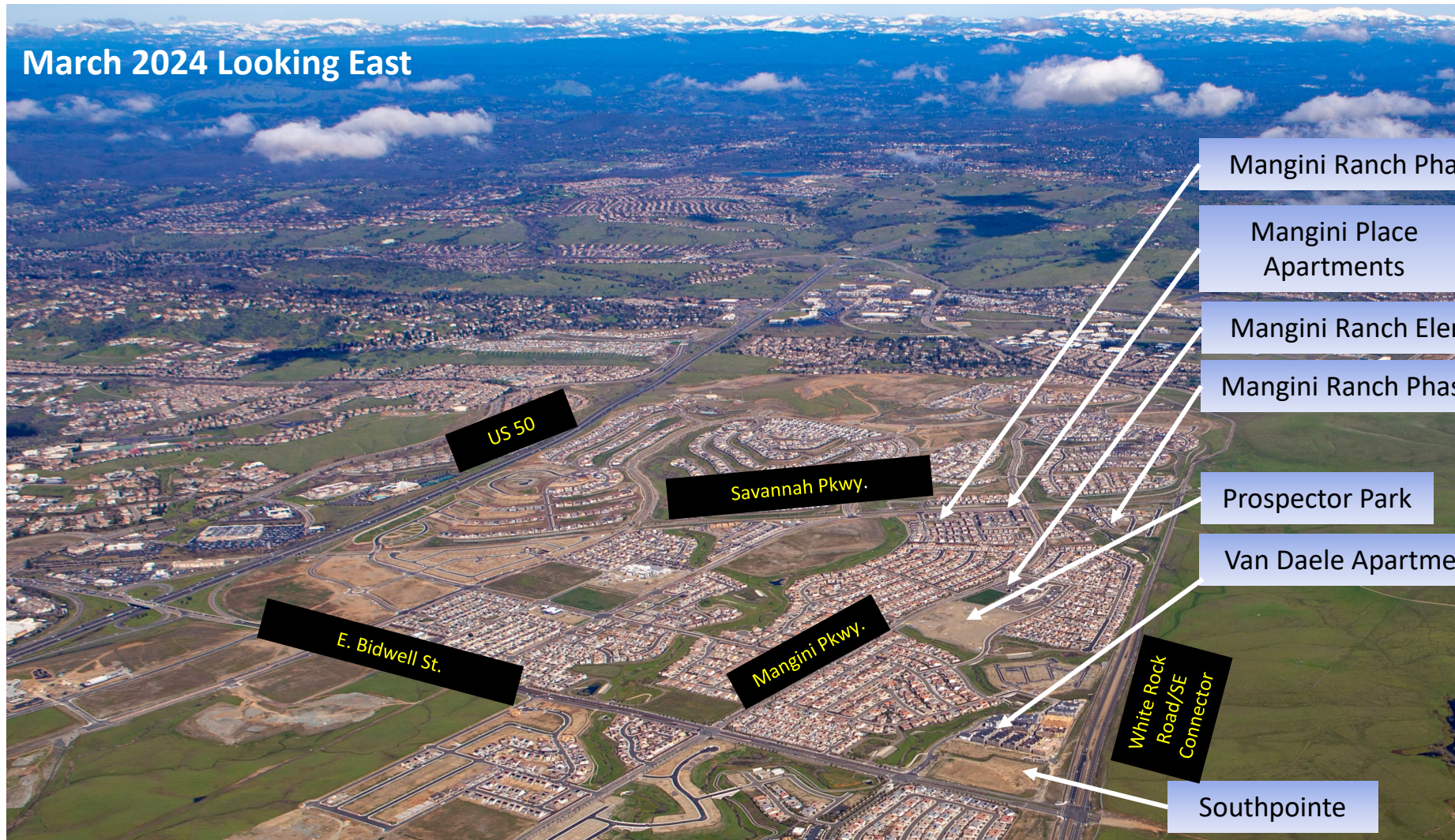
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Neighborhood/Building Activity

Mangini Ranch Phase 1 and 1C North

March 2024 Looking East



Mangini Ranch Phase 1C N

Mangini Place
Apartments

Mangini Ranch Elementary

Mangini Ranch Phase 1C S

Prospector Park

Van Daele Apartments

Southpointe

White Rock
Road/SE
Connector

Savannah Pkwy.

Mangini Pkwy.

