



Folsom Plan Area Semi-Annual Update April 1 – September 30 2024



Presentation Outline



Planning Activity

Infrastructure and Site Engineering Activity

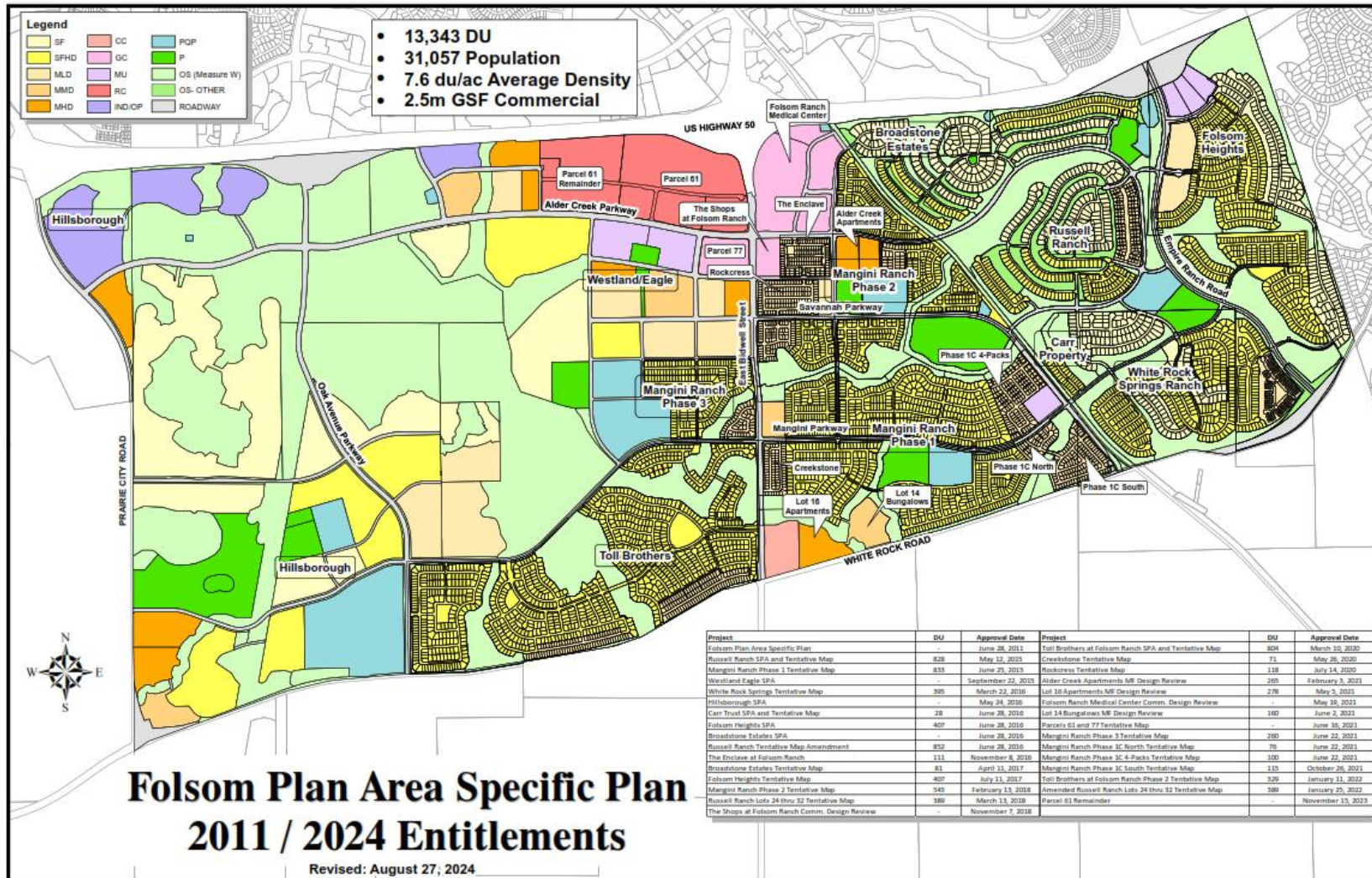
Map Activity

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

Planning Activity

New Applications (last 180 days)

