Folsom Plan Area
Semi-Annual Update Q421/Q122
FPA Semi-Annual Update Outline

Planning Activity
Infrastructure and Site Engineering Activity
Map Activity
Building Activity
Public Information/City Website
• 11,481 DU
• 27,233 Population
• 6.7 du/ac Average Density
• 2.8m GSF Commercial
### Planning Activity (last 180 days)

**New Development Applications (now pending)**

<table>
<thead>
<tr>
<th>New Development Applications Submitted</th>
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</thead>
<tbody>
<tr>
<td>Mangini Ranch Phase 2 Villages 3-3A Residential Design Review</td>
</tr>
<tr>
<td>Toll Brothers PD Permit Modification and Design Review</td>
</tr>
<tr>
<td>Signature Homes Small-Lot Vesting TSM, Design Review, and Minor Administrative Modification</td>
</tr>
</tbody>
</table>
Beazer Homes is requesting design review approval for 53 homes in Mangini Ranch Phase 2, Villages 3 and 3A.
Development Applications Submitted/Pending
Toll Brothers P3 PD Permit Modification and Design Review

Phase 3 of Toll Brothers requesting that the outdoor living area be excluded from lot coverage calculation

4.3.5 Development Standards Footnotes

1. 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).
Signature Homes is requesting approval of subdivision map for 65-unit subdivision on 5.35 acres, design review and density transfer.
# Planning Activity (last 180 days)

## City Actions/Entitlement Decisions

<table>
<thead>
<tr>
<th>Planning Commission Actions on Development Applications</th>
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<tbody>
<tr>
<td>Russell Ranch Phase 2 &amp; 3 Design Guidelines Modification, Design Review</td>
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</table>

<table>
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<th>City Council Actions on Development Applications</th>
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<tbody>
<tr>
<td>Toll Brothers Small-Lot TSM and Minor Administrative Modification</td>
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<tr>
<td>Folsom Heights Vesting TSM Extension</td>
</tr>
<tr>
<td>Broadstone Estates Vesting TSM Extension</td>
</tr>
<tr>
<td>Russell Ranch TSM Amendments, DG and DA Amendment, Design Review</td>
</tr>
</tbody>
</table>
Lennar Homes requested modifications to garage standards and design review for 305 homes in Russell Ranch Phases 2 and 3.
Phase 2 Subdivision includes 329 single family lots on 64.7 acres:
- Gated
- Age-restricted
- Open space, landscape lots, private recreation
- Includes transfer of 92 units to other FPA areas
Request to extend the Vesting Tentative Subdivision Map for Broadstone Estates
Request to extend the Vesting Tentative Subdivision Map for Folsom Heights
PC Recommended/CC Approved 1/25/22
Russell Ranch Phase 2 Map Amendments and Design Review

Request to modify previous TSM approval to remove active adult designation (no change to lot number) and design plans.
Infrastructure/Site Engineering Activity (Last 180 Days)

- Toll Brothers Phase 1
- Mangini Ranch Phase 3
- Mangini Ranch Phase 2 Villages 1 and 2
- Parcel 85 Dignity
- Russell Ranch Phase 3
- Van Daele Apartments
- Van Daele Bungalows
- Mangini Ranch Phase 1C North
- White Rock Road
- East Bidwell Street
- Old Placerville Road
- Mangini Parkway
- White Rock Springs Ranch Villages 2 - 7
- Russell Ranch Phase 2
- Alder Creek Pkwy
### FOLSOM PLAN AREA SMALL LOT FINAL MAP ACTIVITY

