

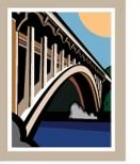


Folsom Plan Area Quarterly Update Q3 2021



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FOLSOM

FPA Quarterly Update Outline



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FOLSOM

Planning Activity

Infrastructure and Site Engineering Activity

Map Activity

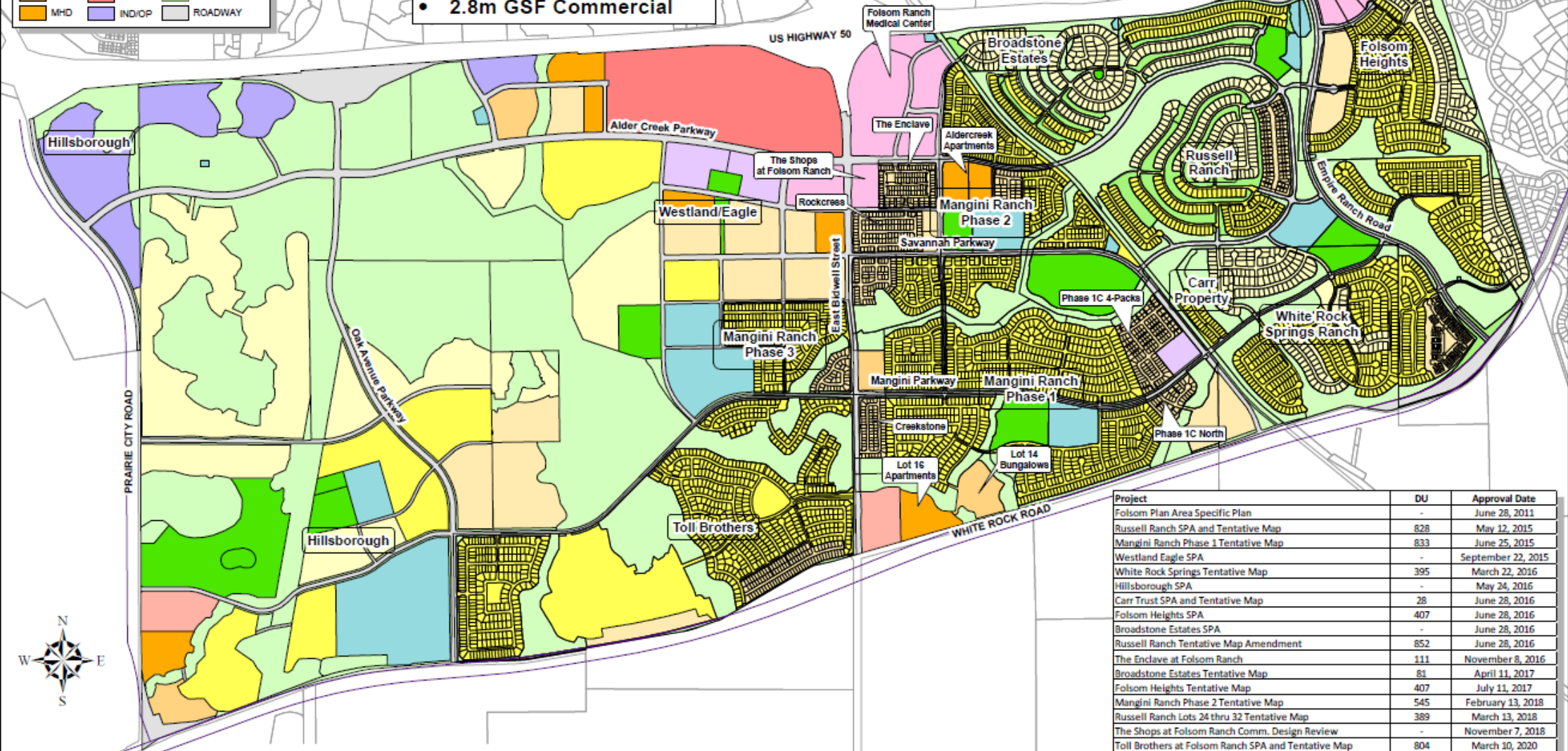
Building Activity

Public Information/City Website

Legend

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

- 11,461 DU
- 27,233 Population
- 6.7 du/ac Average Density
- 2.8m GSF Commercial



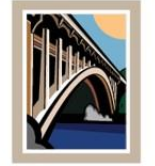
Project	DU	Approval Date
Folsom Plan Area Specific Plan	-	June 28, 2011
Russell Ranch SPA and Tentative Map	828	May 12, 2015
Mangini Ranch Phase 1 Tentative Map	833	June 25, 2015
Westland Eagle SPA	-	September 22, 2015
White Rock Springs Tentative Map	395	March 22, 2016
Hillsborough SPA	-	May 24, 2016
Carr Trust SPA and Tentative Map	28	June 28, 2016
Folsom Heights SPA	407	June 28, 2016
Broadstone Estates SPA	-	June 28, 2016
Russell Ranch Tentative Map Amendment	852	June 28, 2016
The Enclave at Folsom Ranch	111	November 8, 2016
Broadstone Estates Tentative Map	81	April 11, 2017
Folsom Heights Tentative Map	407	July 11, 2017
Mangini Ranch Phase 2 Tentative Map	545	February 13, 2018
Russell Ranch Lots 24 thru 32 Tentative Map	389	March 13, 2018
The Shops at Folsom Ranch Comm. Design Review	-	November 7, 2018
Toll Brothers at Folsom Ranch SPA and Tentative Map	804	March 30, 2020
Creekstone Tentative Map	71	May 26, 2020
Rockcross Tentative Map	118	July 14, 2020
Alder Creek Apartments MF Design Review	265	February 3, 2021
Lot 16 Apartments MF Design Review	278	May 5, 2021
Folsom Ranch Medical Center Comm. Design Review	-	May 19, 2021
Lot 14 Bungalows MF Design Review	160	June 2, 2021
Mangini Ranch Phase 3 Tentative Map	260	June 22, 2021
Mangini Ranch Phase 1C North Tentative Map	76	June 22, 2021
Mangini Ranch Phase 1C 4-Packs Tentative Map	100	June 22, 2021

Folsom Plan Area Specific Plan 2011 / 2021 Entitlements

Revised: July, 2021

Planning Activity (last 90 days)