Development Applications Submitted

Shops at Folsom Ranch: Habit Burger DR

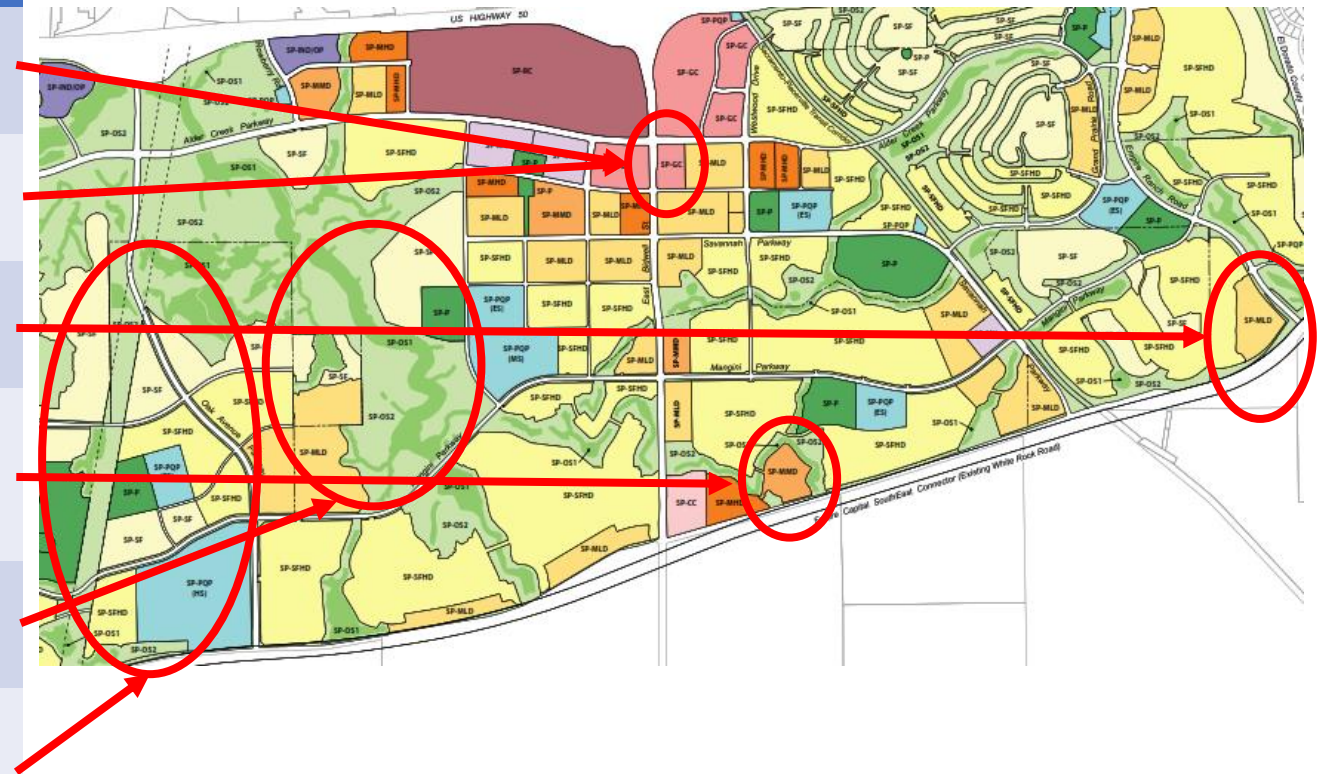
Shops at Folsom Ranch: Starbucks DR

Russell Ranch P2V5 Design Review

Sendero Parcel Map, Design Review,
MAM

Parcel 1A Large Lot Map (1 parcel to 2)

Alder Creek West Large Lot Subdivision
Map



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



Planning Commission/City Council Actions on Development Applications

Shops at Folsom Ranch – Habit Burger Design Review

Shops at Folsom Ranch – Starbucks Design Review

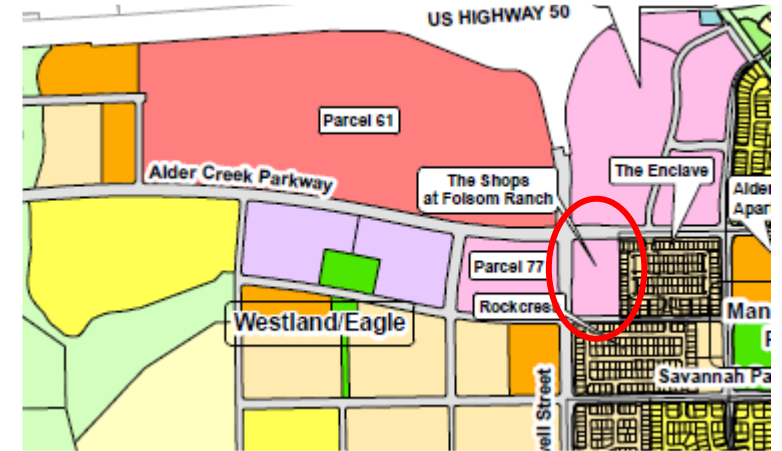
Folsom Heights Small-Lot Vesting Tentative Subdivision Map Amendment