E. Bidwell St.

US 50

Mangini Ranch Phase 1

1C North, 1C South, and 1E Builders

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



Van Daele Apartments



Tri-Pointe Homes: Villages 1 - 3



Tri-Pointe Homes: Village 4



Mangini Place Apartments

Neighborhood/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

Mangini Ranch Phase 2

Shops at Folsom Ranch



Mangini Ranch Phase 2

Shops at Folsom Ranch



Neighborhood/Building Activity

Mangini Ranch Phase 3



Mangini Ranch Phase 3 Builders

- Taylor Morrison (Villages 1 – 4)



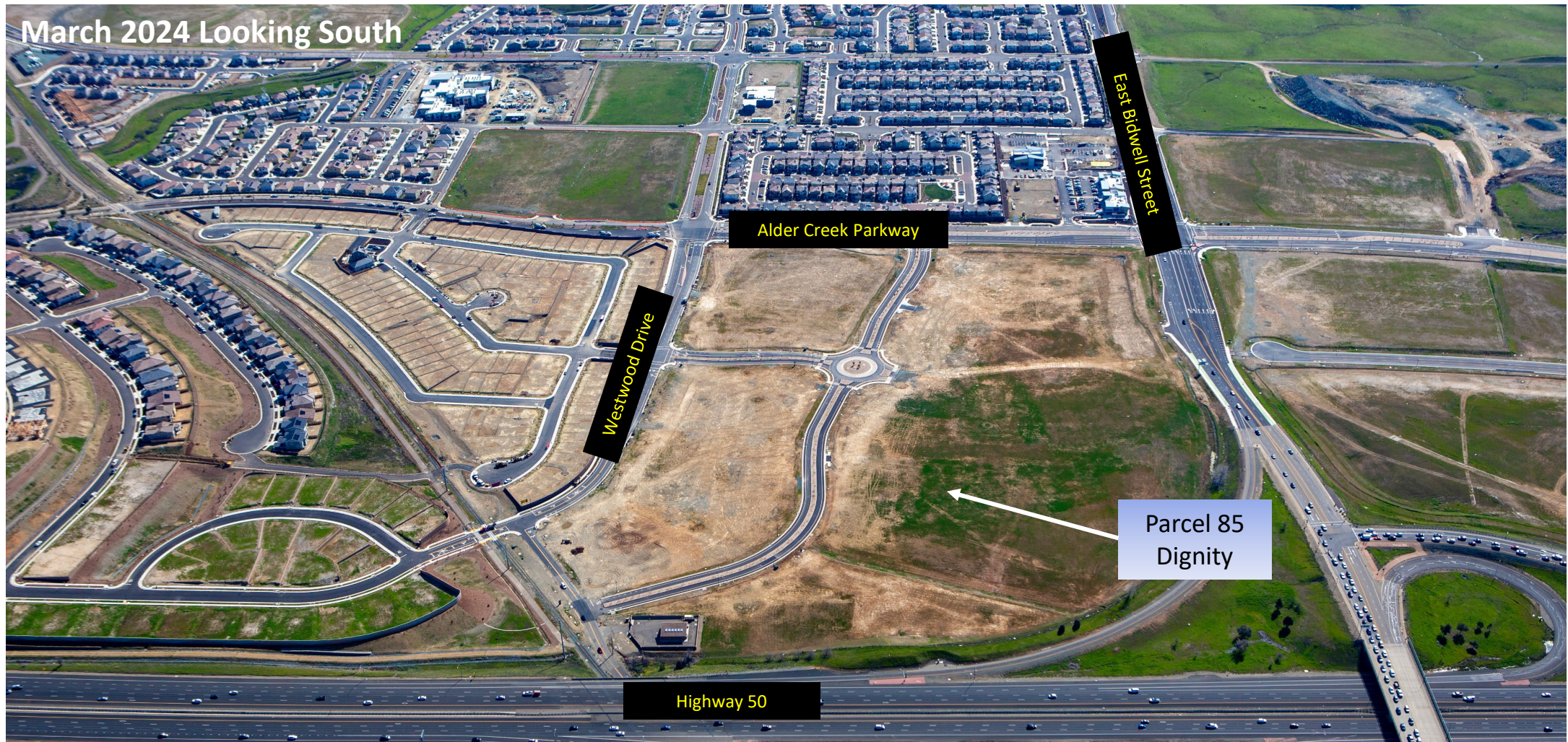
Neighborhood/Commercial Activity

Parcels 61/77 – UC DAVIS



Neighborhood/Commercial Activity

Parcel 85 – Dignity Health



Neighborhood/Building Activity

Russell Ranch Phase 3 & Broadstone Estates

March 2024 Looking South



Russell Ranch Phase 3 Builders

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



Lennar Homes: Phase 3A



Lennar Homes: Phase 3B

Neighborhood/Building Activity

Russell Ranch Phase 2



March 2024 Looking West

White Rock Road

Savannah Pkwy.