New Development Applications (now pending)



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New Development Applications Submitted

The Shops Commercial Center Planned Development Modification

Broadstone Estates VTSM Extension

Folsom Heights VTSM Extension

Southpointe Commercial Project Preliminary Project Review

Development Applications Submitted/Pending

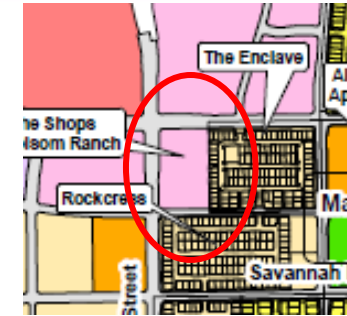
The Shops Commercial Center Planned Development Modification



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Request to modify the original commercial development approval

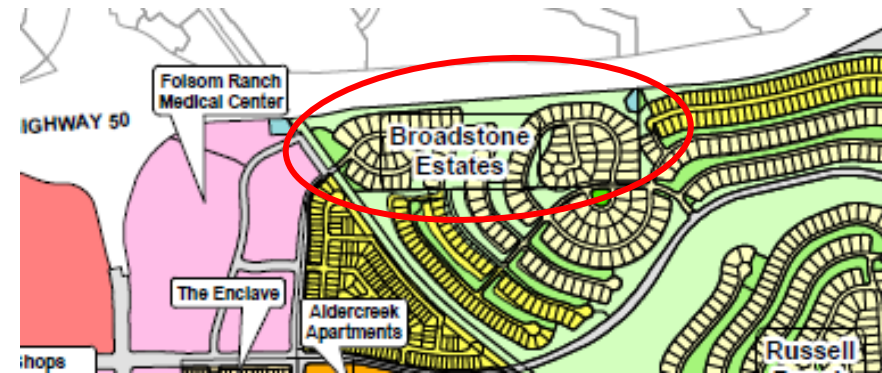
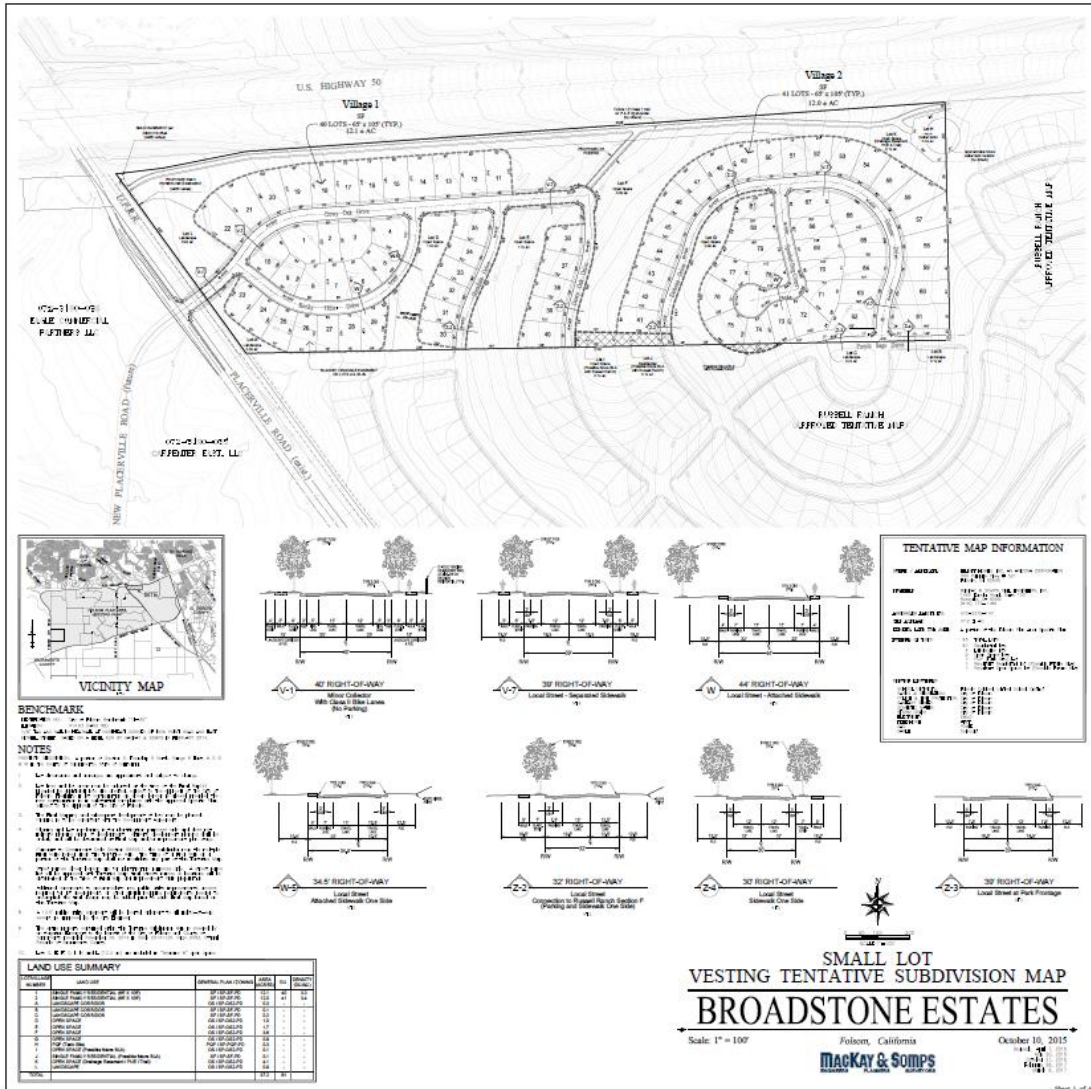