PC Approved May 15, 2024

Habit Burger Design Review Modification



FRONT ELEVATION

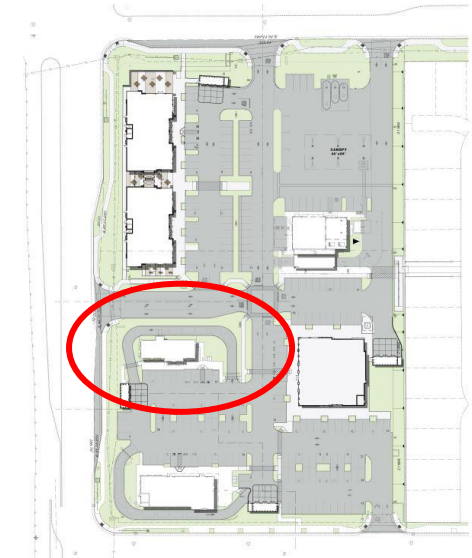
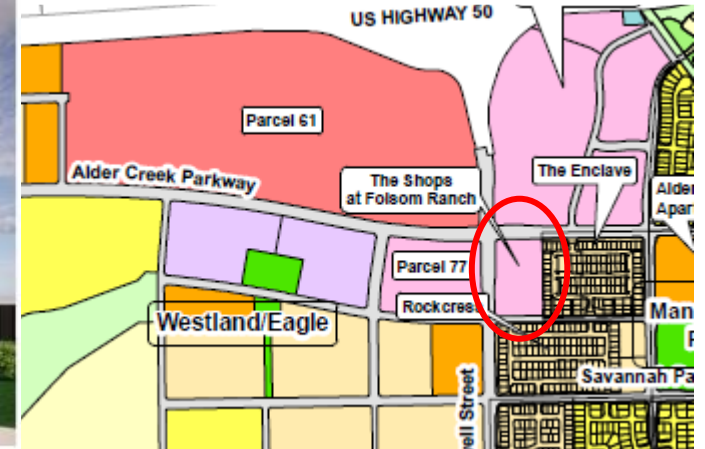