<table>
<thead>
<tr>
<th>Tentative Maps Approved by City Council</th>
<th>Final Maps Approved by CC</th>
<th>Small Lot Final Maps Submitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mangini Ranch Phase 1 (833 dwelling units) Creekstone Subdivision (71 dwelling units)</td>
<td>Villages 1, 2, 8, and 9 (2018)</td>
<td>Mangini Ranch Phase 1 (833 dwelling units)</td>
</tr>
<tr>
<td></td>
<td>Villages 5, 6 and 7 (2019)</td>
<td>Mangini Ranch Phase 1C (291 dwelling units)</td>
</tr>
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<td></td>
<td>Village 4 and Creekstone (2020)</td>
<td>Mangini Ranch Phase 2 (545 dwelling units)</td>
</tr>
<tr>
<td></td>
<td>Village 3 (2021)</td>
<td>Rockcress Subdivision (118 dwelling units)</td>
</tr>
<tr>
<td>Mangini Ranch Phase 1C (291 dwelling units)</td>
<td>Villages 1, 2, &amp; 3</td>
<td>Village 4</td>
</tr>
<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>
</tr>
<tr>
<td></td>
<td>Villages 2, 3, 4, 5, 6, and 7 (2020)</td>
<td>White Rock Springs Ranch (395 dwelling units)</td>
</tr>
<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>
</tr>
<tr>
<td>Russell Ranch Phase 2 (389 dwelling units)</td>
<td>Villages 1, 2 &amp; 4, Village 3</td>
<td>Russell Ranch Phase 2 (389 dwelling units)</td>
</tr>
<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>
</tr>
<tr>
<td>Enclave at Folsom Ranch (111 dwelling units)</td>
<td>Enclave (2020)</td>
<td>Enclave (111 dwelling units)</td>
</tr>
<tr>
<td>Mangini Ranch Phase 2 (545 dwelling units)</td>
<td>Village 7 (2019)</td>
<td>Mangini Ranch Phase 3 (260 dwelling units)</td>
</tr>
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<td>Rockcress Subdivision (118 dwelling units)</td>
<td>Villages 4 and 8 (2020)</td>
<td>Rockcress Subdivision (118 dwelling units)</td>
</tr>
<tr>
<td></td>
<td>Rockcress and Villages 1 and 2 (2021)</td>
<td>Toll Brothers at Folsom Ranch (804 dwelling units)</td>
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<tr>
<td>Toll Brothers at Folsom Ranch (804 dwelling units)</td>
<td>Phase 1B and IC, ID</td>
<td>Toll Brothers at Folsom Ranch (804 dwelling units)</td>
</tr>
<tr>
<td>Mangini Ranch Phase 3 (260 dwelling units)</td>
<td>Phase 1A and 1E</td>
<td>Mangini Ranch Phase 3 (260 dwelling units)</td>
</tr>
<tr>
<td><strong>Total SF Lots Ready for Permits</strong></td>
<td><strong>3,003 lots mapped</strong></td>
<td><strong>963 lots pending</strong></td>
</tr>
</tbody>
</table>
### Building Permit Tracking

**FPA total permits 2119 (Q421/Q122: Oct-March = 513)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Permits Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>159</td>
</tr>
<tr>
<td>2019</td>
<td>300</td>
</tr>
<tr>
<td>2020</td>
<td>395</td>
</tr>
<tr>
<td>2021</td>
<td>925</td>
</tr>
<tr>
<td>2022 (Jan-Mar)</td>
<td>340</td>
</tr>
</tbody>
</table>

Total FPA Permits thru Q1 2022: **2,119**

Total homes occupied: **1,292**

Estimated # residents (homes x 2.6 pph) = **3,359 persons**
Building Activity
Mangini Ranch Phase 1 Builders

- Taylor Morrison (Villages 6, 7)
- Lennar (Villages 8, 9)
- Tri Pointe Homes (Villages 3 – 5)
- Tri-Pointe Homes (Creekstone)

Tri-Pointe Homes: Creekstone

Tri-Pointe Homes: Villages 3 - 5

Taylor Morrison: Villages 6 - 7

Lennar: Villages 8 and 9
Mangini Ranch Phase 2 Neighborhoods

- KB Homes (Soleil)
- Lennar Homes (Rockcress)
- Signature Homes (Village 7)
- Tri Pointe
- Savannah Parkway
- School Site
- Park Site
- Fire Station
- East Bidwell Street
- Placerville Road
- Villages 1 and 2 Tri Pointe
- Alder Creek Parkway
Building Activity
Mangini Ranch Phase 2 Builders

- KB Homes (Soleil)
- Signature Homes (Village 7)
- Lennar Homes (Rockcress)
- Tri-Pointe (Eastwood)
Russell Ranch Phase 1 Neighborhoods

The New Home Company
Villages 1, 2, 3, 5, 7

Anthem United
Villages 6, 8

Meritage Homes
Village 4

Placerville Road
Alder Creek Parkway
Grand Prairie Road
Building Activity
Russell Ranch Phase 1 Builders

- The New Home Company (Villages 1, 2, 3, 5, 7)
- Meritage Homes (Village 4)
- Anthem United (Villages 6 and 8)
Russell Ranch Phase 3 Neighborhoods
Building Activity
Russell Ranch Phase 3 Builders

- Lennar Homes (Phase 3A)
Building Activity
White Rock Springs Ranch Builders

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

JMC Model Home Sites:
Village 8

Richmond American:
Villages 1 – 3, and 9

Lennar: Villages 4 - 7
Toll Brothers at Folsom Ranch Neighborhoods

- Toll Brothers Phase 1B and 1C
- Mangini Parkway
- Toll Brothers Phase 1A Models
- Toll Brothers Phase 1D

Locations:
- Highway 50
- Alder Creek Parkway
- East Bidwell Street
- White Rock Road
Building Activity
Toll Brothers Builders

- Toll Brothers Phase IA, IB, IC, and ID
Questions?

Quarterly presentations and additional project information can be found on the City’s website: