

APPENDIX C

The most current housing stock data for the City of Folsom was available from the City’s Department of Utilities water supply study in which the water service is segmented into four areas that are depicted on Figure A-5. The East Area is shaded green, the West Area is shaded light yellow, the Ashland Area is shaded pink, and the American River Canyon Area is shaded blue. Table A-2 shows the number of multi-family and single-family units that are currently developed (as of March 2005) and will be developed at build-out (year 2009) in each of the four areas. The West Area will have 56 percent of the total housing stock and the greatest number of multi-family and single-family units as shown in Figures A-3 and A-4. The multi-family housing complexes by water service area are listed in Table A-3.

Figure A-2

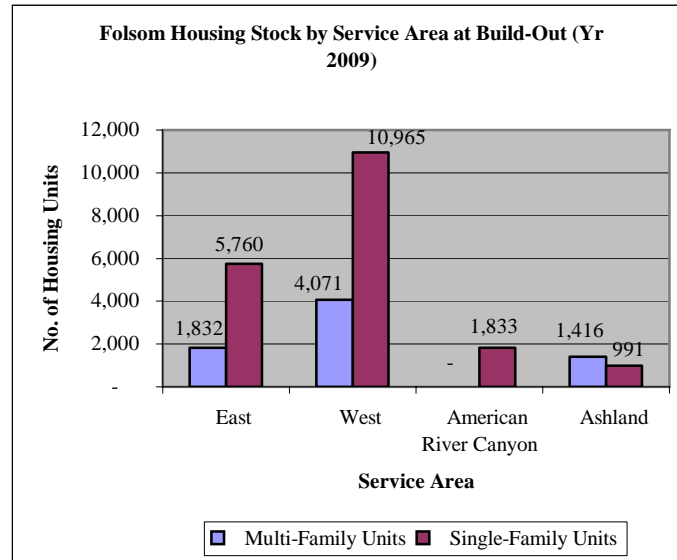


Figure A-3

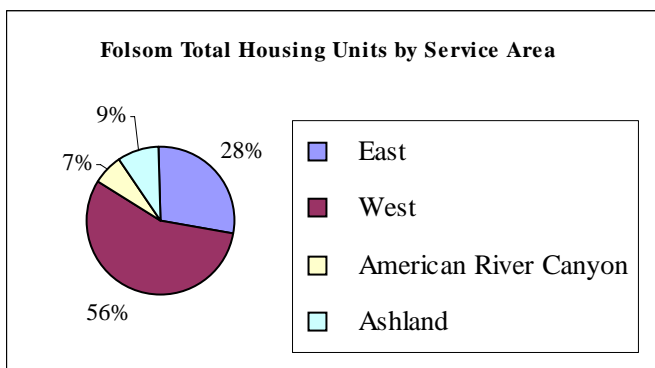
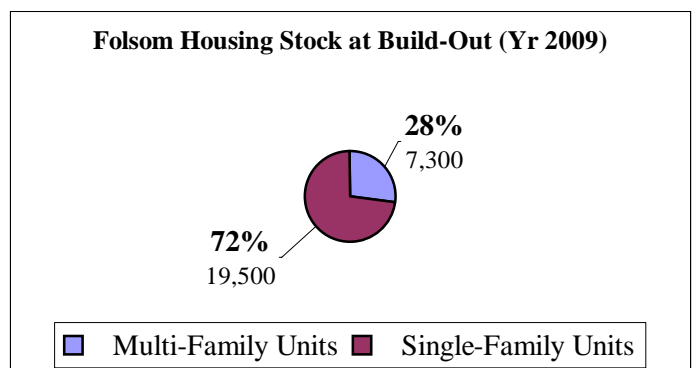
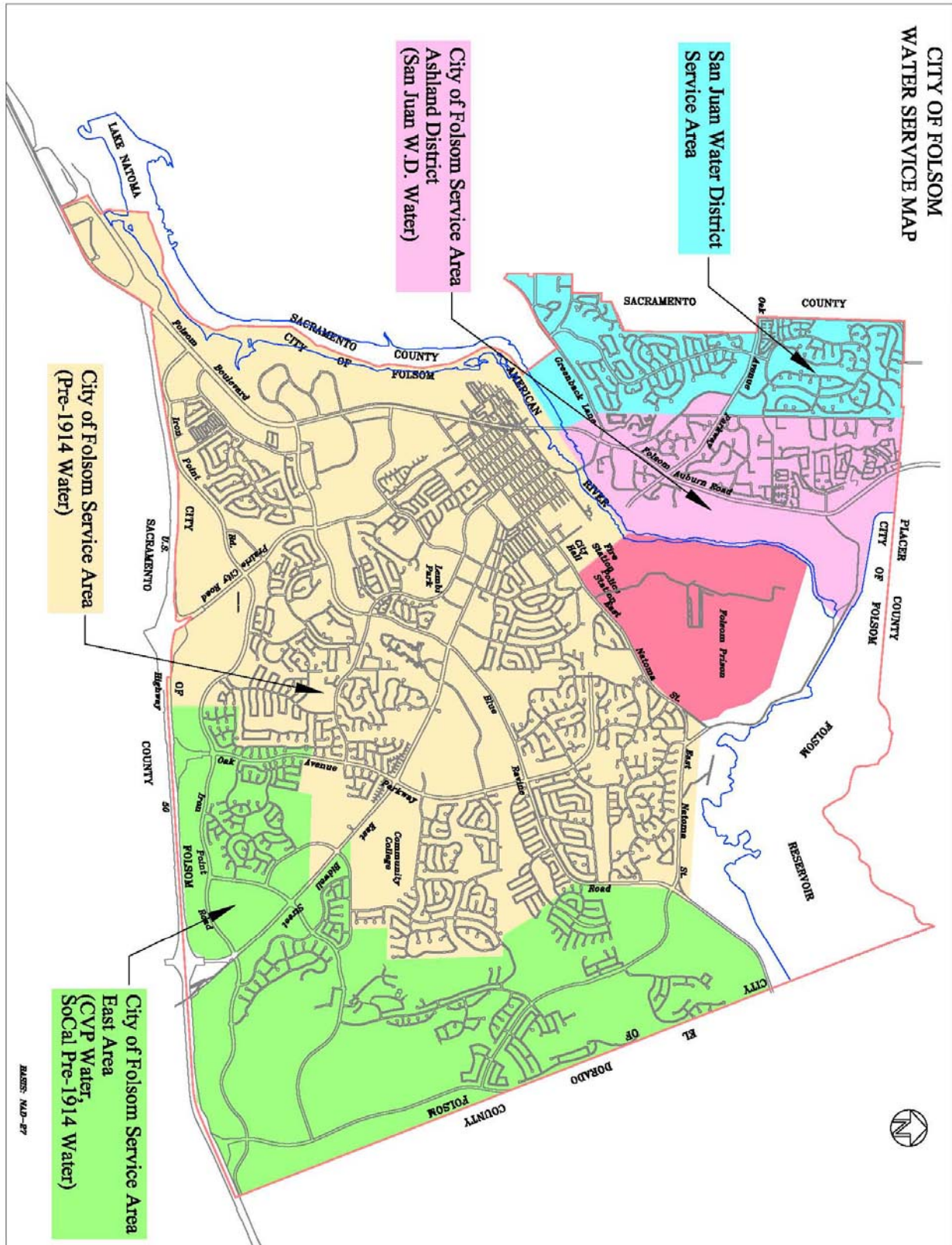


Figure A-4



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Figure A-5



<i>TABLE A-2: City of Folsom Residential Development</i>			
