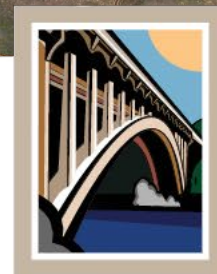




# Folsom Plan Area Quarterly Update Q1 2021



CITY OF  
**FOLSOM**



# FPA Quarterly Update Outline



CITY OF  
FOLSOM

Planning Activity

Infrastructure and Site Engineering Activity

Map Activity

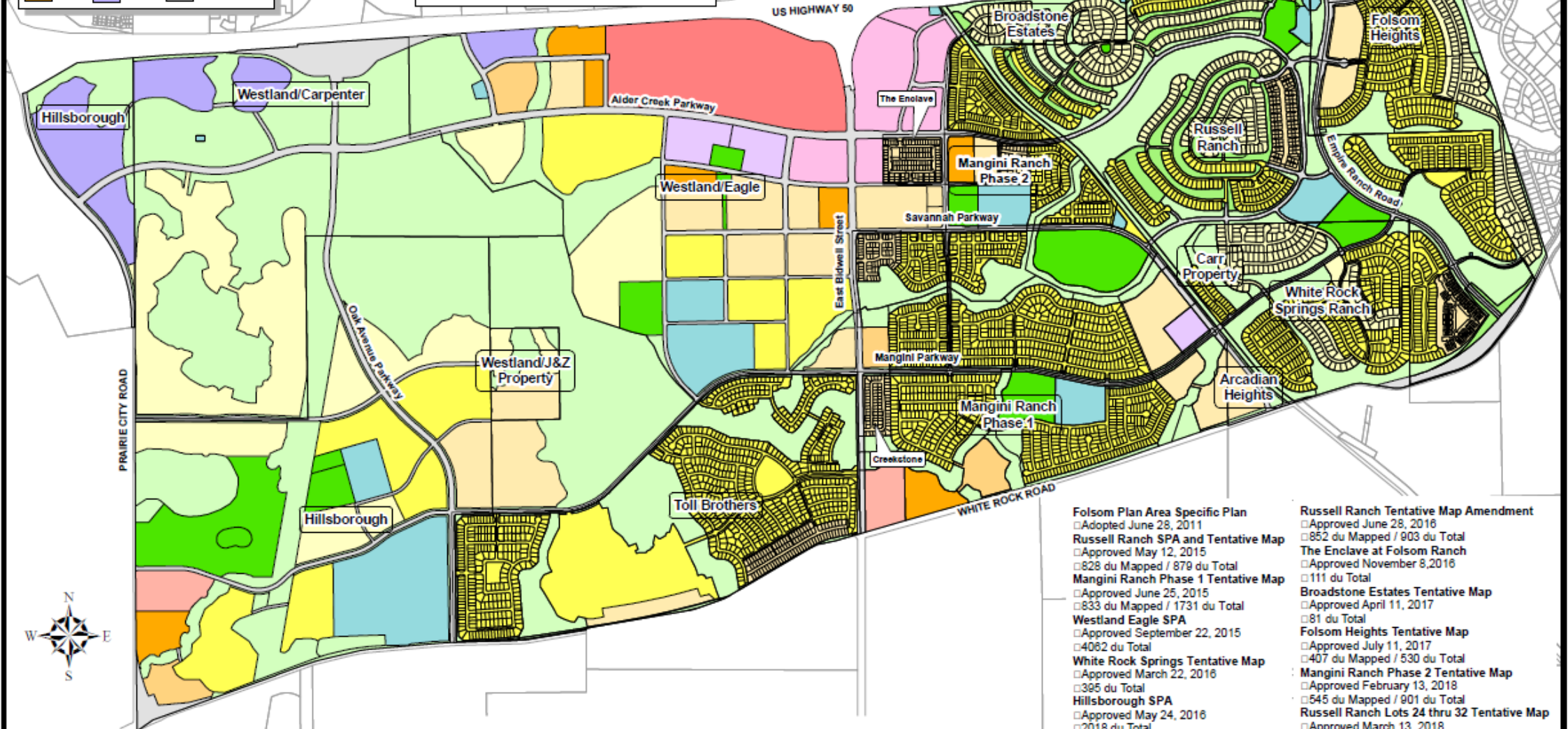
Building Activity

Public Information/City Website



SF	CC	PQP
SFHD	GC	P
MLD	MU	OS (Measure W)
MMD	RC	OS- OTHER
MHD	IND/OP	ROADWAY

- 11,461 DU
- 27,140 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial



# Folsom Plan Area Specific Plan 2011 / 2020 Entitlements

Revised: June, 2020

- Folsom Plan Area Specific Plan**  
☐ Adopted June 28, 2011
- Russell Ranch SPA and Tentative Map**  
☐ Approved May 12, 2015  
☐ 828 du Mapped / 879 du Total
- Mangini Ranch Phase 1 Tentative Map**  
☐ Approved June 25, 2015  
☐ 833 du Mapped / 1731 du Total
- Westland Eagle SPA**  
☐ Approved September 22, 2015  
☐ 4062 du Total
- White Rock Springs Tentative Map**  
☐ Approved March 22, 2016  
☐ 395 du Total
- Hillsborough SPA**  
☐ Approved May 24, 2016  
☐ 2018 du Total
- Carr Trust SPA and Tentative Map**  
☐ Approval June 28, 2016  
☐ 28 du Total
- Folsom Heights SPA**  
☐ Approval June 28, 2016  
☐ 407 du Mapped / 530 du Total
- Broadstone Estates SPA**  
☐ Approval June 28, 2016  
☐ 81 du Total