Highway 50

Mangini Parkway

Grand Prairie Road

Empire Ranch Road

Future Folsom Heights
(Elliott)

Russell Ranch
Phase 2
(Lennar)

Russell Ranch Phases 2 Builders

- Lennar Homes (Phase 2)

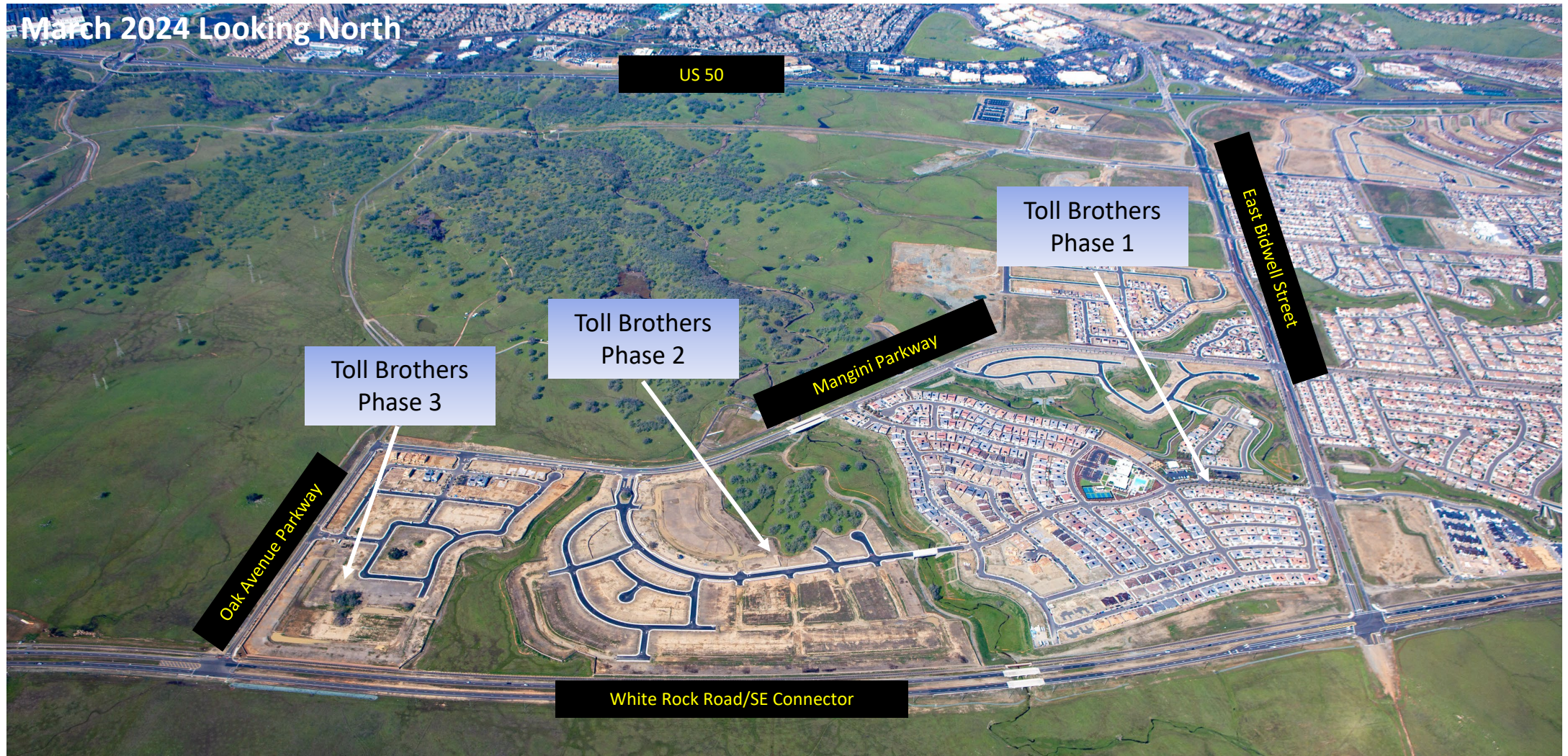


September 2023



May 2024

Neighborhood Site and Building Activity - Toll Brothers



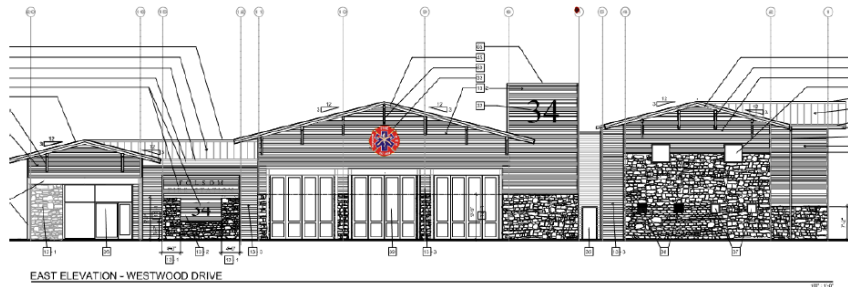
Toll Brothers Builders

- Toll Brothers Phase 1A, 1B, 1C, 1D, 1E, 1F, 3A, 2B, 2C, 2D, 3B



Other Projects: Fire Station 34

Construction Progress



Other Projects: Alder Creek Elementary School



Summer 2023

Construction Progress



May 2024

Other Projects: City Parks and Trails

- Prospector Park Opening Fall 2024.
- Trail construction ongoing: 4.1 miles of trails existing, 3 miles under design



