



Folsom Plan Area Semi-Annual Presentation April – September 2022

Presentation Outline



Planning Activity

Infrastructure and Site Engineering Activity

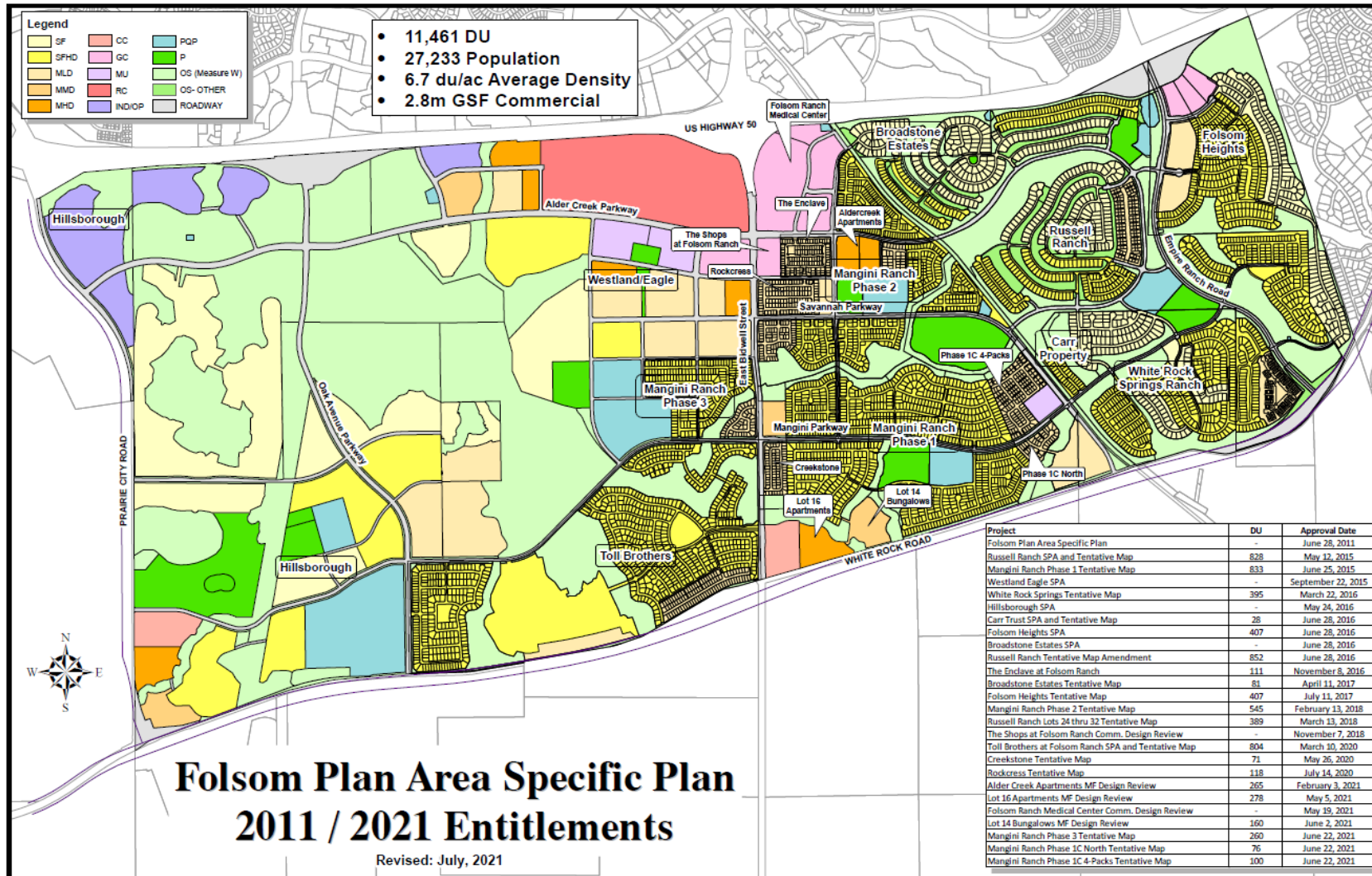
Map Activity

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

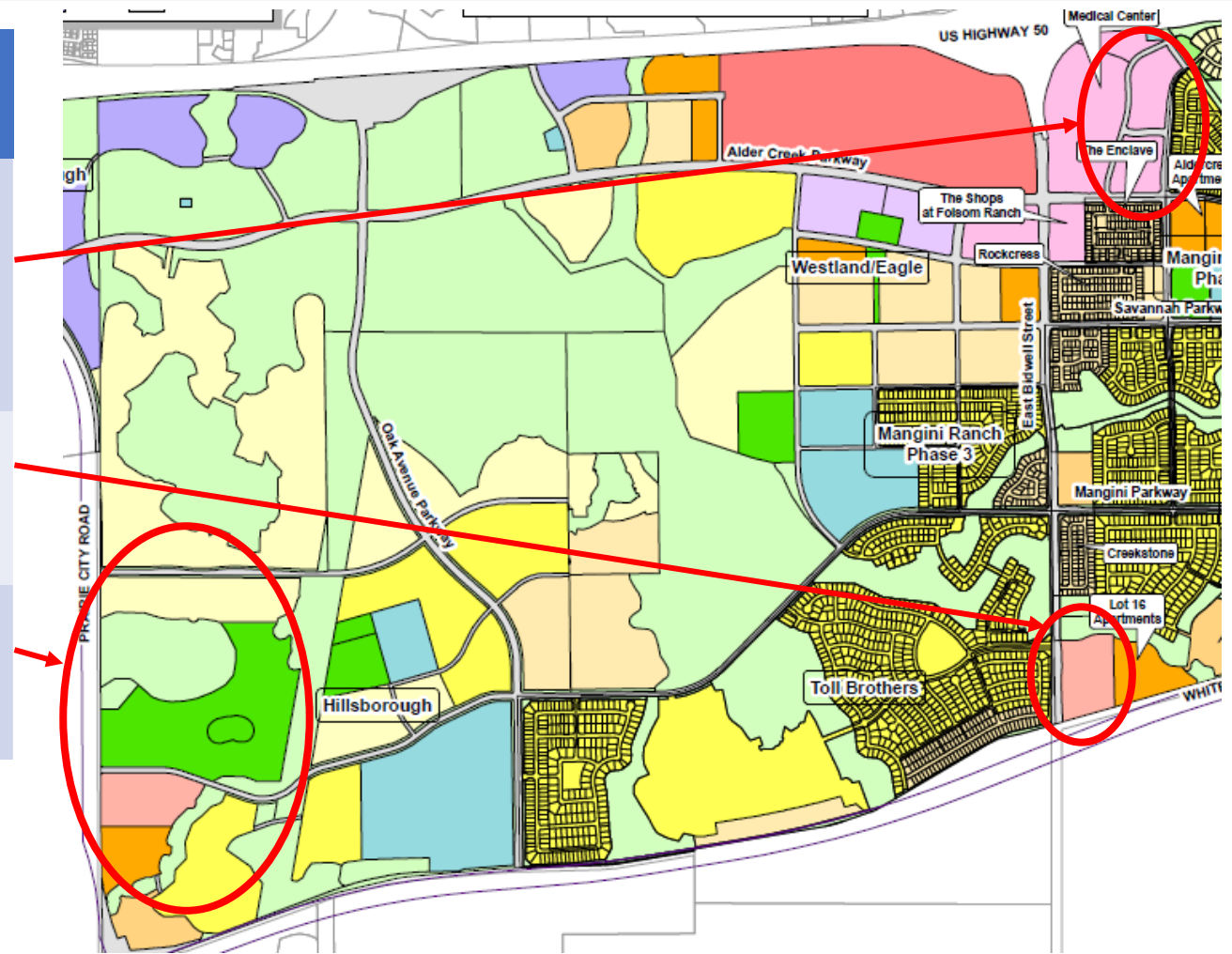
Planning Activity (last 180 days) New Development Applications (pending)

New Development Applications

Parcel 85A, Folsom Ranch Rental Community CUP and Planned Development Permit

Southpointe at Folsom Commercial/ Office Project

Hillsborough Tentative Parcel Map (Large Lot)