- Russell Ranch Tentative Map Amendment**  
☐ Approved June 28, 2016  
☐ 852 du Mapped / 903 du Total
- The Enclave at Folsom Ranch**  
☐ Approved November 8, 2016  
☐ 111 du Total
- Broadstone Estates Tentative Map**  
☐ Approved April 11, 2017  
☐ 81 du Total
- Folsom Heights Tentative Map**  
☐ Approved July 11, 2017  
☐ 407 du Mapped / 530 du Total
- Mangini Ranch Phase 2 Tentative Map**  
☐ Approved February 13, 2018  
☐ 545 du Mapped / 901 du Total
- Russell Ranch Lots 24 thru 32 Tentative Map**  
☐ Approved March 13, 2018  
☐ 389 du Total
- Toll Brothers at Folsom Ranch SPA and Tentative Map**  
☐ Approved March 10, 2020  
☐ 804 du Mapped / 1225 du Total
- Creekstone Tentative Map**  
☐ Approved May 26, 2020  
☐ 71 du Total



# Planning Activity (last 90 days)

## New Development Applications (now pending)



CITY OF  
**FOLSOM**

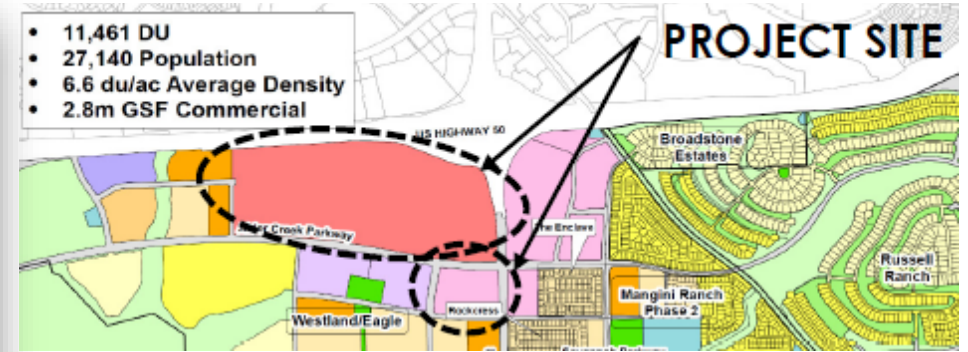
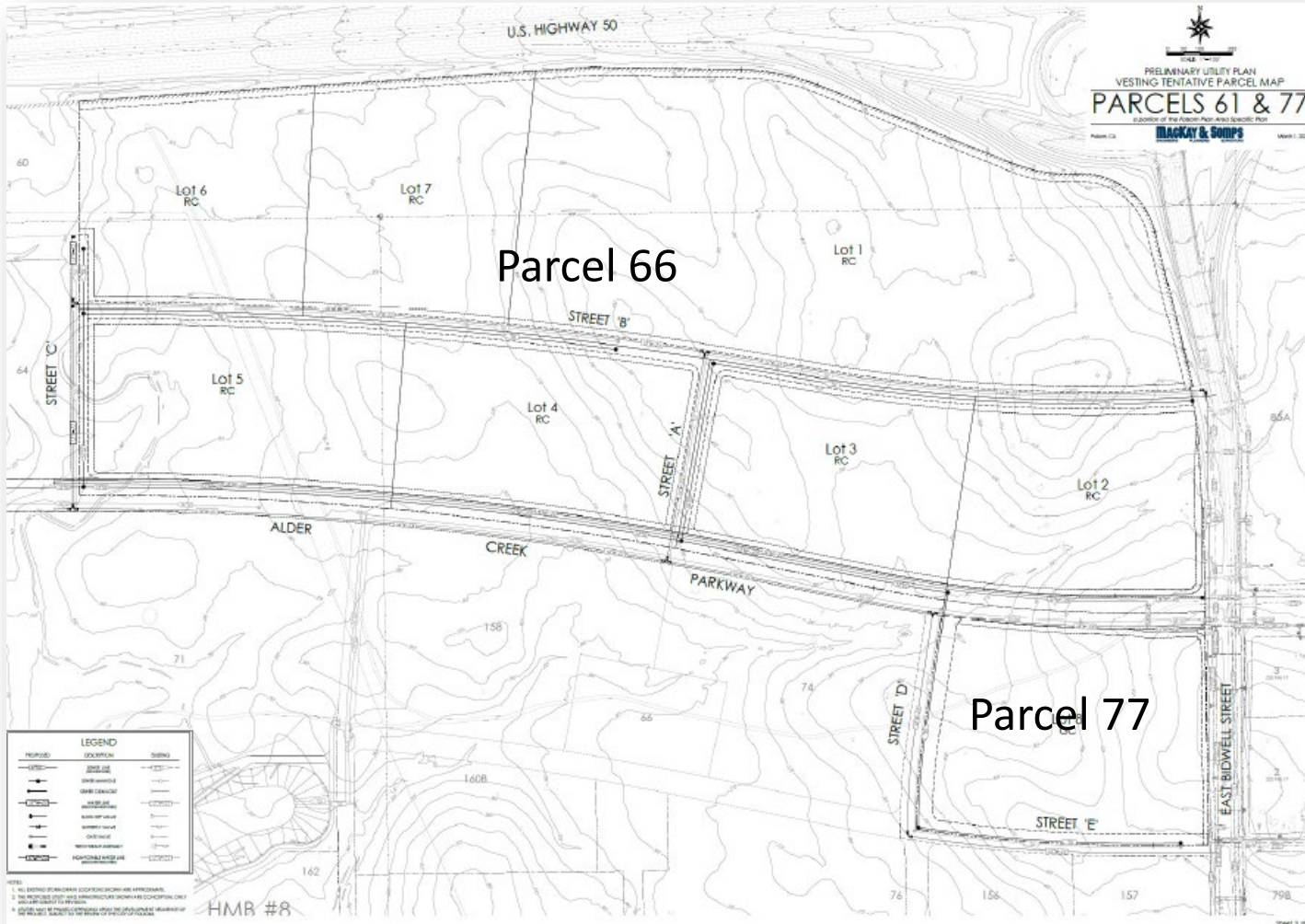
### New Development Applications Submitted

Commercial Parcels 61 & 77 Tentative Parcel Map



# Development Applications Submitted/Pending

## Commercial Parcels 61 & 77 Tentative Parcel Map



Request to subdivide 2 commercial parcels into 8 large lots for future sale and development (121.7 acres total)



# Planning Activity (last 90 days)

## City Actions



CITY OF  
**FOLSOM**

### Planning Commission Actions on Development Applications

White Rock Springs Ranch Villages 2 – 3 Residential Design Review

Alder Creek Apartments GPA, SPA, Planned Development Permit

### City Council Actions on Development Applications

Rockcross Final Map



# Planning Commission Approved February 3<sup>rd</sup>

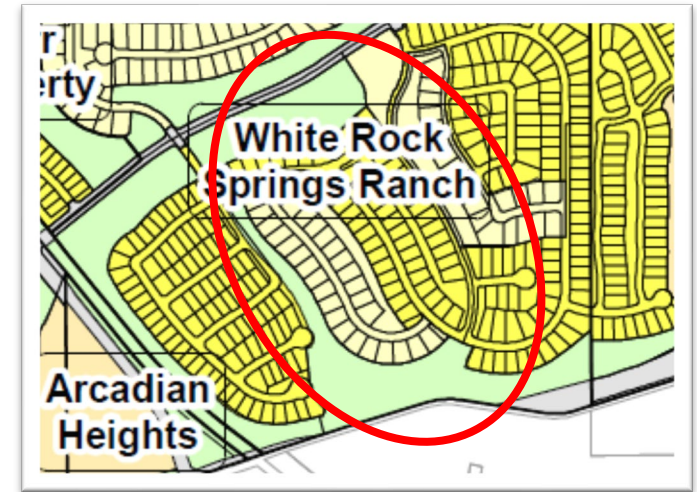
## White Rock Springs Ranch V2 – 3 Residential Design Review



CITY OF  
**FOLSOM**



Residential Design Review  
Richmond American Homes  
81 homes



DECKER

C ELEVATION  
CRAFTSMAN

AVALON

B ELEVATION  
FARMHOUSE

ARLINGTON

A ELEVATION  
MONTEREY

DELANEY

B ELEVATION  
FARMHOUSE

DANIEL

A ELEVATION  
MONTEREY

DOMINIC

C ELEVATION  
CRAFTSMAN

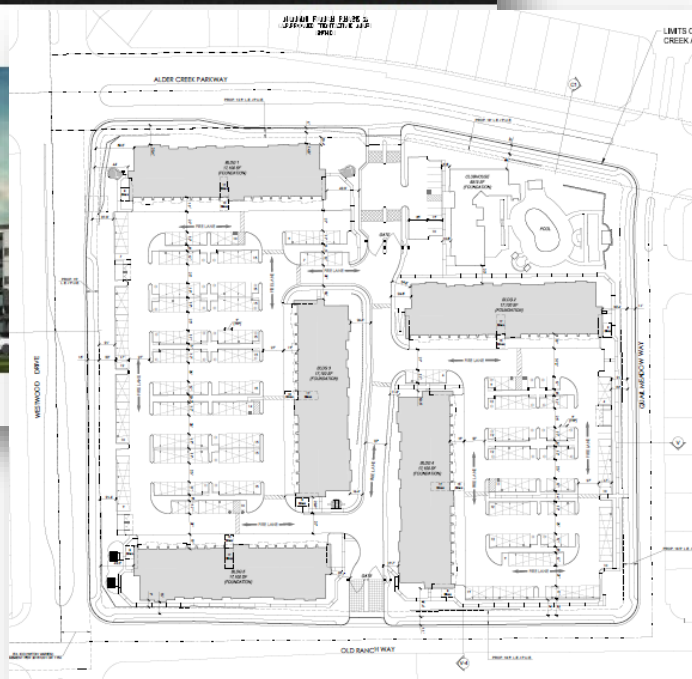
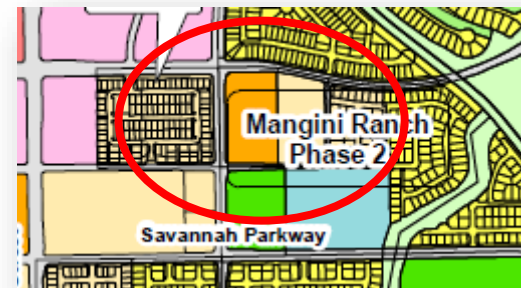