Development Area	Build-Out	Developed	
	Year 2009	March 2005	
	Units	Percent Complete	Units
Folsom Service Area -- East			
Multi-Family Units	1,832	52.1%	955
Single-Family Units	5,760	66.9%	3,855
Folsom East Service Area Total Units	7,592	63.4%	4,810
Folsom Service Area -- West			
Multi-Family Units	4,071	87.0%	3,542
Single-Family Units	10,965	96.0%	10,522
Folsom West Service Area Total Units	15,036	93.5%	14,064
Folsom Service Area -- American River Canyon			
Multi-Family Units	-		-
Single-Family Units	1,833	99.4%	1,822
American River Canyon Service Area Total Units	1,833	99.4%	1,822
Folsom Service Area -- Ashland			
Multi-Family Units	1,416	90.5%	1,281
Single-Family Units	991	98.7%	978
Folsom Ashland Service Area Total Units	2,407	93.9%	2,259
Folsom Service Area - Total			
Multi-Family Units	7,319	78.9%	5,778
Single-Family Units	19,549	87.9%	17,177
Folsom Total Service Area Total Units	26,868	85.4%	22,955
Total Units by Service Area (at Build-Out)			
East	1,832	7,592	5,760
West	4,071	15,036	10,965
American River Canyon	-	1,833	1,833
Ashland	1,416	2,407	991
Totals	7,319	26,868	19,549
<i>Source: City of Folsom Water Service Data, June 2005</i>			

Folsom Housing Stock by Service Area

Appendix C

TABLE A-3: Multi-Family Housing Complexes by Water Service Area		Build-Out	Developed	Year
		Year 2009	March 2005	Built
Folsom Service Area -- East	Location	Units	Percent Complete	Units
Multi-Family (Apartments/Condominiums)				
Ashton Place Apartments	885 Halidon Way	164	100%	164 1999
Broadstone Apartments (Senior)	Broadstone Parkway & East Bidwell Street	348	0%	0 2006
Canyon Terrace Apartments	1600 Canyon Terrace Lane	200	100%	200 1986
Madrone Condominiums	Iron Point Road & Empire Ranch Road	219	0%	0 2006
Mirabella Condominiums	East Natoma Street and Golf Links Drive	155	0%	0 2007
Espanade Condominiums (Parkway Phase 2)	Esplanade Circle and East Natoma Street	255	100%	255 2003
Rivage Condominiums (Parkway Phase 2)	East Natoma Street (across from Esplanade)	155	0%	0 2006
Sherwood Apartments	2300 Iron Point Road	336	100%	336 2001
Total Multi-Family Units (East)		1,832	52%	955
Folsom Service Area -- West				
Cobblestone Place	Wales Drive & Natoma Street	28	100%	28
Creekside Oaks (Retirement Community)	1715 Creekside Drive	109	100%	109 1999
Fairmont at Willow Creek	200 S. Lexington Drive	260	100%	260 2001
Folsom Convalescent (Historic District)	510 Mill Street	99	100%	99 1958
Folsom Garden Apartments	713 Stafford Street	95	100%	95 1971
Folsom Trailer Village (Historic District)	701 Oakdale Street	60	100%	60 1970's
Iron Point at Prairie Oaks Apartments	1550 Iron Point Road	280	100%	280 1999
Mercy Village Apartments	1160 Duchow Way	81	100%	81 1960's
Natomas Gardens (duplexes)	Dean Way between Stafford & Wales	22	100%	22
The Falls at Willow Creek	1780 Creekside Drive	426	100%	426 2004
Lakeridge	240 Natoma Station Drive	324	100%	324 1991
Leidesdorff Townhomes (Historic District)	1108 Sutter Street	92	0%	0
Legends at Willow Creek	180 S. Lexington Drive	208	100%	208 1999
Loyalton of Folsom	780 Harrington Way	100	100%	100 100
Natoma Arms	101 Natoma Street	44	100%	44 1965
Overlook at Blue Ravine	1200 Creekside Drive	512	100%	512 1991
Park Folsom Retirement Community	255 Wales Drive	91	100%	91 1977
Pinnacle at Blue Ravine	1005 Blue Ravine Road	260	100%	260 2000
Quail Chase Apartments	99 Cable Circle	90	100%	90 1988
Raintree Apartments	1000 Sibley Street	28	100%	28
Rockwood (Historic District)	Natoma Street & Decatur Street	16	100%	16
Sutter's Cottages at Old Town Folsom	1212 Bidwell Street	48	100%	48 1951
Union Square Condominiums	Willard Drive & Prairie City Road	141	0%	0
Vesona Apartments	Oak Avenue Pkwy & Iron Point Road	112	0%	0
Vintage Willow Creek (Senior) Apartments	1701 Creekside Drive	184	0%	0 2003
Willow Springs Apartments	250 McAdoo Drive	218	100%	218 2001
Woodbridge	Black Diamond Drive	143	100%	143
Total Multi-Family Units (West)		4,043	87%	3,514
Folsom Service Area -- Ashland				
Folsom Manor Mobile Home Park	9935 Inwood Road	61	100%	61
Folsom Ranch Apartments	1000 Folsom Ranch Drive	344	100%	344 1988
Lake Park Estates	7525 Folsom-Auburn Road	196	31%	61 1961
Lake Pointe Apartments	7550 Folsom-Auburn Road	200	100%	200 1989
Lakeside Townhomes	Folsom-Auburn Road	71	100%	71
Lakeside Village Mobile Home Park	410 Danielle Way	181	100%	181 1974
Montecito Commons	6700 Oak Avenue	27	100%	27 1980's
Pinebrook Mobile Home Village	7900 Folsom-Auburn Road	336	100%	336 1970
Total Multi-Family Units (Ashland)		1,416	90%	1,281
Total Multi-Family Units (Amer. River Cnyn)		0		0
Folsom Total Service Area -- Total Units		7,291	79%	5,750

Source: City of Folsom Water Service Data, June 2005

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