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
## Development Applications Submitted

<table>
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<td>Alder Creek Apartments PD Permit Extension</td>
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<td>Mangini Ranch Phase 2, Villages 5 &amp; 6 Residential Design Review</td>
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<td>Mangini Ranch Phase 2 Village 2 Residential Design Review Modification</td>
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<td>Toll Brothers Phase 3 Subdivision Design Review</td>
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</table>
### 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
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

Approval of Design Review for a new 13,932 square-foot fire station at 3255 Westwood Drive
Approval of a request by Lennar Homes to modify two previously approved master plans to increase the size and modify the design accordingly.
## FOLSOM PLAN AREA SMALL LOT FINAL MAP ACTIVITY

<table>
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<tr>
<th>Tentative Maps Approved by City Council</th>
<th>Final Maps Approved by CC</th>
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<tr>
<td>Mangini Ranch Phase 1 (833 dwelling units)</td>
<td>Villages 1, 2, 8, and 9 (2018)</td>
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<tr>
<td>Creekstone Subdivision (71 dwelling units)</td>
<td>Villages 5, 6 and 7 (2019)</td>
<td>Villages 1 - 4</td>
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<td>Village 4 and Creekstone (2020)</td>
<td>Village 3 (2021)</td>
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<tr>
<td>Mangini Ranch Phase 1C (291 dwelling units)</td>
<td>Villages 1 - 4</td>
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<tr>
<td>White Rock Springs Ranch (395 dwelling units)</td>
<td>Villages 1, 8 and 9 (2019)</td>
<td>White Rock Springs Ranch (395 dwelling units)</td>
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<tr>
<td>Villages 2, 3, 4, 5, 6, and 7 (2020)</td>
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<tr>
<td>Russell Ranch Phase 1 (394 dwelling units)</td>
<td>Villages 1 through 8 (2019)</td>
<td>Russell Ranch Phase 1 (394 dwelling units)</td>
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<td>Russell Ranch Phase 2 (389 dwelling units)</td>
<td>Villages 1 – 4 (2022)</td>
<td>Russell Ranch Phase 2 (389 dwelling units)</td>
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<tr>
<td>Russell Ranch Phase 3 (242 dwelling units)</td>
<td>Phase 3A and 3B (2021)</td>
<td>Russell Ranch Phase 3 (242 dwelling units)</td>
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<tr>
<td>Enclave at Folsom Ranch (111 dwelling units)</td>
<td>Enclave (2020)</td>
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<tr>
<td>Mangini Ranch Phase 2 (545 dwelling units)</td>
<td>Village 7 (2019)</td>
<td>Mangini Ranch Phase 2 (545 dwelling units)</td>
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<tr>
<td>Rockcress Subdivision (118 dwelling units)</td>
<td>Villages 4 and 8 (2020)</td>
<td>Rockcress Subdivision (118 dwelling units)</td>
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<td>Rockcress &amp; Villages 1 &amp; 2 (2021)</td>
<td>Village 3, 5, and 6 (2022)</td>
<td></td>
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<tr>
<td>Toll Brothers at Folsom Ranch (804 dwelling units)</td>
<td>Phase 1B and IC, ID, 1E, 1F, 3A</td>
<td>Toll Brothers at Folsom Ranch (804 dwelling units)</td>
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<tr>
<td>Mangini Ranch Phase 3 (260 dwelling units)</td>
<td>Villages 1 – 4 (2022)</td>
<td>Mangini Ranch Phase 3 (260 dwelling units)</td>
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<td>Broadstone Estates (81 dwelling units)</td>
<td>Broadstone Estates (2022)</td>
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<tr>
<td>Total SF Lots Ready for Permits</td>
<td>4,316 sf lots mapped</td>
<td>Broadstone Estates (81 dwelling units)</td>
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<td></td>
<td>118 lots pending</td>
<td>Broadstone Estates (2022)</td>
</tr>
</tbody>
</table>
Building Permit Tracking

FPA total sf permits 2,697 (Oct–March = 208)

- 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
Neighborhood Site and/or Building Activity
Mangini Ranch Phase 1 and 1C North

- Mangini Ranch Phase 1C N
- Mangini Ranch Phase 1C S
- Mangini Place Apartments
- Van Daele Bungalows
- Van Daele Apartments
- East Bidwell Street
- Mangini Parkway
- Savannah Parkway
- Future Park
- SE Connector
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)
Neighborhood Site and/or Building Activity
Mangini Ranch Phase 2

- Future Fire Station 34
- Future Park/School Site
- Mangini Ranch Phase 2
- Community Park East
- Savannah Parkway
- East Bidwell Street
Mangini Ranch Phase 2 Builders

• KB Homes (Soleil)
• Tri-Pointe Homes (Eastwood)
• Beazer Homes (Village 3)
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)
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
Quarterly presentations and additional project information can be found on the City’s website:

www.folsom.ca.us/FolsomPlanArea