# PC recommended, CC approved February 23<sup>rd</sup>

## Alder Creek Apartments GPA, SPA, and PD Permit



CITY OF  
**FOLSOM**



265 luxury apartments  
5 buildings with 1-, 2-, and 4-stories

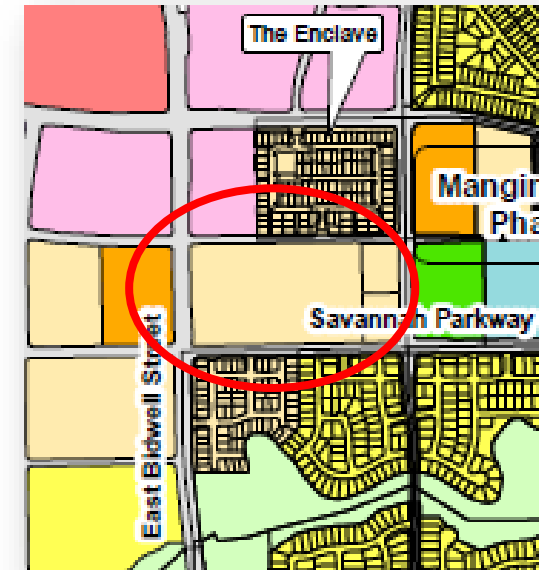
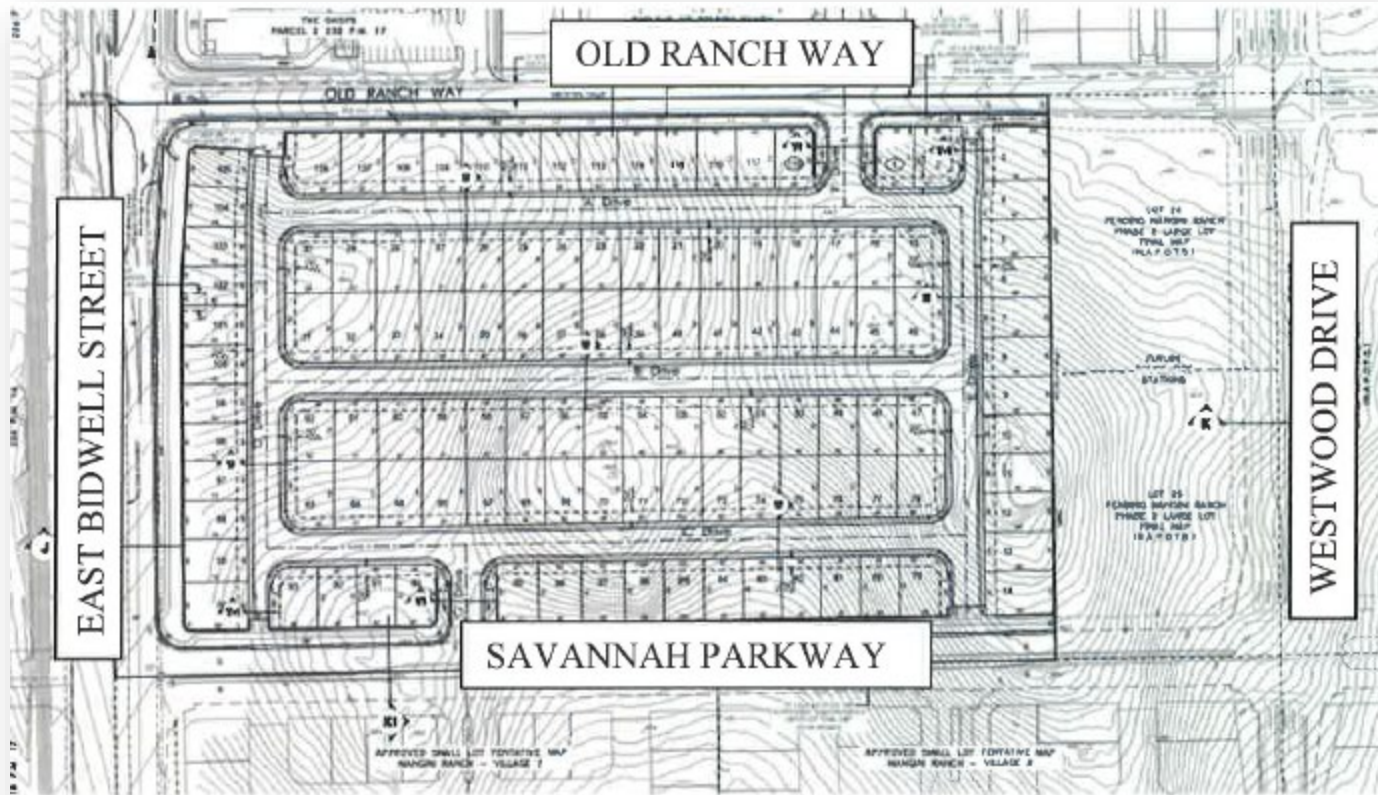


# City Council approved January 12<sup>th</sup>

## Rockcress Subdivision Final Map



CITY OF  
**FOLSOM**



118 multi-family low density lots



# Infrastructure/Site Engineering Activity (Last 90 Days)



CITY OF  
**FOLSOM**



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)	Village 1 (May 2018) Villages 8 and 9 (May 2018) Village 2 (June 2018) Village 5 (September 2019) Villages 6 and 7 (November 2019) Village 4 (July 2020) Creekstone (December 2020)	Village 3
White Rock Springs Ranch (395 dwelling units)	Village 1 (July 2019) Villages 8 and 9 (October 2019) Villages 2 – 7 (December 2019)	
Carr Trust (28 dwelling units)	Carr Trust (July 23, 2019)	
Russell Ranch Phase 1 (394 dwelling units)	Village 6 (February 2019) Villages 1, 2, 3, and 7 (March 2019) Village 5 and 8 (May 2019) Village 4 (June 2019)	
Russell Ranch Phase 3 (242 dwelling units)		Phase 3
Enclave at Folsom Ranch (111 dwelling units)	Enclave (April 2020)	
Mangini Ranch Phase 2 (545 dwelling units)	Village 7 (December 2019) Villages 4 and 8 (July 2020) Rockcress (Jan 2021)	
Toll Brothers at Folsom Ranch (804 dwelling units)		Phase 1A, Phase 1B and 1C
Total SF Lots Ready for Permits	2081 lots mapped	551 lots pending



# Building Permit Tracking

## Total permits 1078 (Q1: January – March 2021: 224)



CITY OF  
**FOLSOM**

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 3/31/2021

AREA	SUBDIVISION OR VILLAGE	LOT COUNT			PERMIT ACTIVITY			
		TENTATIVE MAP	FINAL MAPPED	% FINAL MAPPED	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED
MANGINI RANCH PHASE 1	VILLAGES 1-10	907	833	94.27%	131	343	59.87%	694
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	293	44.49%	39	0	0.00%	39
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	116	87	22.08%	203
CARR TRUST	NONE	28	28	100.00%	0	4	14.29%	4
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	393	393	100.00%	93	3	0.76%	96
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	38	2	1.80%	40
TOLL BROTHERS	NONE	398	0	0.00%	0	0	0.00%	0
TOTALS		3096	2078	67.12%	439	639	20.64%	1078

AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT			PERMIT ACTIVITY			HOMEBUILDER
					TENTATIVE MAP	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	
MANGINI RANCH	1	1	AZURE	SFHD	108	108	100.00%	1	107	99.07%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	2	DAKOTA	SFHD	98	98	100.00%	1	97	98.98%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	3	BROOKSTONE	SFHD	32	0	0.00%	0	0	0.00%	TRI POINTE HOMES, INC
MANGINI RANCH	1	4	WATERSTONE	SFHD	81	67	82.72%	34	13	16.05%	TRI POINTE HOMES, INC
MANGINI RANCH	1	5	BROOKSTONE	SFHD	92	90	97.83%	14	76	82.61%	TRI POINTE HOMES, INC
MANGINI RANCH	1	6	VILLAGE 6	SFHD	116	64	55.17%	22	42	36.21%	TAYLOR MORRISON SERVICES, INC