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



Planning Commission Actions on Development Applications

Mangini Ranch Phase 2 Villages 3-3A Residential Design Review

Lot 16 and 14 Planned Development Permit Mods for Parking Reductions

Toll Brothers PD Permit Modification and Design Review

Mangini Ranch Phase 3 Villages 1 – 3 Residential Design Review

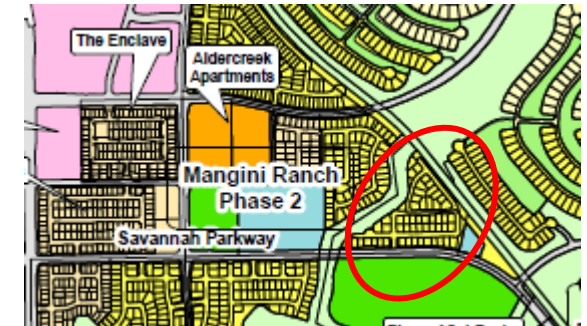
Mangini Ranch Phase 3 Village 4 Residential Design Review

PC Approved May 4, 2022

Mangini Ranch Phase 2 V3 Residential Design Review

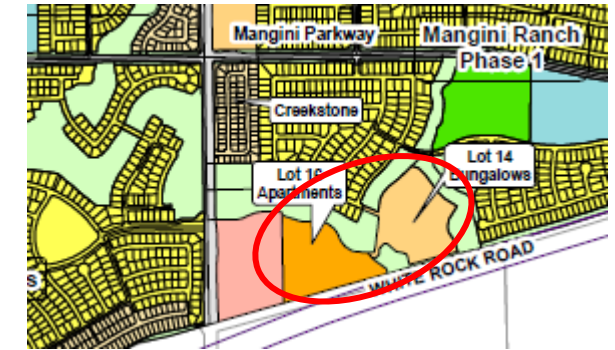
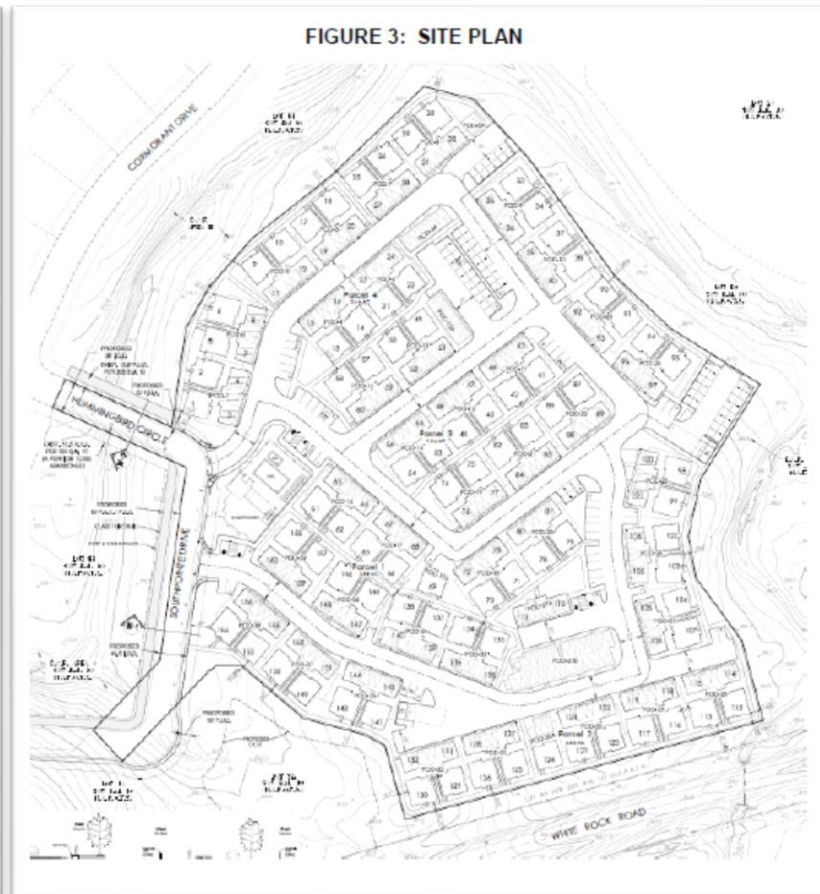
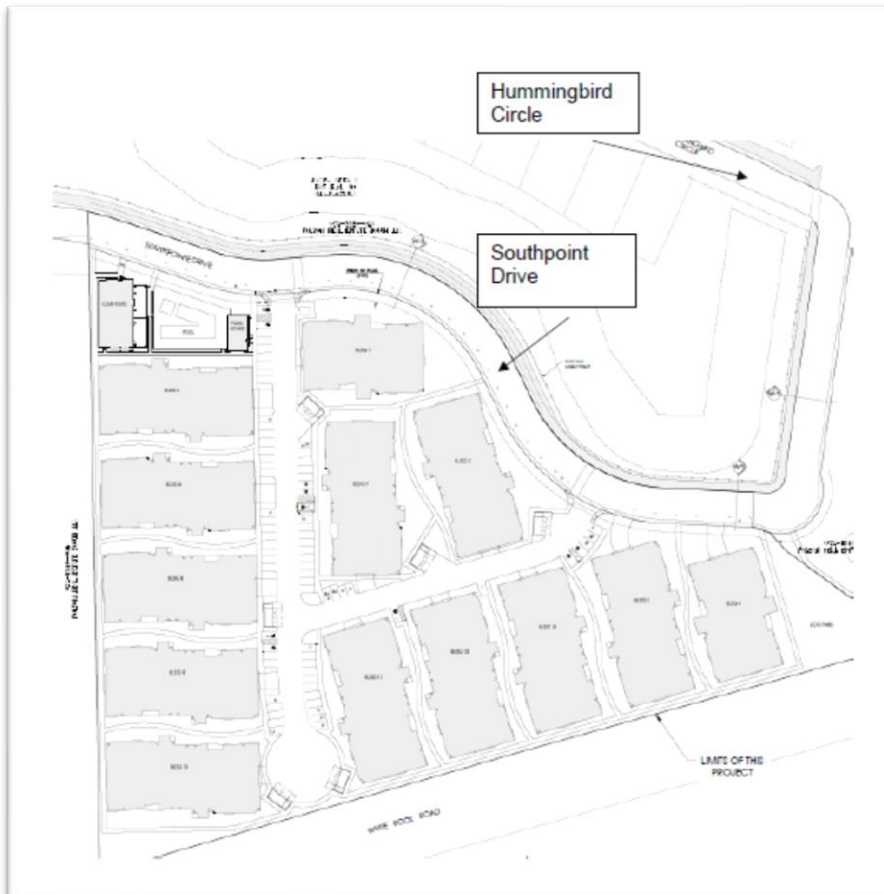