Development Applications Submitted/Pending

Broadstone Estates VTSM Extension



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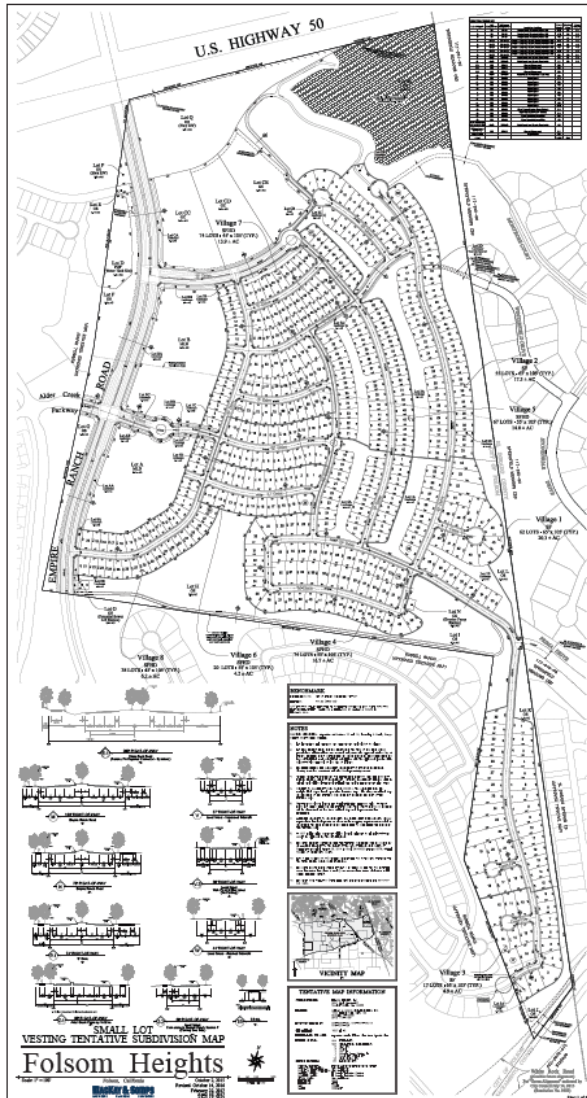
Request to extend the
Vesting Tentative
Subdivision Map for
Broadstone Estates

Development Applications Submitted/Pending

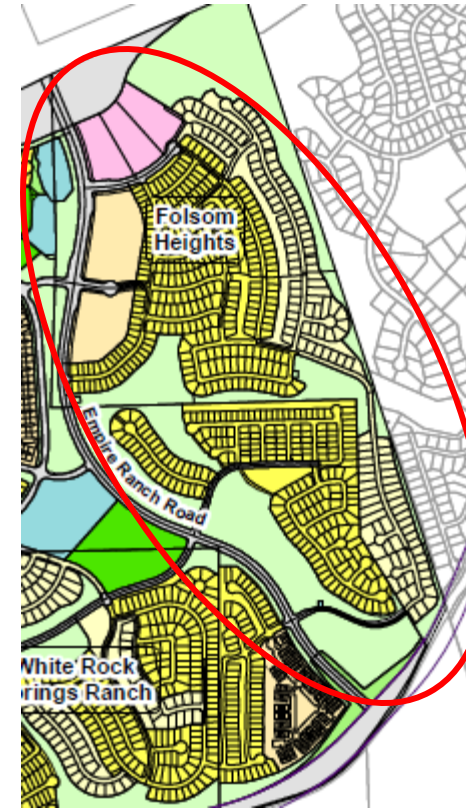
Folsom Heights VTSM Extension



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Request to extend the
Vesting Tentative
Subdivision Map for
Folsom Heights

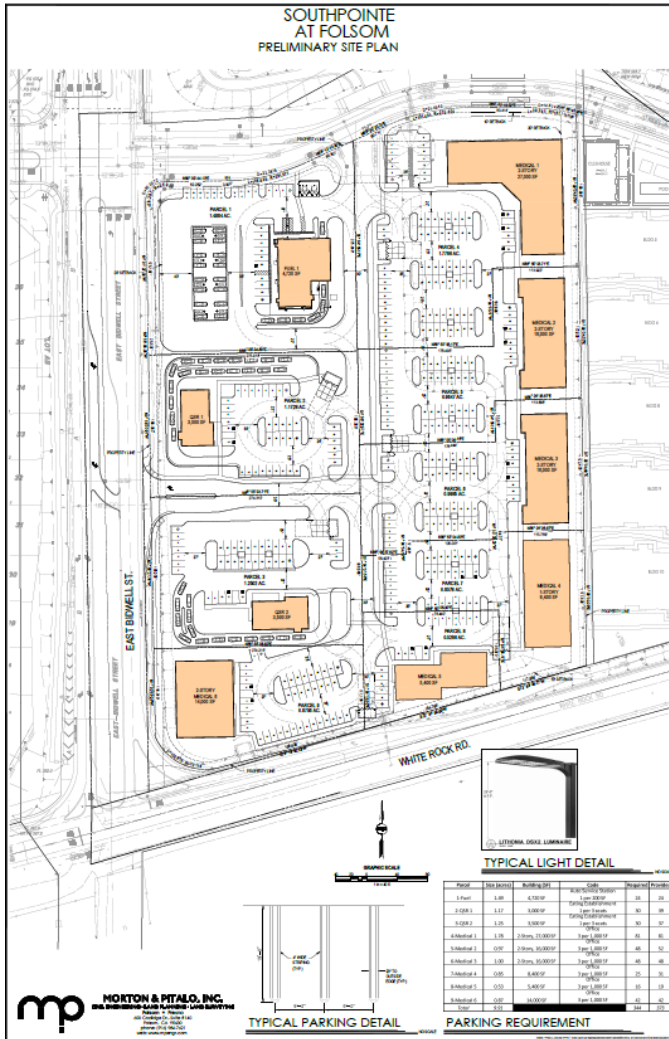


Development Applications Submitted/Pending

Southpointe Commercial Project Preliminary Project Review



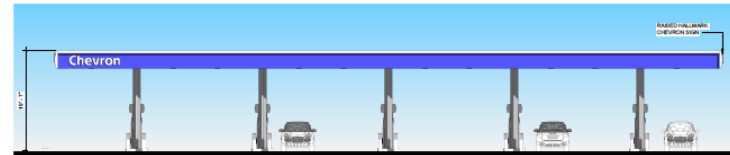
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CONVENIENCE STORE (1-STORY)