T OVERVIEW

AS OF 3/31/2021

SUBDIVISION OR VILLAGE	LOT COUNT			PERMIT ACTIVITY			
	TENTATIVE MAP	FINAL MAPPED	% FINAL MAPPED	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED
VILLAGES 1-9	907	833	94.27%	131	343	59.87%	694
VILLAGES 1-10	663	293	44.49%	39	0	0.00%	39
VILLAGES 1-8	394	394	100.00%	116	87	22.08%	203
NONE	28	28	100.00%	0	4	14.29%	4
VILLAGES 1-9	393	393	100.00%	93	3	0.76%	96
NONE	111	111	100.00%	38	2	1.80%	40
NONE	398	0	0.00%	0	0	0.00%	0
TOTALS	3096	2078	67.12%	439	639	20.64%	1078

ZONING	LOT COUNT (TENTATIVE MAP)	PERMIT ACTIVITY			HOMEBUILDER
		TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	
SFHD	28	4	14.29%	0	RICHMOND AMERICAN HOMES, INC
TOTALS	28	4	14.29%	0	

ZONING	LOT COUNT (TENTATIVE MAP)	PERMIT ACTIVITY			HOMEBUILDER
		TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	
SFHD	93	81	87.10%	81	RICHMOND AMERICAN HOMES, INC
SF	42	0	0.00%	0	JOHN MOURIER CONSTRUCTION
SF	44	17	38.64%	14	JOHN MOURIER CONSTRUCTION
SF	29	0	0.00%	0	
SFHD	32	0	0.00%	0	
SFHD	30	0	0.00%	0	
SF	21	0	0.00%	0	
SFHD	24	0	0.00%	0	
SFHD	40	0	0.00%	0	
TOTALS	395	98	24.81%	95	

ZONING	LOT COUNT (TENTATIVE MAP)	PERMIT ACTIVITY			HOMEBUILDER
		TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	
MID	111	40	36.04%	38	KB HOMES OF CA
TOTALS	111	40	36.04%	38	

ZONING	LOT COUNT (TENTATIVE MAP)	PERMIT ACTIVITY			HOMEBUILDER
		TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	
SFHD	398	0	0.00%	0	TOLL BROTHERS
TOTALS	398	0	0.00%	0	