SIDE ELEVATION



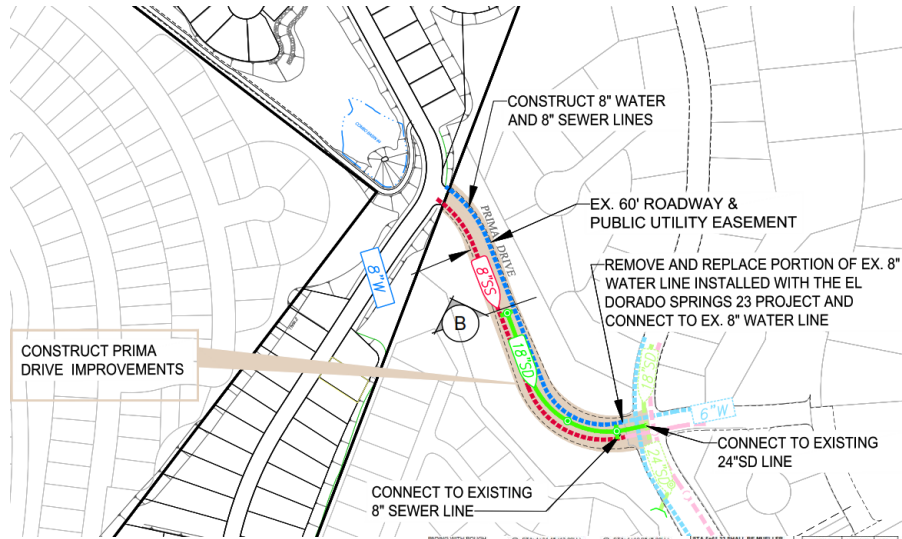
PC Approved May 15, 2024

Starbucks Design Review Modification



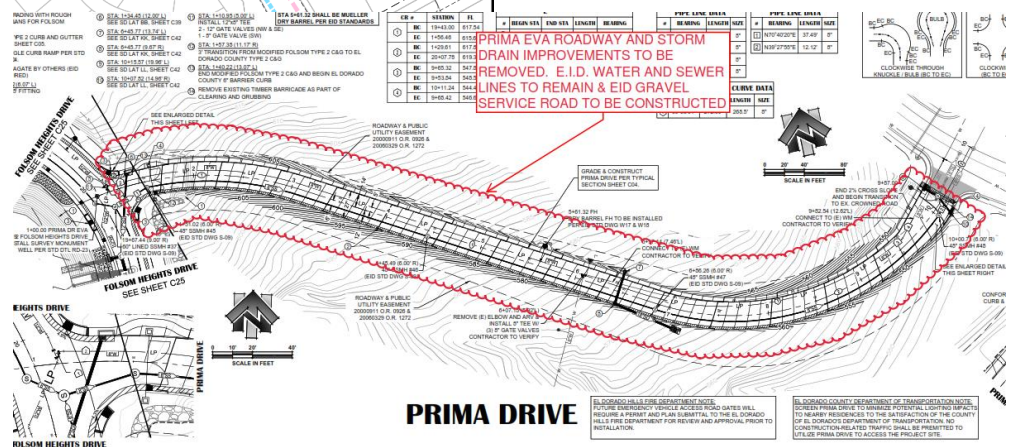
PC August 28 CC September 24, 2024

Folsom Heights Map Amendment



CONSTRUCT PRIMA DRIVE IMPROVEMENTS

Approved modifications to the conditions of approval relative to Prima Drive from an EVA with ped and bike access to a utility maintenance road