CHEVRON GAS STATION CANOPY



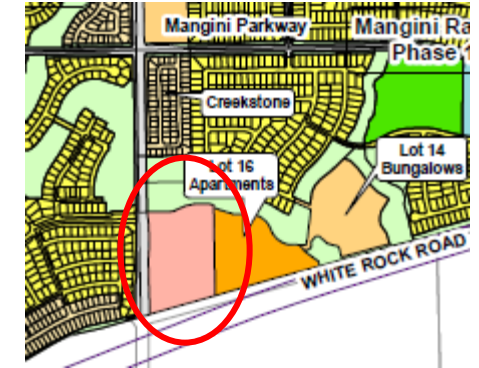
MEDICAL OFFICE (2-STORY)



MEDICAL OFFICE (1-STORY)



MEDICAL OFFICE (1-STORY)



Planning Activity (last 90 days)

City Actions



CITY OF
FOLSOM

Planning Commission Actions on Development Applications

White Rock Springs Ranch Village 9 Residential Design Review

Mangini Place Apartments Design Review

Russell Ranch Design Guidelines Modification and Design Review

City Council Actions on Development Applications

UCD Health Sciences Campus Development Agreement Amendment

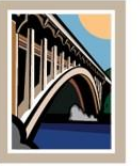
Mangini Ranch Phase 1C South VTSM, MAM, PD Permit, Design Review

Russell Ranch Phase 3A Final Map

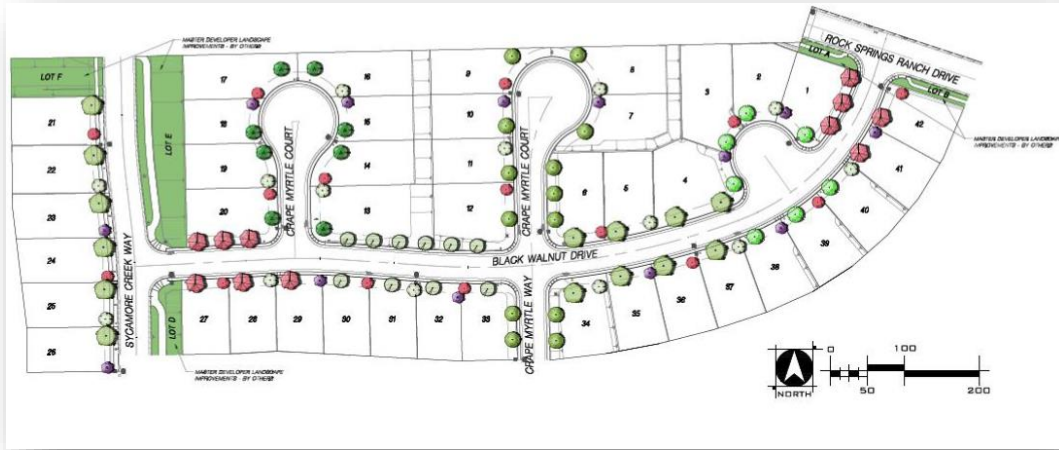
Toll Brothers Phase IB and IC Final Map

PC Approved 8/4/21

White Rock Springs Ranch Village 9 Master Plan Review



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Request for
approval of Design
Review by
Richmond Homes
for 42 homes



TATE
A ELEVATION
MONTEREY

DILLON
B ELEVATION
FARMHOUSE

PALMER
C ELEVATION
CRAFTSMAN

PERRY
A ELEVATION
MONTEREY

PC Approved 8/18/21

Mangini Place St Anton Affordable Apartments Design Review



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MANGINI PARKWAY

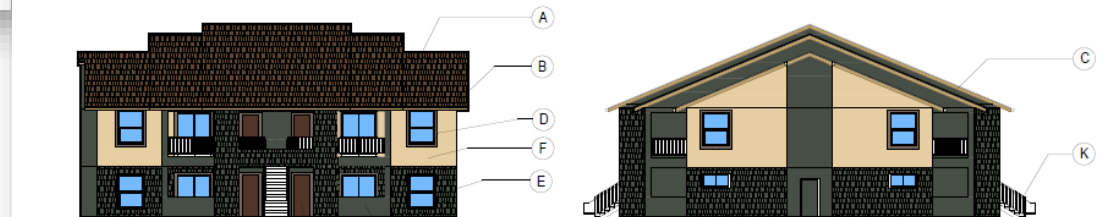
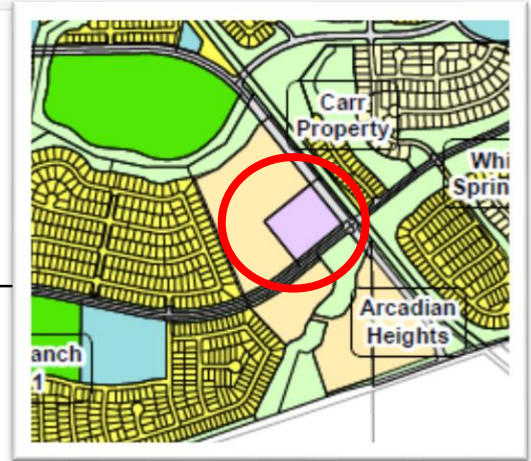
SAVANNAH PARKWAY



BUILDING C ELEVATIONS

1/8" = 1'-0"

MANGINI PLACE AFFORDABLE FOLSOM, CALIFORNIA		
EXTERIOR COLOR SCHEDULE		
NO.	USAGE	COLOR
1	ROOFING	BLACK
2	WALLS	TAN
3	WALLS	BLACK
4	WALLS	BLACK
5	WALLS	TAN
6	WALLS	BLACK
7	WALLS	TAN
8	WALLS	BLACK
9	WALLS	TAN
10	WALLS	BLACK
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93	WALLS	TAN
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96	WALLS	BLACK
97	WALLS	TAN
98	WALLS	BLACK
99	WALLS	TAN
100	WALLS	BLACK



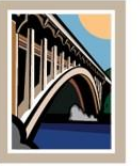
BUILDING D ELEVATIONS

1/8" = 1'-0"