2018 permits issued: 159

2019 permits issued: 300

2020 permits issued: 395

2021 permits issued in Q1: 224

Total FPA Permits thru Q1 2021: 1078

Total homes inspected (assumed occupied): 639

Estimated # residents (homes x 2.6 pph) = 1,661 persons

RUSSELL RANCH	394	203	51.52%	116	87	22.08%	203
TOTALS	394	203	51.52%	116	87	22.08%	203

\* 2020 PERMITS ISSUED 1/1/21 TO 3/31/21 ONLY

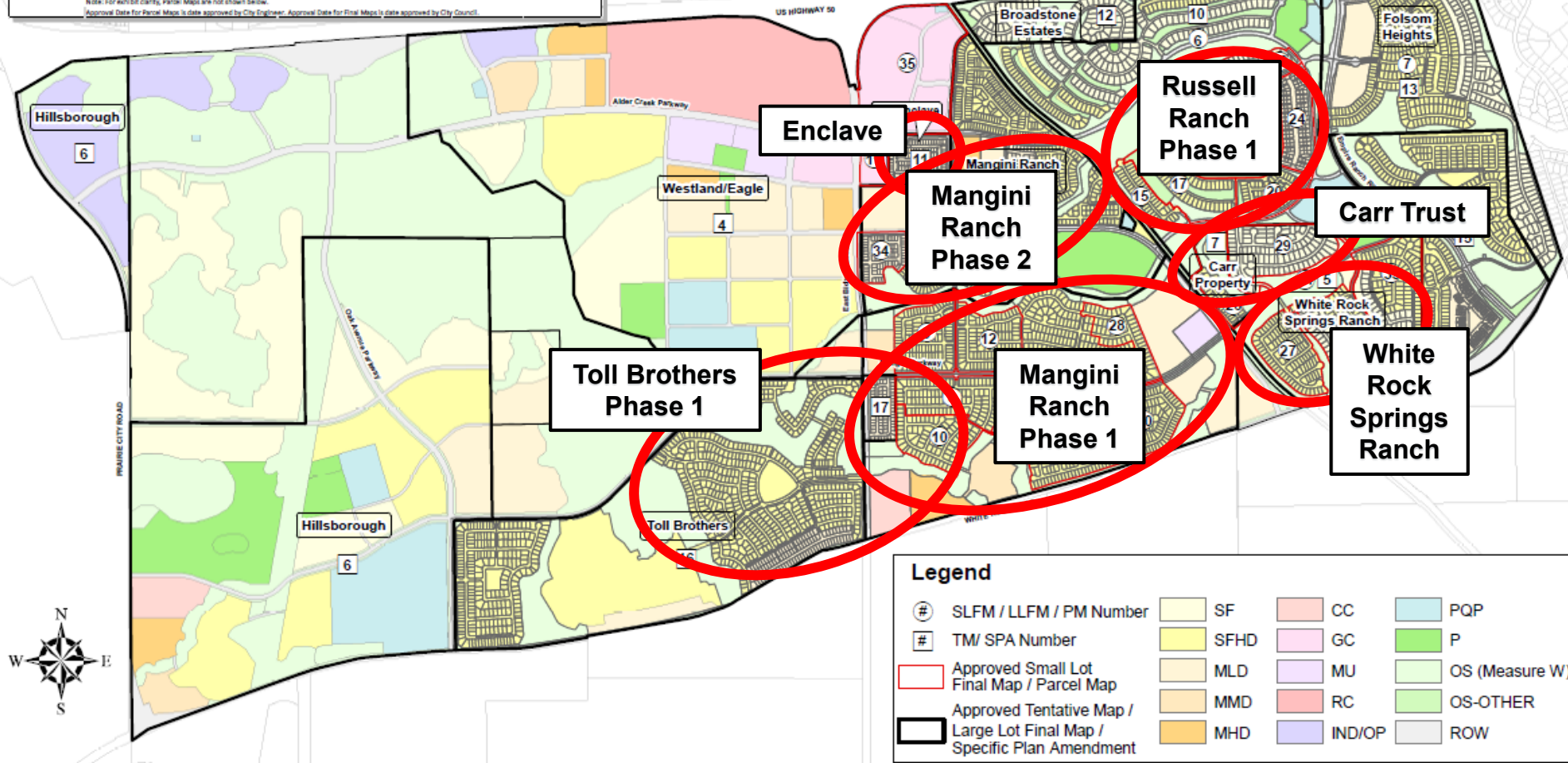
KEY: #						
Parcel Maps, Large Lot Final Maps, and Small Lot Final Maps						
TM/PM Map Number	Parcel Map / Subdivision Map Name	Number of Mapped Lots (SLM)	Date Approved	Date Recorded	Document ID No. or M	or M
1	Parcel Map	0	09/11/2002	10/11/2002	208 P. M.	17
2	Parcel Map	0	3/29/2003	3/23/2003	218 P. M.	9
3	PH-14328 Parcel Map	0	5/27/2005	5/26/2005	233 P. M.	5
4	PH-14328 Parcel Map	0	1/24/2006	1/24/2006	264 P. M.	4
5	Mangini Ranch LFM	0	1/28/2007	4/9/2007	365 P. M.	10
6	Russell Ranch LFM	0	4/12/2007	9/21/2007	368 P. M.	1
7	Folsom Heights LFM	0	12/15/2007	12/27/2007	400 P. M.	8
8	Mangini Ranch Phase 1 Village 1 FM	138	5/23/2008	5/23/2008	403 P. M.	4
9	Mangini Ranch Phase 1 Village 2 FM	103	5/26/2008	5/21/2008	403 P. M.	3
10	Mangini Ranch Phase 1 Village 3 FM	76	5/26/2008	5/21/2008	403 P. M.	4
11	PH-14328 Parcel Map	0	6/12/2008	6/26/2008	233 P. M.	17
12	Mangini Ranch Phase 1 Village 3 FM	88	6/26/2008	7/2/2008	403 P. M.	7
13	Russell Ranch Phase 2 Village 1 FM	0	10/23/2008	10/23/2008	407 P. M.	1
14	White Rock Springs Ranch LFM	0	11/19/2008	11/19/2008	407 P. M.	5
15	Russell Ranch Phase 1 Village 6 FM	43	3/26/2009	3/15/2009	410 P. M.	7
16	Russell Ranch Phase 1 Village 1 FM	52	3/26/2009	4/9/2009	410 P. M.	4
17	Russell Ranch Phase 1 Village 7 FM	43	3/26/2009	4/9/2009	410 P. M.	5
18	Russell Ranch Phase 1 Village 2 FM	35	3/26/2009	4/9/2009	410 P. M.	6
19	Russell Ranch Phase 1 Village 3 FM	26	3/26/2009	4/9/2009	410 P. M.	7
20	Russell Ranch Phase 1 Village 8 FM	52	4/9/2009	4/15/2009	411 P. M.	2
21	Russell Ranch Phase 1 Village 5 FM	43	4/9/2009	4/15/2009	411 P. M.	3
22	Mangini Ranch West Parcel Map (Parcel 5, 218 PM 12)	0	5/26/2009	6/3/2009	236 P. M.	9
23	Mangini Ranch West Parcel Map (Parcel 1 & 5, 218 PM 13)	0	5/26/2009	6/3/2009	236 P. M.	10
24	Russell Ranch Phase 1 Village 4 FM	134	6/18/2009	6/21/2009	411 P. M.	4
25	Mangini Ranch Phase 2 Village 1 FM	0	6/26/2009	7/2/2009	412 P. M.	7
26	Carr Trust Final Map	38	7/29/2009	7/29/2009	414 P. M.	3
27	White Rock Springs Ranch Village 1 FM	83	7/29/2009	7/29/2009	414 P. M.	4
28	Mangini Ranch Phase 1 Village 1 FM	87	8/26/2009	8/26/2009	416 P. M.	9
29	White Rock Springs Ranch Village 2 & 3 FM	86	10/15/2009	10/15/2009	417 P. M.	1
30	Mangini Ranch Phase 1 Village 6 FM	112	11/13/2009	11/23/2009	417 P. M.	8
31	Mangini Ranch Phase 1 Village 7 FM	108	11/13/2009	11/23/2009	417 P. M.	9
32	White Rock Springs Ranch Village 2 & 3 FM	101	12/1/2009	12/1/2009	418 P. M.	9
33	White Rock Springs Ranch Village 4, 5, 6, 7, 8 FM	132	12/1/2009	12/1/2009	418 P. M.	4
34	Mangini Ranch Phase 2 Village 1 FM	88	12/13/2009	12/13/2009	418 P. M.	5
35	PH-14328 Parcel Map Parcel 8/9	0	5/29/2010	5/23/2010	240 P. M.	13
Total Lots (SLM)		1988				
Notes: For each lot, Parcel Maps are not shown below.						
Approval Date for Parcel Maps is date approved by City Engineer. Approval Date for Final Maps is date approved by City Council.						