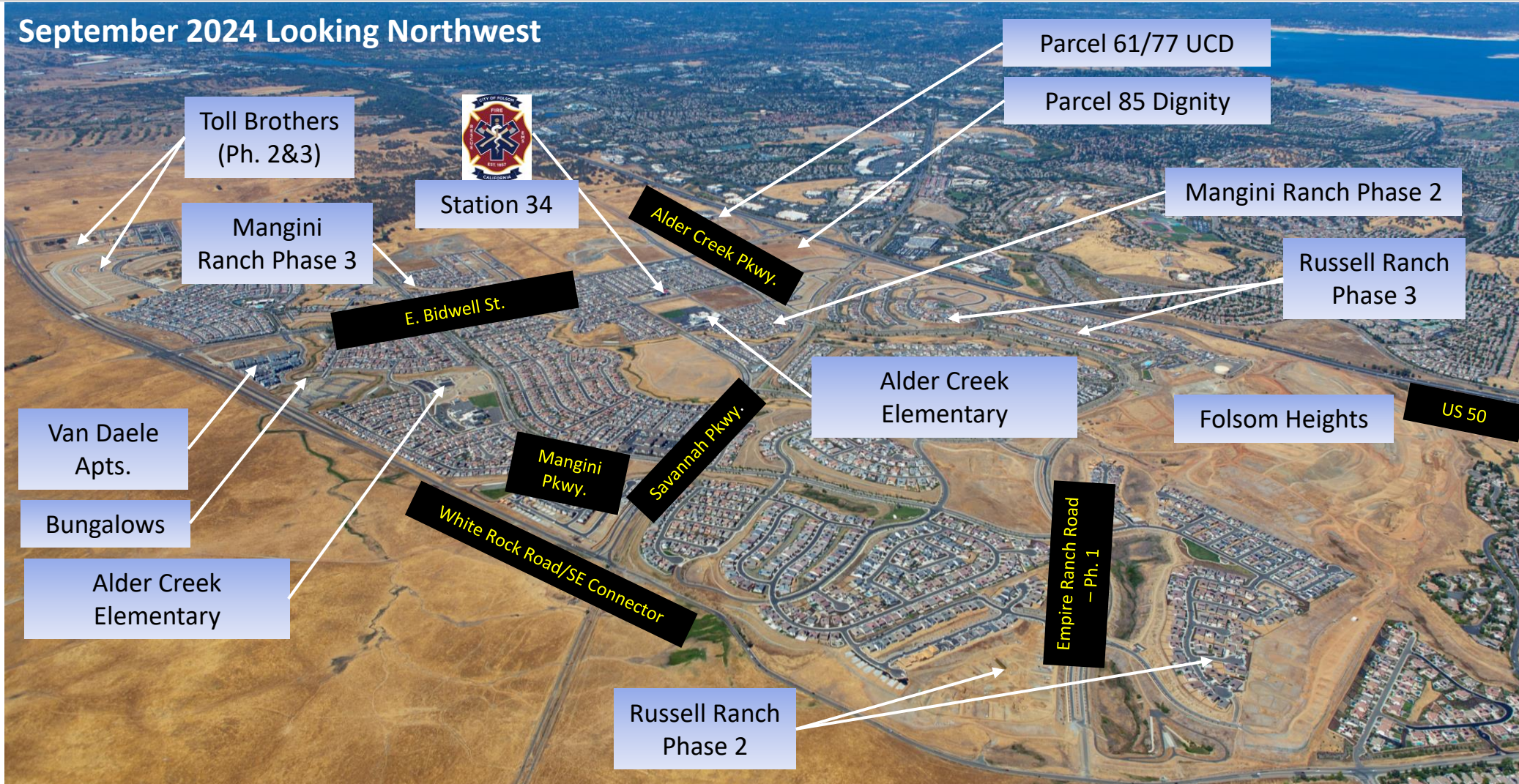


PRIMA DRIVE

EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION NOTES:
 1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AS APPLICABLE.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION AND THE EL DORADO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION AND THE EL DORADO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO COMMENCING CONSTRUCTION.

Infrastructure/Site Activity (Last 180 Days)

September 2024 Looking Northwest



| 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) | Villages 1, 2, 8, and 9 (2018) | |
| Creekstone Subdivision (71 dwelling units) | 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) | Village 5 |
| 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) | Village 7 (2019) | |
| Rockcross Subdivision (118 dwelling units) | 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 (2023), 2B, 3B (2024)* | Phase 2C and 2D |
| 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 | 4,779 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 | | | TOTAL PERMITS ISSUED | TOTAL UNITS ISSUED | % BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL) |
|------------------------|------------------------|----------------------------|--------------|----------------|-------------------------|--------------------------------|-------------------------------|----------------------|--------------------|---|
| | | LOTS/UNITS (PENTATIVE MAP) | FINAL MAPPED | % FINAL MAPPED | LOTS/UNITS UNDER CONST. | LOTS/UNITS W CERT OF OCC. (CO) | % FINALED (CO/TEN. LOT TOTAL) | | | |
| MANGINI RANCH PHASE 1 | VILLAGES 1-10 | 1056 | 1056 | 100.00% | 159 | 897 | 84.94% | | | |
| MANGINI RANCH PHASE 1C | VILLAGES 1-4 | 291 | 291 | 100.00% | 69 | 128 | 43.99% | | | |
| MANGINI RANCH PHASE 1E | 1E | 438 | N/A | N/A | 278 | 0 | 0.00% | | | |

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW AS OF 9/30/2024

| SUBDIVISION | LOT/UNIT COUNT | PERMIT ACTIVITY | TOTAL UNITS ISSUED | % BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL) |
|-------------|----------------|-----------------|--------------------|---|
| | | | | |
| 5 | 235 | | 235 | 80.76% |
| 5 | 278 | | 278 | 63.47% |
| 4 | 524 | | 524 | 79.03% |
| 4 | 0 | | 0 | 0.00% |
| 6 | 186 | | 186 | 71.54% |
| 4 | 394 | | 394 | 100.00% |
| 2 | 252 | | 252 | 64.78% |
| 5 | 235 | | 235 | 97.11% |
| 5 | 28 | | 28 | 100.00% |
| 5 | 395 | | 395 | 100.00% |
| 1 | 111 | | 111 | 100.00% |
| 1 | 581 | | 581 | 51.42% |
| 1 | 6 | | 6 | 7.41% |
| TOTALS | | | 4281 | 74.54% |

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 September 2024: 3,871
 Total Homes Occupied: 3,491
 Estimated # Residents (Homes x 2.7 pph) = ~9,425 persons