Beazer Homes design review approval for 53 homes in Mangini Ranch Phase 2, Villages 3 and 3A



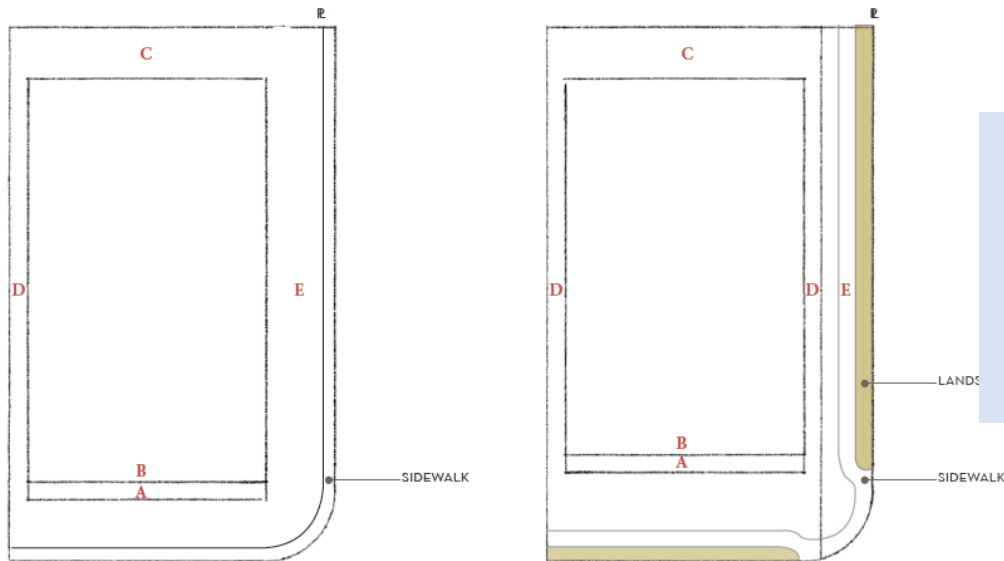
PC Approved June 1, 2022

Lot 16 & 14 PD Permit Mods for Parking Reductions



Van Daele Homes was granted parking reductions for off street parking spaces associated with the approved apartment project on Lot 16 and the bungalows project approved on Lot 14