KEY: #			
Tentative Maps and Specific Plan Amendments			
TM/SPA Number	Tentative Map/SPA Map Name	Number of Mapped Lots (SLM)	Date Approved
1	Folsom Plan Area Specific Plan	0	6/28/2001
2	Russell Ranch SPA and Tentative Map	638	5/13/2005
3	Mangini Ranch Phase 1 Tentative Map	403	4/22/2006
4	Westland Eagle SPA	0	8/22/2005
5	White Rock Springs Tentative Map	365	5/23/2006
6	Hillsborough SPA	0	5/24/2006
7	Carr Trust SPA and Tentative Map	38	5/24/2006
8	Folsom Heights SPA	0	6/28/2006
9	Broadstone Estates SPA	0	6/28/2006
10	Russell Ranch Tentative Map Amendment	633	6/28/2006
11	The Enclave at Folsom Ranch Tentative Map	111	11/3/2006
12	Broadstone Estates Tentative Map	81	4/13/2007
13	Folsom Heights Tentative Map	535	7/11/2007
14	Mangini Ranch Phase 2 Tentative Map	405	3/13/2008
15	Russell Ranch Lots 24 thru 32 SPA and Tentative Map	338	3/13/2008
16	Enclave at Folsom Ranch SPA and Tentative Map	86	3/13/2008
17	Chavestone	71	5/26/2008
Notes:			
1. Item #10 supercedes Item #2			
2. Item #15 remapped a portion of Item#10			
3. Item #16 remapped a portion of Item#10			

# Folsom Plan Area Specific Plan Approved Entitlements and Final Maps

City of Folsom, California  
June, 2020

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS  
1025 Creekside Ridge Drive, Suite 150, Roseville CA 95678





# Mangini Ranch Phase 1 Neighborhoods





# Building Activity

## Mangini Ranch Phase 1 Builders



CITY OF  
**FOLSOM**

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

**Lennar:**  
**Villages**  
**8 and 9**



**Tri-Pointe Homes: Creekstone**



**Tri-Pointe Homes: Villages 3 - 5**



**Taylor Morrison: Villages 6 - 7**



# Mangini Ranch Phase 2 and Enclave Neighborhoods





# Building Activity

Mangini Ranch Phase 2 and Enclave Builders



CITY OF  
**FOLSOM**

- KB Homes (Enclave)
- KB Homes (Soliel)
- Signature Homes (Village 7)
- Lennar Homes (Rockcress)

**Lennar Homes:  
Rockcress**



**Signature Homes: Village 7**



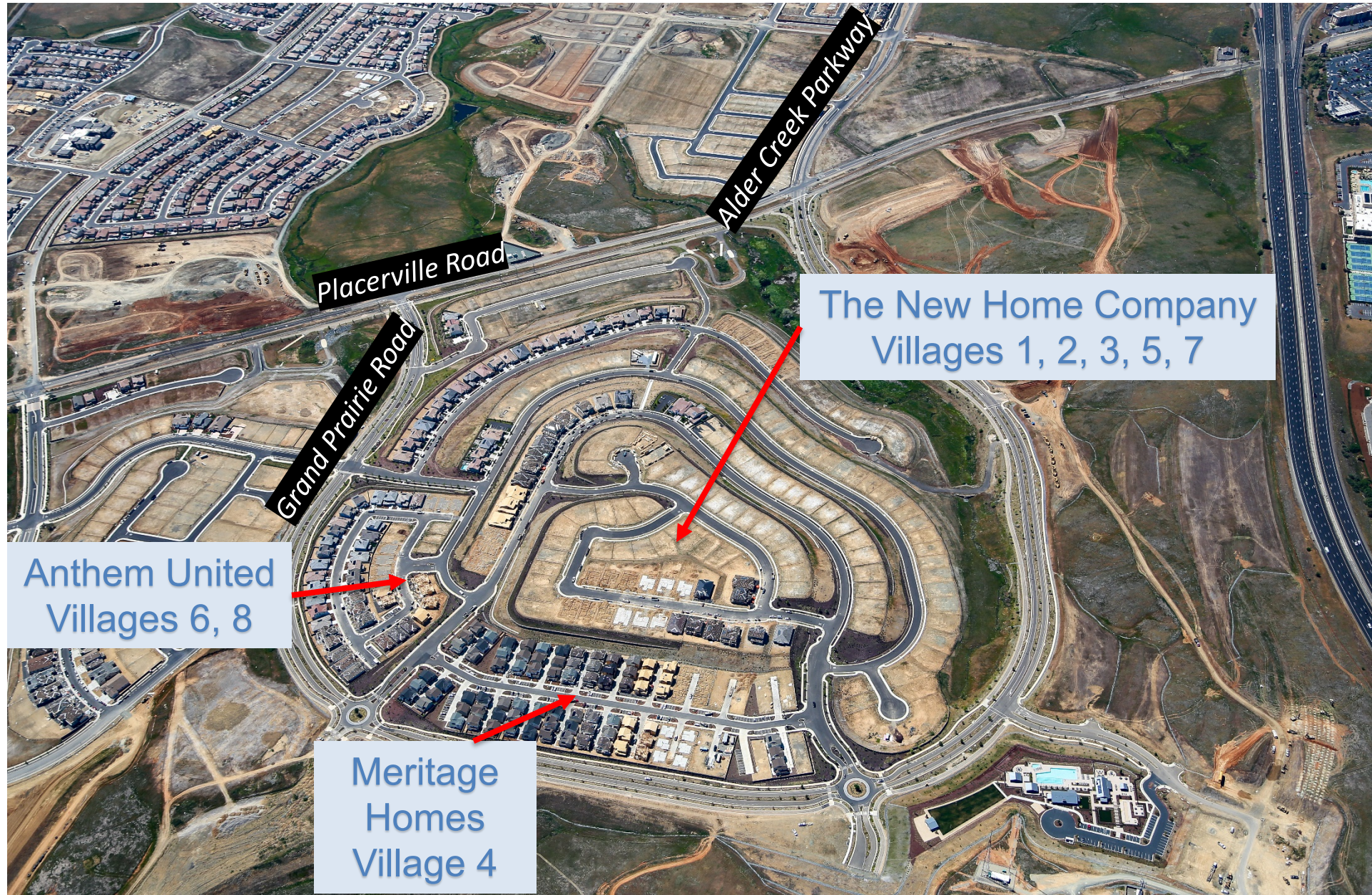
**KB Homes: Soliel**



**KB Homes: Enclave**



# Russell Ranch Phase 1 Neighborhoods





# Building Activity

## Russell Ranch Phase 1 Builders



CITY OF  
**FOLSOM**

- The New Home Company (Villages 1, 2, 3, 5, 7)
- Meritage Homes (Village 4)
- Anthem United (Villages 6 and 8)