MANGINI RANCH

| AREA |
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MANGINI RANCH

| AREA | 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% | 7 | 116 | 98.31% |
| MANGINI RANCH | 2 | | ALDER CRK APTS | MHD | 265 | 0 | 0.00% | 0 | 0 | 0.00% |
| TOTALS | | | | | 928 | 506 | 54.53% | 75 | 431 | 46.44% |

| | | | | | | | | | | | |
|---------------|---|-----|----------------|------|-----|-----|---------|----|-----|---------|--|
| MANGINI RANCH | 2 | 2 | VILLAGE 2 | SFHD | 74 | 74 | 100.00% | 1 | 73 | 98.65% | |
| MANGINI RANCH | 2 | 3 | VILLAGE 3 | SFHD | 53 | 53 | 100.00% | 13 | 40 | 75.47% | |
| MANGINI RANCH | 2 | 4 | VILLAGE 4 | SFHD | 73 | 73 | 100.00% | 2 | 71 | 97.26% | |
| MANGINI RANCH | 2 | 586 | VILLAGES 5&6 | SFHD | 153 | 14 | 9.15% | 6 | 8 | 5.23% | |
| 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 | 524 | 56.47% | 35 | 489 | 52.69% | |

HOMEBUILDER

| |
|-------------------------------|
| TAYLOR MORRISON SERVICES, INC |
| TAYLOR MORRISON SERVICES, INC |
| TRI POINTE HOMES, INC |
| TRI POINTE HOMES, INC |
| TAYLOR MORRISON SERVICES, INC |
| TAYLOR MORRISON SERVICES, INC |
| LENNAR HOMES |
| LENNAR HOMES |
| TRI POINTE HOMES, INC |
| TRI POINTE HOMES, INC |
| TRI POINTE HOMES, INC |
| TRI POINTE HOMES, INC |
| TRI POINTE HOMES, INC |
| ST. ANTON COMMUNITIES |
| VAN DALE HOMES |
| VAN DALE HOMES |

HOMEBUILDER

| |
|-----------------------|
| TRI POINTE HOMES, INC |
| TRI POINTE HOMES, INC |
| BEAZER HOMES |
| KB HOMES OF CA |
| KB HOMES OF CA |
| SIGNATURE HOMES, INC. |
| KB HOMES OF CA |
| LENNAR HOMES |
| SPANOS |

Neighborhood/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 - 4)
- Van Daele (Apartments/Bungalows)
- St Anton (Mangini Place Apartments)
- Lennar (Village 1C South)



Tri-Pointe Homes: Villages 1 - 3



Tri-Pointe Homes: Village 4



Van Daele (Atwell) 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

FRVH NOW OPEN!



Mangini Ranch Phase 2

Shops at Folsom Ranch



STARBUCKS NOW OPEN!



Neighborhood/Building Activity

Mangini Ranch Phase 3



Taylor Morrison

Mangini Ranch Phase 3 Builders

- Taylor Morrison (Villages 1 – 4)