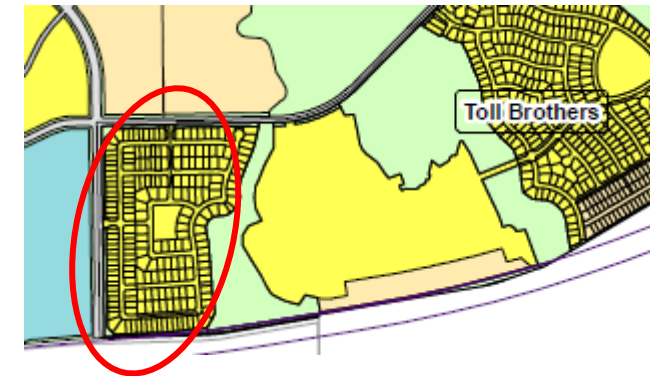
4.3.2 Single Family High Density (SFHD)



Attached Sidewalk Condition

Detached Sidewalk Condition

Phase 3 of Toll Brothers approved with outdoor living area excluded from lot coverage calculation



4.3.5 Development Standards Footnotes

- MLD lot coverage shall be calculated as the percentage of lot area covered by the roof, including covered porches and patios. SFHD and SF lot coverage shall be calculated as the percentage of lot area covered by the roof, including covered porches but excluding outdoor covered unconditioned spaces (i.e., patios) and guest house/pool house/casita (i.e., detached habitable structure with only sleeping, living, and bathroom).

DESCRIPTION:	SFD traditional lot	CATEGORY:	SFHD
Minimum lot area:	4,500 Square Feet	A. Minimum front setback to living space or covered outdoor space (attached sidewalk/detached sidewalk): ²	12.5'/24.5'
Minimum lot width:	50'	B. Minimum garage setback (attached sidewalk/detached sidewalk): ²	18'/30'
Minimum lot depth:	90'	C. Minimum rear setback: ^{2,3,8}	15'
Maximum lot coverage: ^{1,5}	50%	D. Minimum interior side setback: ²	5'
Maximum height (single story / 2-story):	28' / 35'	E. Minimum street side setback: ^{2,4}	10'

Note: Setbacks are measured from property line (R).

PC Approved July 20, 2022

Mangini Ranch P3 V1 – 3 Residential Design Review



Taylor Morrison design review approval for 218 homes in Mangini Ranch Phase 3, Villages 1 - 3



PLAN 1D - ITALIAN VILLA

PLAN 10A - SPANISH

PLAN 4E - FARMHOUSE

PLAN 3B - EUROPEAN COTTAGE

PLAN 2C - CRAFTSMAN

PC Approved July 20, 2022

Mangini Ranch P3 V4 Residential Design Review



Taylor Morrison design review approval for 42 homes in Mangini Ranch Phase 3, Village 4



PLAN 3B - COTTAGE

PLAN 1A - SPANISH

PLAN 3C - CRAFTSMAN

PLAN 2D - ITALIAN VILLA

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 and 2 (2021) Village 3 (2022)	Villages 5 and 6
Toll Brothers at Folsom Ranch (804 dwelling units)	Phase 1B and IC, ID, 1E	Phase 1A, 1F, 3A, and 3B
Mangini Ranch Phase 3 (260 dwelling units)	Villages 1 – 4 (2022)	
Broadstone Estates (81 dwelling units)		Broadstone Estates
Total SF Lots Ready for Permits	3,847 lots mapped	592 lots pending

Building Permit Tracking

FPA total sf permits 2484 (April–Sept = 362)



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%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	11	95	85.59%	106	106	95.50%
TOLL BROTHERS PH 1A-F	NONE	590	286	50.17%	187	61	10.34%	248	248	42.03%
TOTALS		4473	3171	84.11%	742	1819	40.67%	2485	2561	57.25%

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)
SES 1-10	1056	904	85.61%	22	882	83.52%	904	904	85.61%
1C	291	291	100.00%	6	0	0.00%	6	6	2.06%
1E	438	N/A	N/A	80	0	0.00%	4	80	18.26%
SES 1-10	663	510	76.92%	148	193	29.11%	341	341	51.43%
REEK APTS	265	N/A	N/A	0	0	0.00%	0	0	0.00%
RES 1-8	394	394	100.00%	49	342	86.80%	391	391	99.24%
ONE	242	242	100.00%	110	0	0.00%	110	110	45.45%
ONE	28	28	100.00%	11	17	60.71%	28	28	100.00%
SES 1-9	395	395	100.00%	118	229	57.97%	347	347	87.85%
ONE	111	111	100.00%	11	95	85.59%	106	106	95.50%
					61	10.34%	248	248	42.03%
				1819	40.67%		2485	2561	57.25%