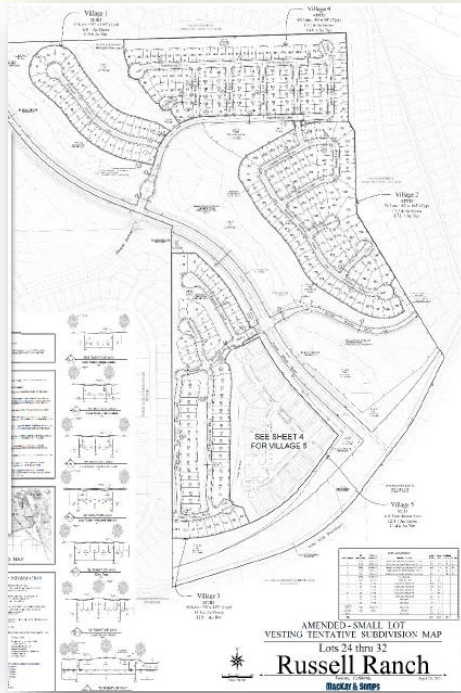
152-unit income-restricted luxury family rental housing on 5-acre site

PC Approved 10/6/21

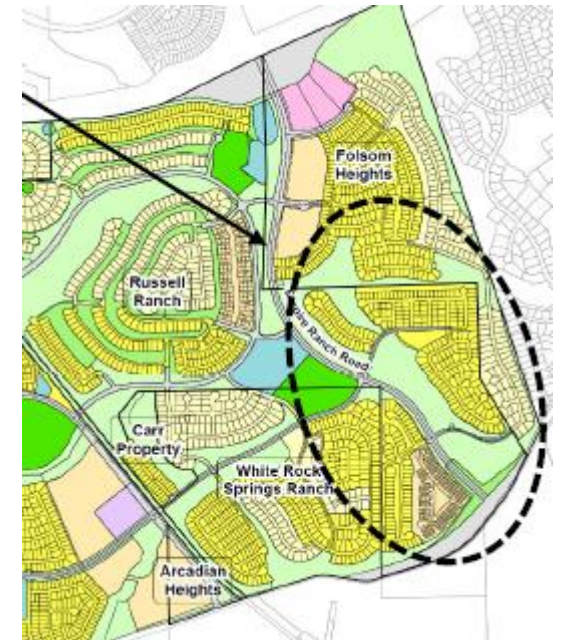
Russell Ranch Phase 2 Map Amendments and Design Review



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Request to modify previous TSM approval to remove active adult designation (no change to lot number) and design plans



PLAN 1 | SPANISH ECLECTIC

PLAN 3 | CALIFORNIA PRAIRIE

PLAN 4 | CALIFORNIA COTTAGE

PLAN 2 | SPANISH ECLECTIC

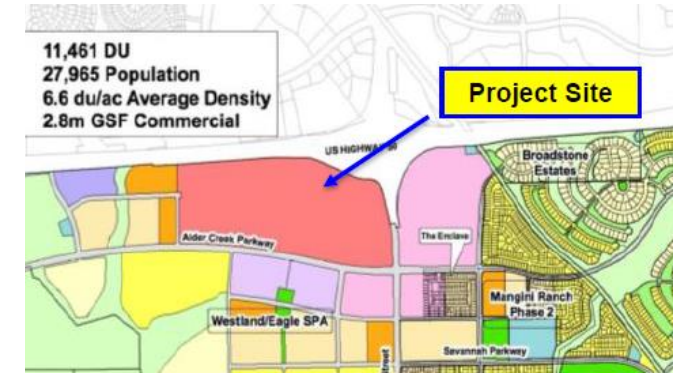
PLAN 5 | CALIFORNIA PRAIRIE

PC Recommended, CC Approved 9/14/21

UCD Development Agreement Amendment



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Request by UC Davis Health
for Amendment to the
Development Agreement

PC Recommended, CC Approved 10/26/21

Mangini Ranch Phase 1C South Vesting TSM and Planned Development



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Request to subdivide 27 acres into 115 detached small lot single-family lots



Front Elevation 1A - Spanish Colonial

Front Elevation 2B - Italian Villa

Front Elevation 3C - Western Farmhouse

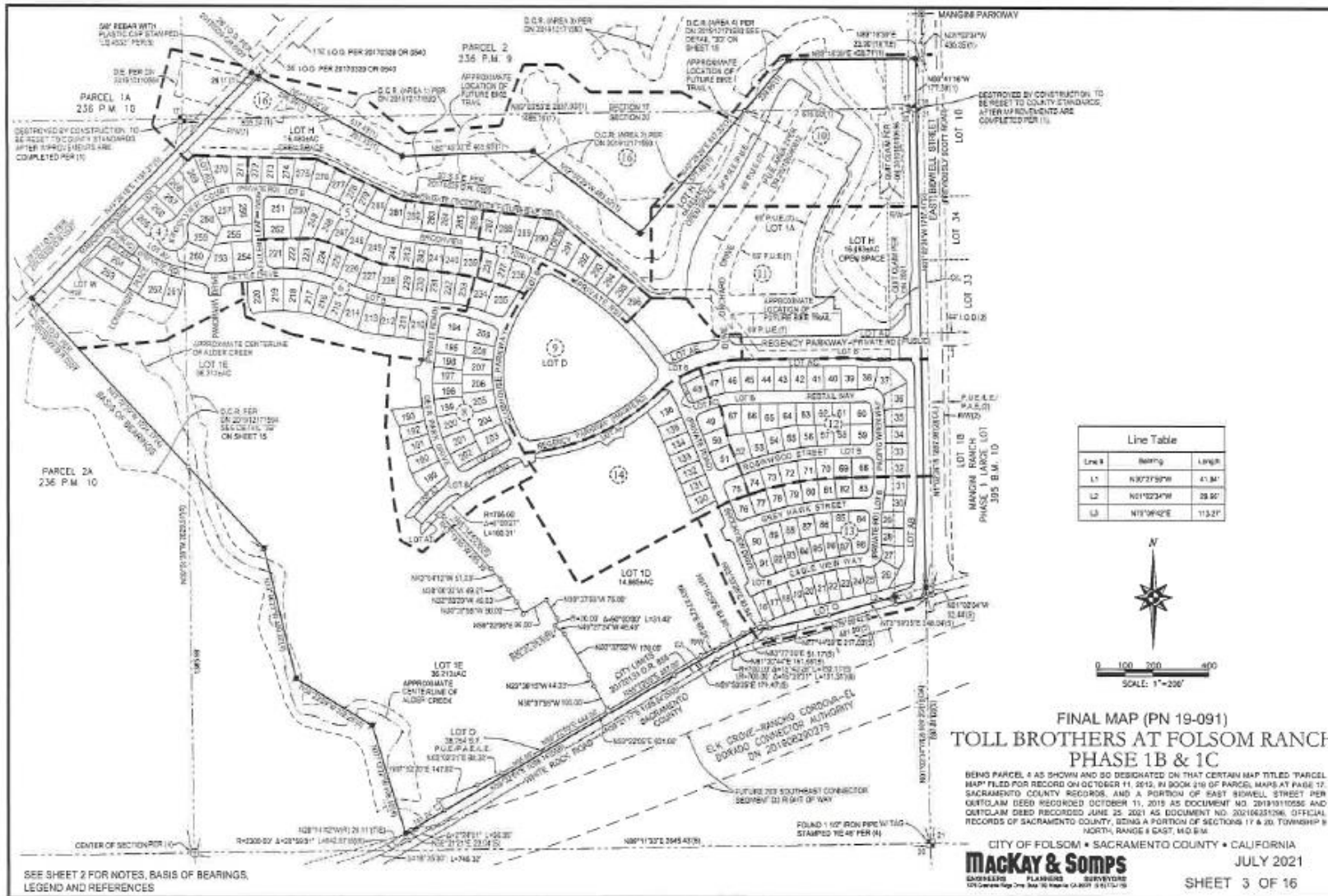
Mangini Ranch Phase 1C - 45X67 Product Series