Other Projects: Intersection Signalizations

Savannah Pkwy & Mangini Pkwy



Other Projects: Intersection Signalizations

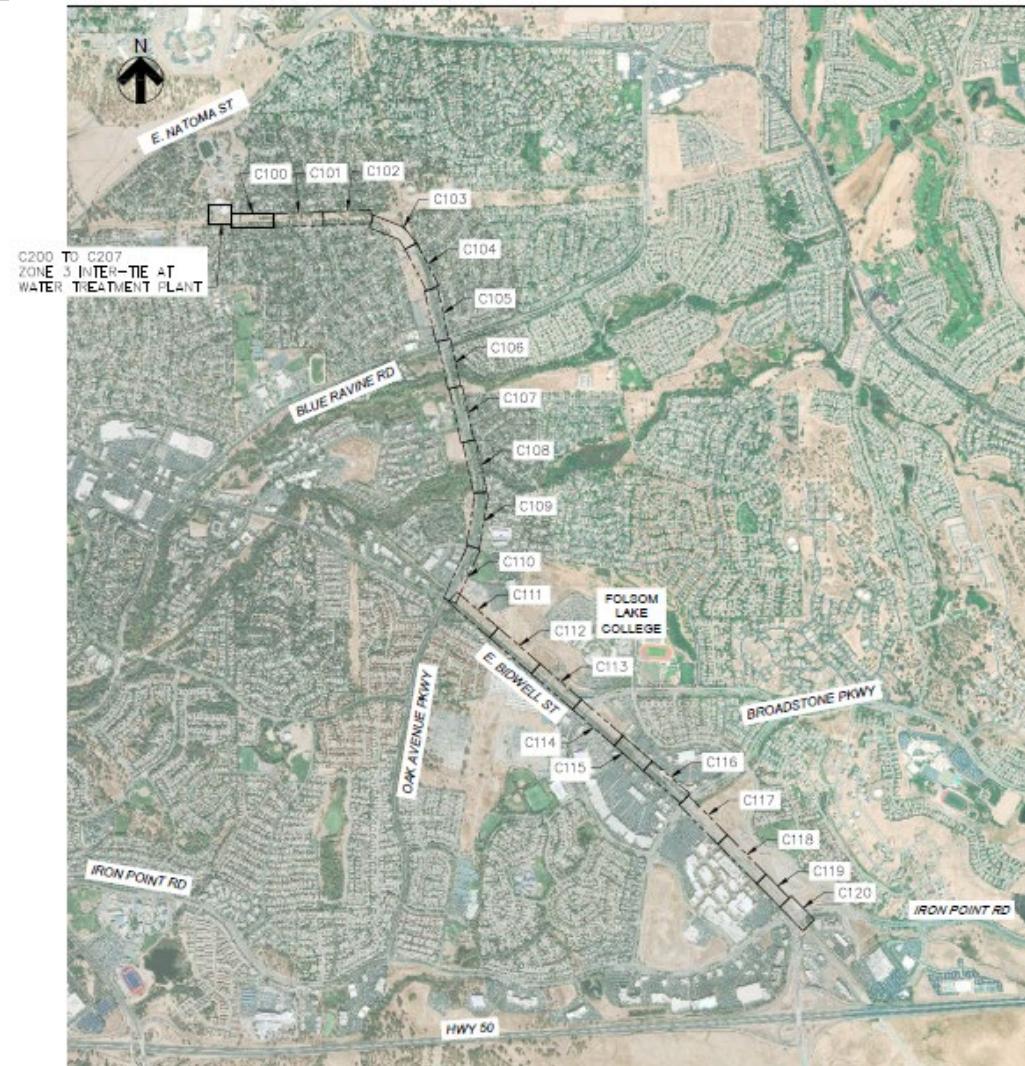


Other Miscellaneous Projects: Phase 2 Waterline Update

- Proposed 24” Transmission Pipeline to Support Anticipated Future Water Demands South of 50.
- Funded by CFD 17 and CFD 18(FPA).

Tentative Schedule

- May/June: Final Bid Documents and Construction Management (CM) RFP
- July: Public Bid and CM Contract
- August/September: Bid Opening/Construction Contract Award
- Fall 2024: Start Construction



Questions?

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

www.folsom.ca.us/FolsomPlanArea