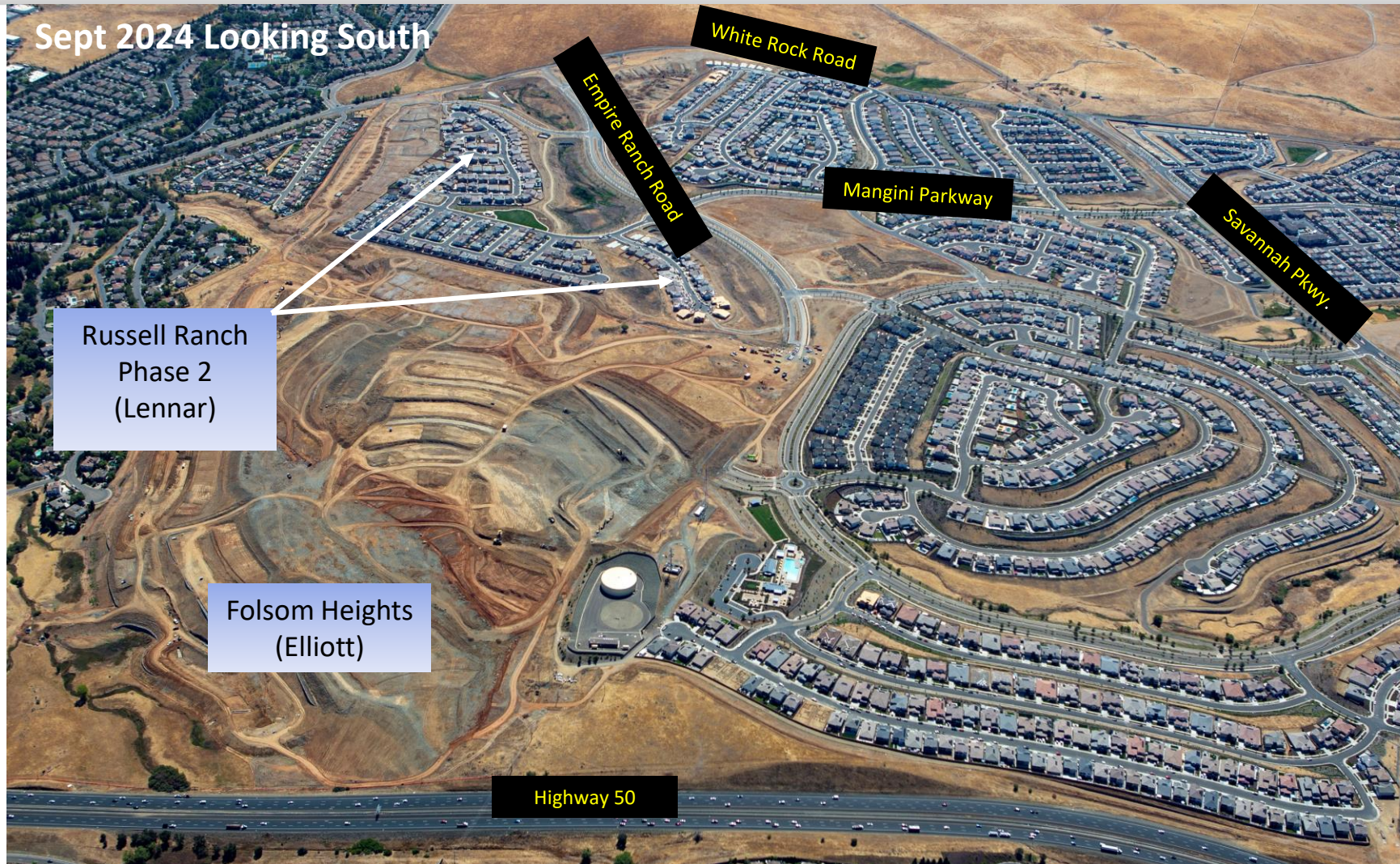
Neighborhood/Commercial Activity

DIGNITY HEALTH AND UC DAVIS



Neighborhood/Building Activity

Russell Ranch Phase 2



Russell Ranch Phases 2 Builders

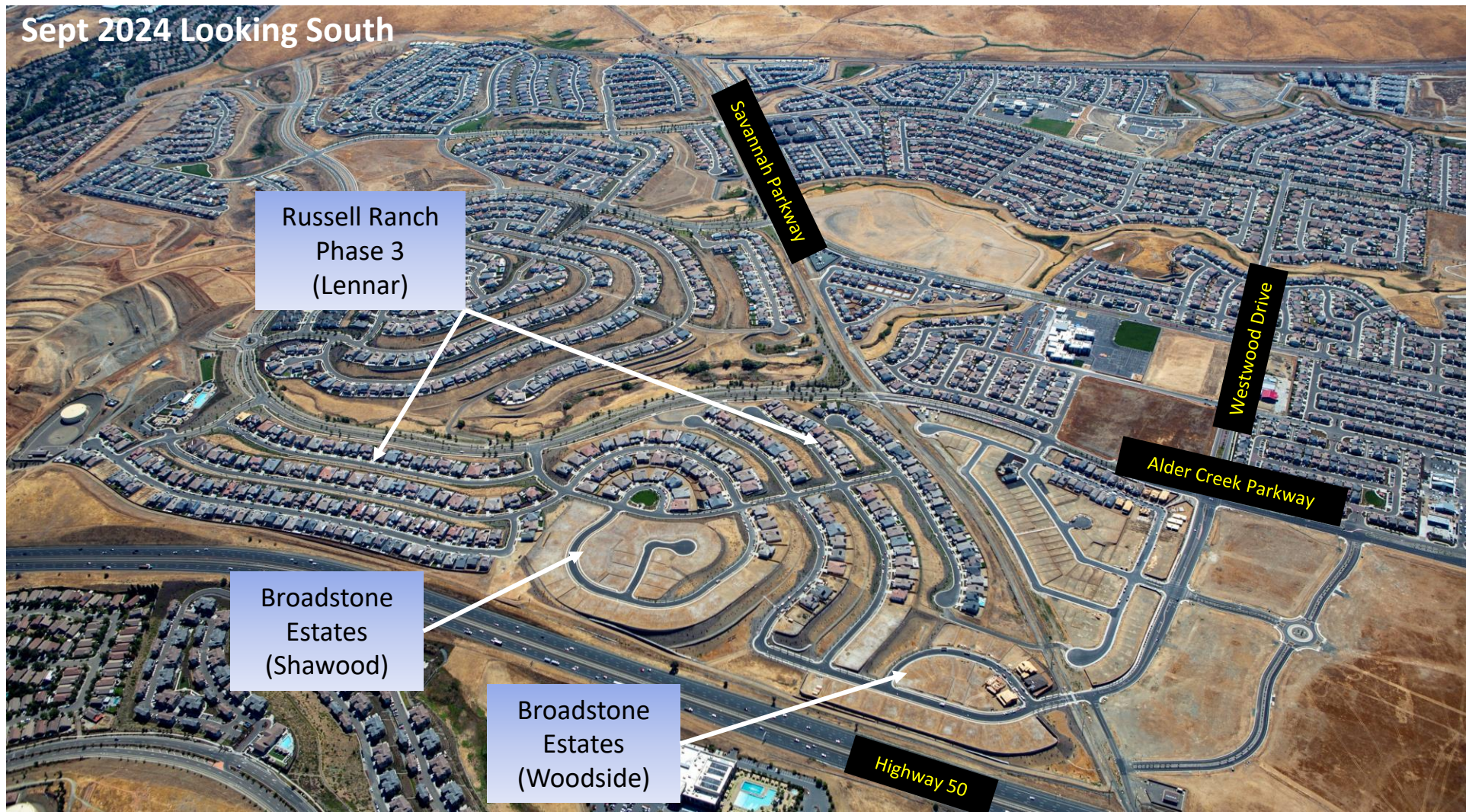
- Lennar Homes (Phase 2)