CC Approved 7/27/21

Toll Brothers Phase 1B and 1C Final Maps



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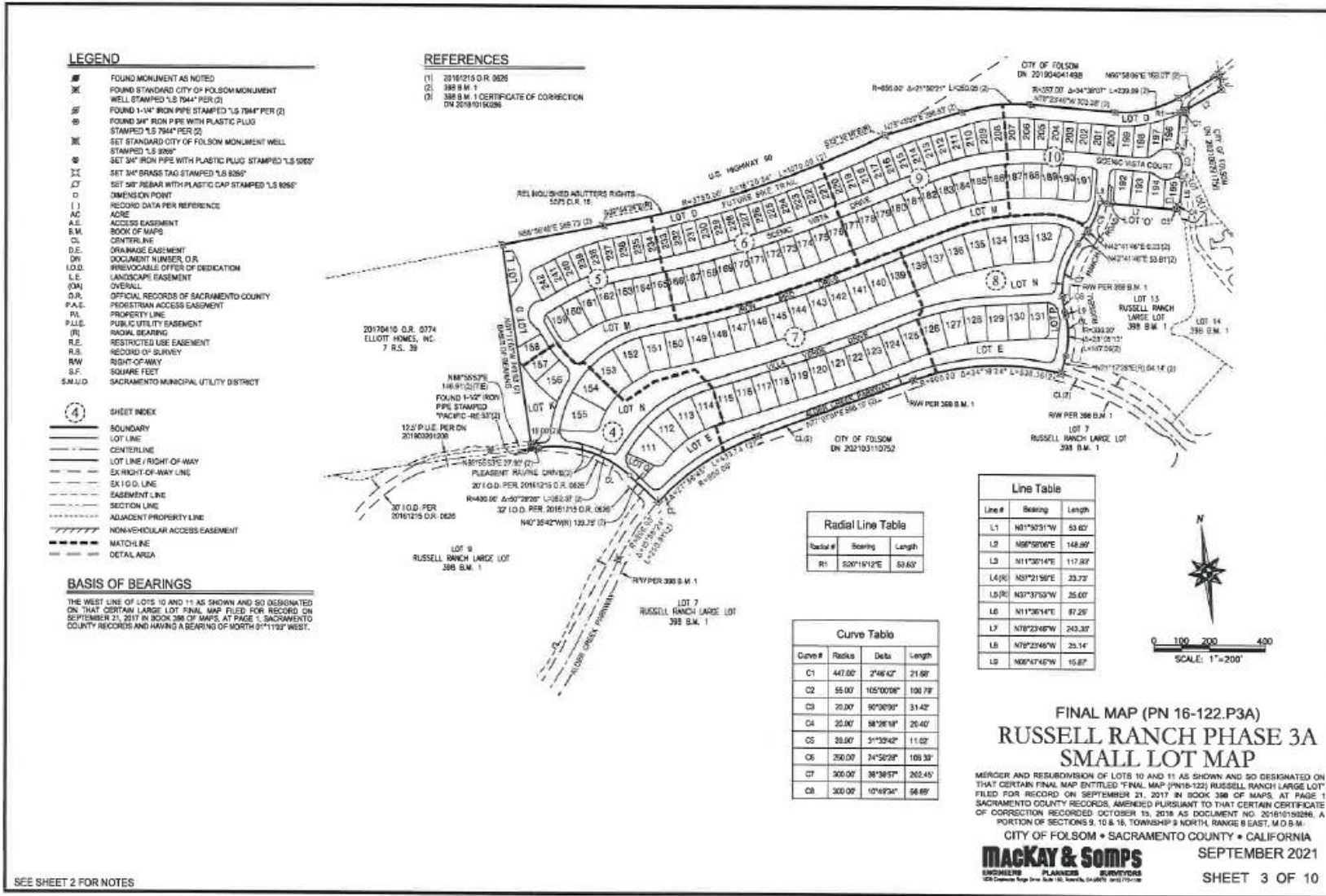