MANGINI RANCH PERMIT ACTIVITY

AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOTS/UNITS (TENTATIVE MAP)	TOTAL PERMITS ISSUED (ISSUED PERMITS / TEN. LOT TOTAL)	% BUILD OUT (TOTAL UNITS / TEN. UNIT TOTAL)	LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (C/C)	% FINALED (C/C/TEN. LOT TOTAL)	HOMEBUILDER
MANGINI RANCH	1	1-10	VILLAGES 1-10	RES-10	1056	904	85.61%	22	882	83.52%	THE NEW HOME COMPANY

PERMIT ACTIVITY

LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (C/C)	% FINALED (C/C/TEN. LOT TOTAL)	HOMEBUILDER
35	0	67.31%	THE NEW HOME COMPANY
25	0	100.00%	THE NEW HOME COMPANY
12	0	46.15%	THE NEW HOME COMPANY
114	0	100.00%	MERITAGE HOMES
38	0	92.68%	THE NEW HOME COMPANY
38	0	88.37%	ANTHEM UNITED HOMES
28	0	89.29%	THE NEW HOME COMPANY
52	0	100.00%	ANTHEM UNITED HOMES
342	0	86.80%	ANTHEM UNITED HOMES

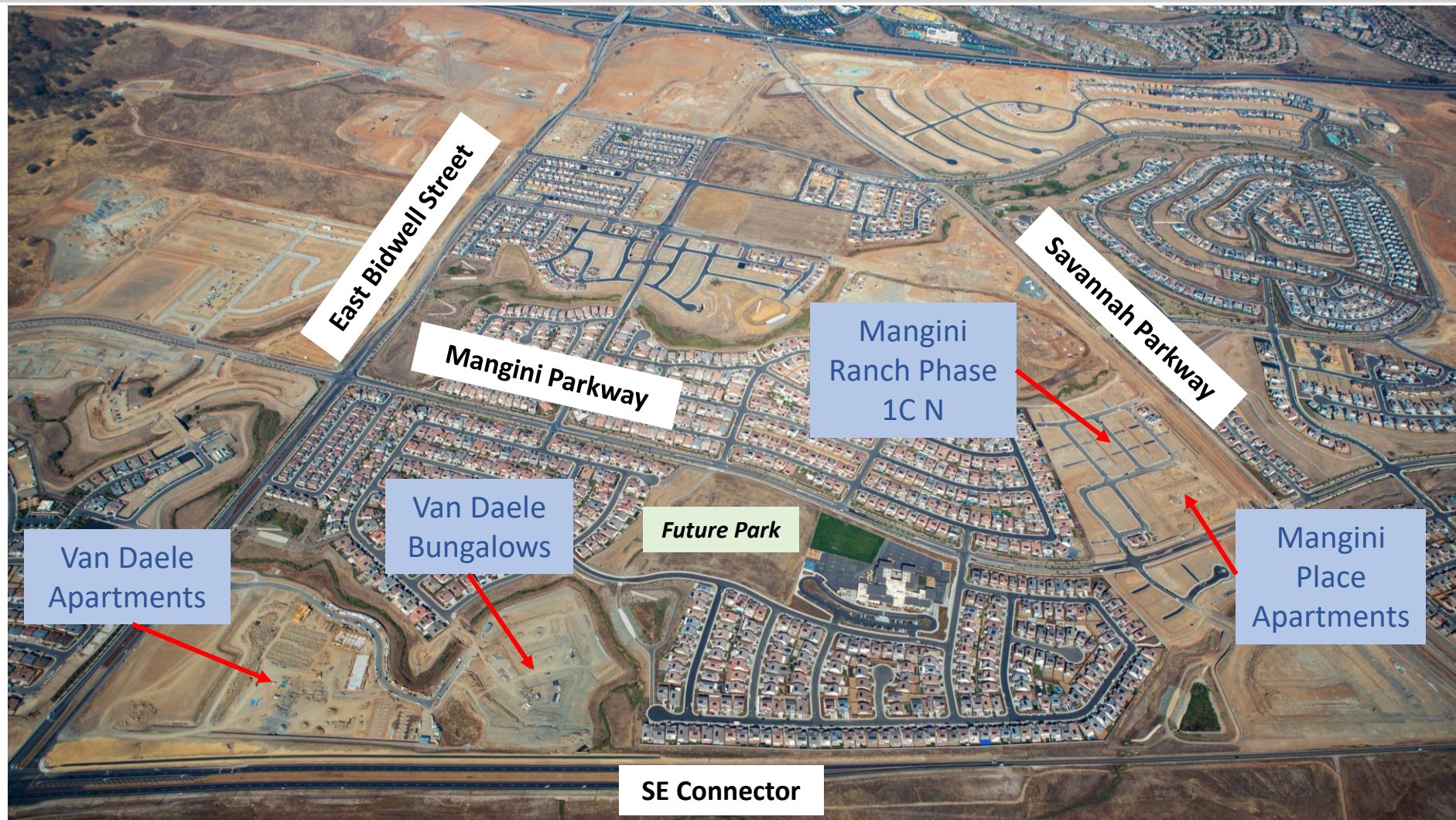
PERMIT ACTIVITY

LOTS/UNITS UNDER CONST.	LOTS/UNITS W CERT OF OCC. (C/C)	% FINALED (C/C/TEN. LOT TOTAL)	HOMEBUILDER
0	0	0.00%	LENNAR HOMES
0	0	0.00%	LENNAR HOMES
0	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 (January – Sept): 702 (+80 apartment units)
Total FPA SF Permits thru Sept 2022: 2,405 (+80 apartment units)
 Total homes occupied: 1,819
 Estimated # residents (homes x 2.6 pph) = ~4,729 persons

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

Activity

Parcels 61/77 and 85 – Dignity, UCD, Shops



Activity Russell Ranch Phase 3 and Broadstone Estates



Russell Ranch Phase 3 and Broadstone Estates Builders

- Lennar Homes (Phase 3A and 3B)
- Elliott Homes (Broadstone Estates)