Neighborhood/Building Activity

Russell Ranch Phase 3 & Broadstone Estates

Sept 2024 Looking South



Russell Ranch Phase 3 Builders

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



Lennar Homes: Phase 3A



Lennar Homes: Phase 3B

Broadstone Estates

Shawwood and Woodside



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 Now Operational!



Other Projects:

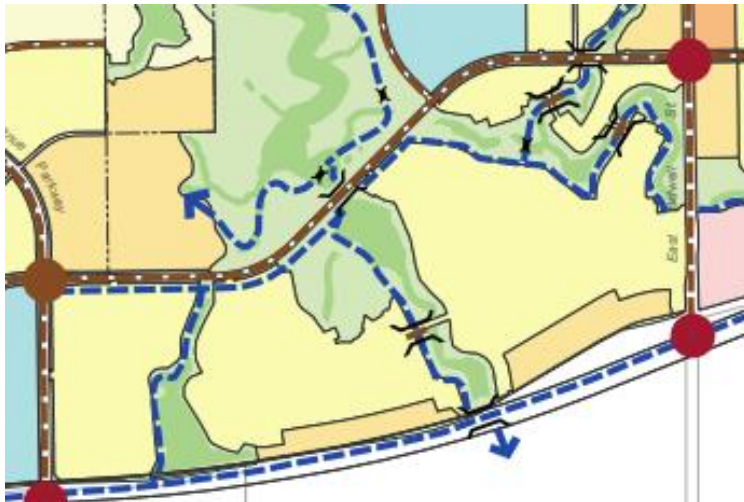
Alder Creek Elementary School

First Year in Session!



Other Projects: City Parks and Trails

- Prospector Park
- Trail construction ongoing: 4.1 miles of trails existing, 3 miles under design.
- Toll Brothers Trails Construction Spring 2025 (Ph. 2, 4, and 5)



Other Projects: Intersections

Alder Creek Parkway and East Bidwell Street



Other Miscellaneous Projects: Phase 2 Waterline Update

- Proposed 24” Transmission Pipeline Constructed North of US 50 to Support Anticipated Future Water Demands South of US50. This is the first of four components of the Phase 2 improvements.
- Funded by CFD 17 and CFD 18(FPA).
- CM Consultant selected, contract partially awarded.
- Bid Opening was on September 17th., 9 Bids Received, City Council Contract Award October 8th
- Fall/Winter 2024/2025: Start Construction



Questions?

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

www.folsom.ca.us/FolsomPlanArea