CC Approved 9/28/21

Russell Ranch Phase 3A Final Map



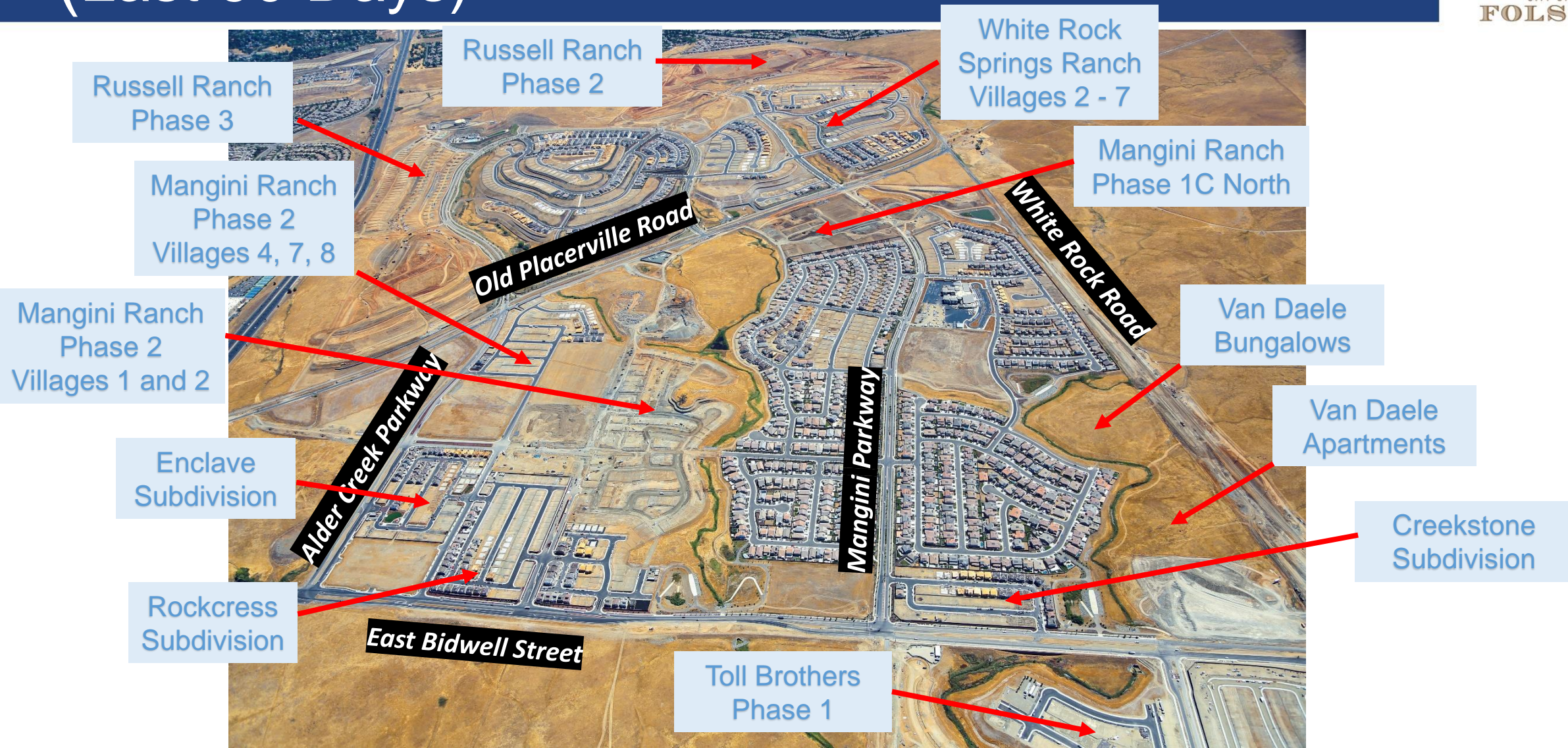
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Infrastructure/Site Engineering Activity (Last 90 Days)



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 (May 2021)	
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 3A	Phase 3B
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) Rockcross (Jan 2021)	Village 1 Village 2
Toll Brothers at Folsom Ranch (804 dwelling units)	Phase 1B and 1C	Phase 1A
Total SF Lots Ready for Permits	2,460 lots mapped	314 lots pending

Building Permit Tracking

FPA total permits 1606 (Q3: July – Sept 2021 = 207)



CITY OF FOLSOM



CITY OF FOLSOM
COMMUNITY DEVELOPMENT DEPARTMENT

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 9/30/2021

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	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-10	904	904	100.00%	154	663	73.34%	817	90.38%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	295	44.49%	107	22	3.32%	129	19.46%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	164	155	39.34%	319	80.96%
CARR TRUST	NONE	28	28	100.00%	24	4	14.29%	28	100.00%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	181	37	9.37%	218	55.19%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	60	19	17.12%	79	71.17%
TOLL BROTHERS	1A & 18.1C	593	198	33.39%	16	0	0.00%	16	2.70%
TOTALS		3088	2325	75.29%	706	900	29.15%	1606	52.01%

MANGINI RANCH					PERMIT ACTIVITY				HOMEBUILDER		
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (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

IT OVERVIEW

AS OF 9/30/2021

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	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	
VILLAGES 1-9	904	904	100.00%	154	663	73.34%	817	90.38%	
VILLAGES 1-10	663	295	44.49%	107	22	3.32%	129	19.46%	
VILLAGES 1-8	394	394	100.00%	164	155	39.34%	319	80.96%	
NONE	28	28	100.00%	24	4	14.29%	28	100.00%	
VILLAGES 1-9	395	395	100.00%	181	37	9.37%	218	55.19%	
NONE	111	111	100.00%	60	19	17.12%	79	71.17%	
NONE	593	198	0.00%	16	0	0.00%	16	2.70%	
TOTALS		3088	2325	75.29%	706	900	29.15%	1606	52.01%

2018 permits issued: 159
 2019 permits issued: 300
 2020 permits issued: 395
 2021 permits issued (January - Sept): 752
Total FPA Permits thru Q3 2021: 1606
 Total homes occupied: 900
 Estimated # residents (homes x 2.6 pph) = 2,340 persons

PERMIT ACTIVITY						HOMEBUILDER
LOT COUNT (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)	
28	28	100.00%	24	4	14.29%	RICHMOND AMERICAN HOMES, INC
28	28	100.00%	24	4	14.29%	

PERMIT ACTIVITY						HOMEBUILDER
LOT COUNT (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)	
93	93	100.00%	73	20	21.51%	RICHMOND AMERICAN HOMES, INC
42	0	0.00%	0	0	0.00%	JOHN MOURIER CONSTRUCTION
44	43	97.73%	28	15	34.09%	JOHN MOURIER CONSTRUCTION
29	6	20.69%	6	0	0.00%	LENNAR/CAL ATLANTIC GROUP, INC
52	14	26.92%	12	2	3.85%	RICHMOND AMERICAN HOMES, INC
50	4	8.00%	4	0	0.00%	LENNAR/CAL ATLANTIC GROUP, INC
21	17	80.95%	17	0	0.00%	LENNAR/CAL ATLANTIC GROUP, INC
24	14	58.33%	14	0	0.00%	LENNAR/CAL ATLANTIC GROUP, INC
40	27	67.50%	27	0	0.00%	LENNAR/CAL ATLANTIC GROUP, INC
395	218	55.19%	181	37	9.37%	