**Meritage: Village 4**



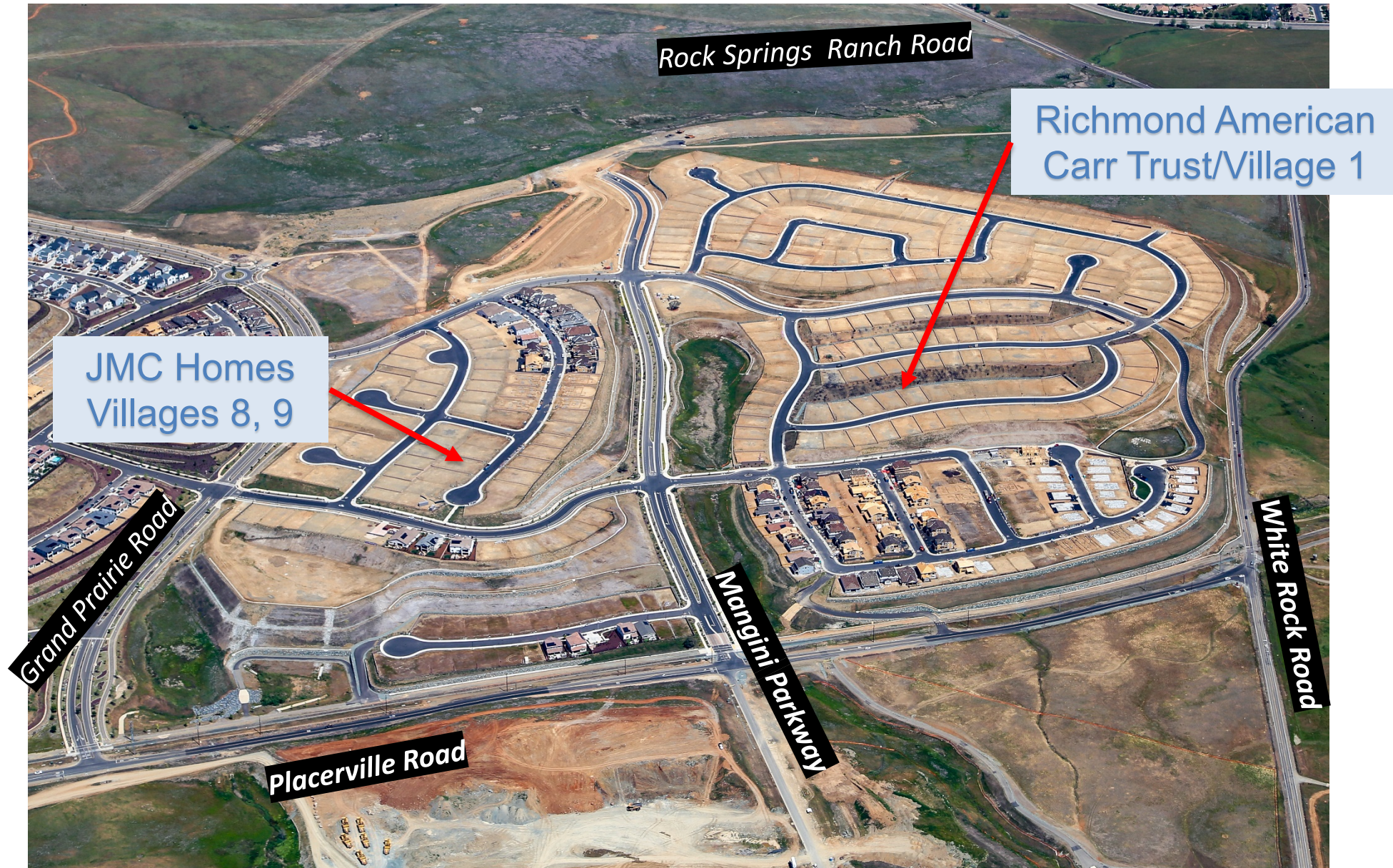
**Anthem United: Villages 6 and 8**



**New Home Company: Village 1**



# Carr Trust and White Rock Springs Ranch Neighborhoods





# Building Activity

Carr Trust and White Rock Springs Ranch Builders



CITY OF  
**FOLSOM**

- Richmond American (Carr Trust/Village 1)
- JMC Homes (Villages 8 and 9)



**JMC Model Home Sites:  
Villages 8 and 9**



**Richmond American: Carr Trust**



# Toll Brothers at Folsom Ranch Neighborhoods



White Rock Road

East Bidwell Street

Mangini Parkway

Toll Brothers  
Phase 1A, 1B and 1C



# Home Sales

Total sales 1031 (Q1: January – March 2021: 174)



CITY OF  
**FOLSOM**

Builder	January	February	March
Taylor Morrison (Azure II and Dakota II)	10	11	2
Tri Pointe (Brookstone and Waterstone)	9	8	8
Tri Point (Creekstone)	0	4	10
Meritage (Steel Canyon)	6	6	6
Anthem United (Iron Ridge)	6	7	6
New Home Company (SilverCrest)	5	4	2
New Home Company (Gold Hills)	2	4	3
Richmond American (Ladera and Mesa)	5	6	10
KB Homes (Enclave)	10	8	8
Lennar (Rockcress)	0	3	5
KB Homes (Soleil)	<i>Model homes nearing completion</i> <i>Model homes nearing completion</i> <i>Model homes nearing completion</i>		
JMC Homes (Sycamore Creek)			
Signature Homes (Legacy)			
Total	53	61	60



# Questions?



CITY OF  
**FOLSOM**

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

<https://www.folsom.ca.us/government/community-development/planning-services/folsom-plan-area/maps-and-documents/-folder-162>