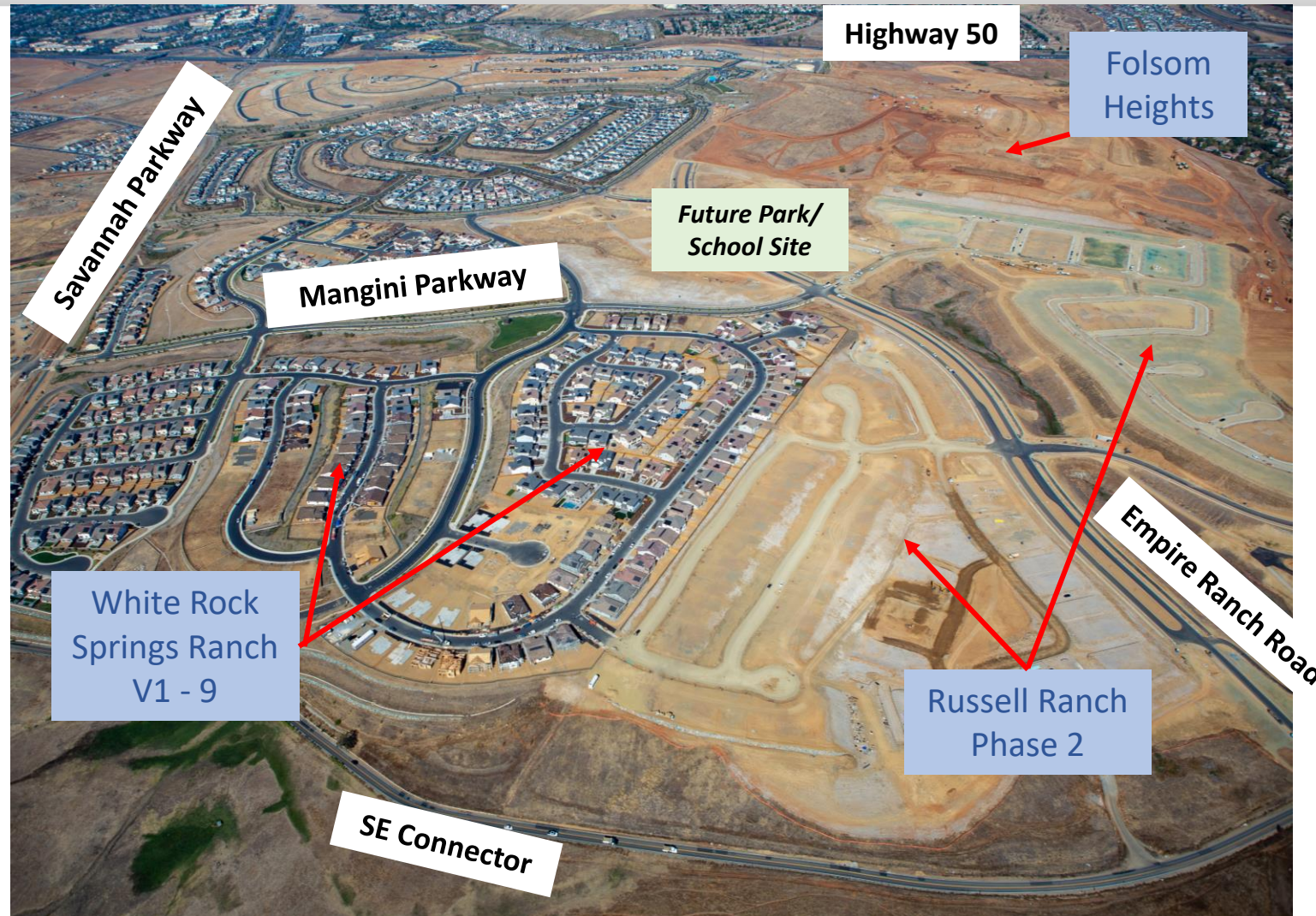
Lennar Homes: Phase 3A



Lennar Homes: Phase 3B

Neighborhood Site Activity

Russell Ranch Phase 2, WRSR and Folsom Heights



Russell Ranch Phase 2 and White Rock Springs Ranch Builders

- Richmond American (Villages 1 – 3, 9)
- JMC Homes (Village 8)
- Lennar (Village 4 – 7)



**Richmond American:
Villages 1 – 3, and 9**



JMC Homes: Village 8



Lennar: Villages 4 - 7

Neighborhood Site and Building Activity

Toll Brothers



Toll Brothers Builders

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



Neighborhood Site and Building Activity

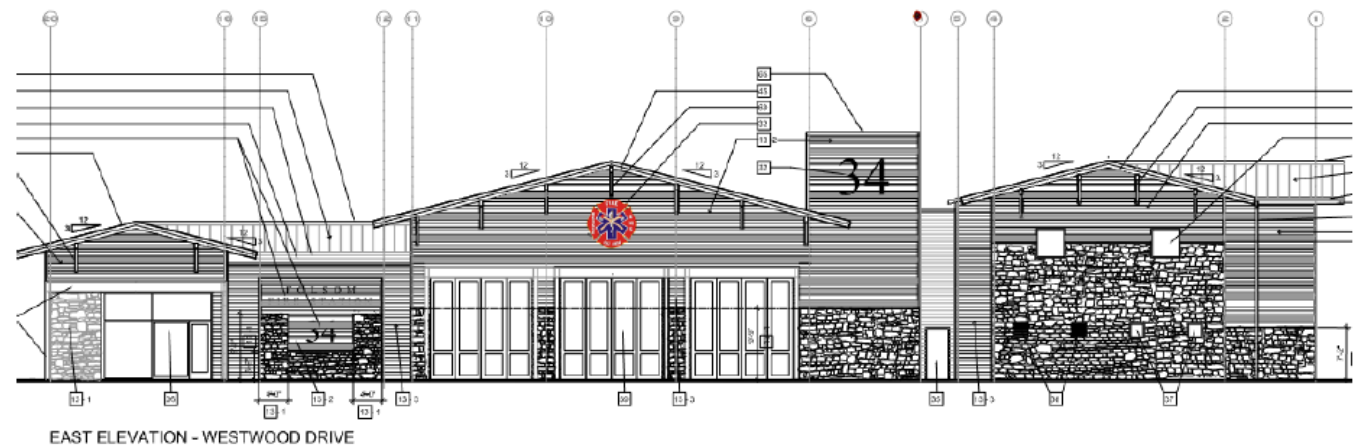
Mangini Ranch Phase 3



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 construction documents nearly complete for bid process
- Construction anticipated to start in early 2023 and be completed by end of year
- Trail construction ongoing: 4.1 miles of trails existing, 3 miles under design



Other Miscellaneous Projects: SE Connector



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