PERMIT ACTIVITY						HOMEBUILDER
LOT COUNT (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)	
111	79	71.17%	60	19	17.12%	KB HOMES OF CA
111	79	71.17%	60	19	17.12%	

AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (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)	HOMEBUILDER
RUSSELL RANCH	1	4	SILVER CREST	MLD	114	108	94.74%	42	66	57.89%	THE NEW HOME COMPANY
RUSSELL RANCH	1	5	SILVER CREST	SF	41	41	100.00%	32	9	21.95%	MERITAGE HOMES
RUSSELL RANCH	1	6	IRON RIDGE	SFHD	43	29	67.44%	26	3	6.98%	THE NEW HOME COMPANY
RUSSELL RANCH	1	7	SILVER CREST	SFHD	41	28	68.29%	0	28	68.29%	THE NEW HOME COMPANY
RUSSELL RANCH	1	8	IRON RIDGE	SFHD	52	52	100.00%	16	36	69.23%	ANTHEM UNITED HOMES
TOTALS					394	319	80.96%	164	155	39.34%	

PERMIT ACTIVITY						HOMEBUILDER		
SE NAME	ZONING	LOT COUNT (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)
ONE	SFHD	110	16	14.55%	16	0	0.00%	TOLL BROTHERS NORTHERN CA
ONE		135	0	0.00%	0	0	0.00%	TOLL BROTHERS NORTHERN CA
ONE		98	0	0.00%	0	0	0.00%	TOLL BROTHERS NORTHERN CA
ONE		149	0	0.00%	0	0	0.00%	TOLL BROTHERS NORTHERN CA
ONE		101	0	0.00%	0	0	0.00%	TOLL BROTHERS NORTHERN CA
TOTALS		593	16	2.70%	16	0	0.00%	

* ZONING VARIES PER LOT IN SUBJECT VILLAGE

Mangini Ranch Phase 1 Neighborhoods



Building Activity

Mangini Ranch Phase 1 Builders



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- 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

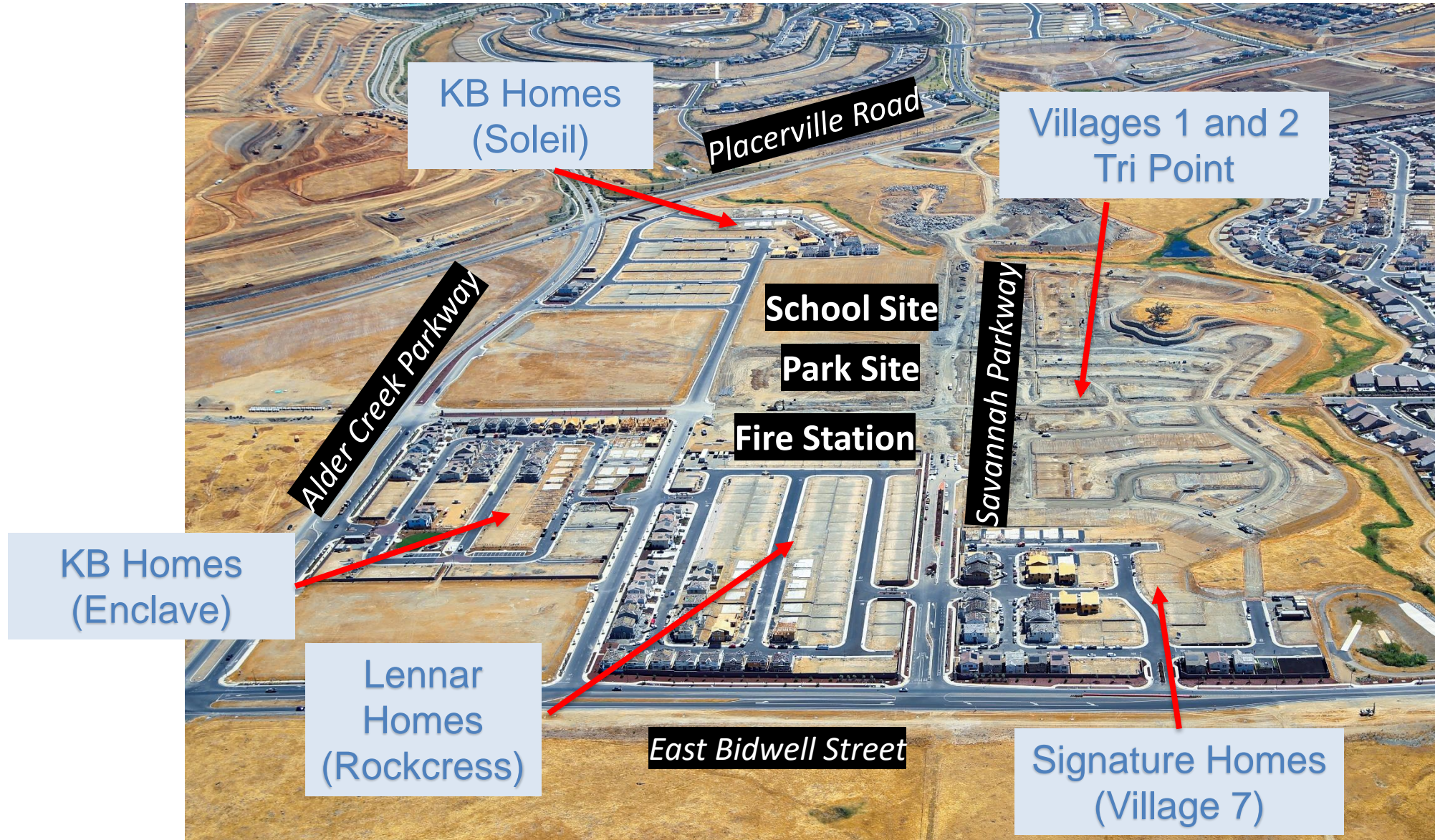


Tri-Pointe Homes: Villages 3 - 5



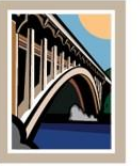
Taylor Morrison: Villages 6 - 7

Mangini Ranch Phase 2 and Enclave Neighborhoods



Building Activity

Mangini Ranch Phase 2 and Enclave Builders



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FOLSOM

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

**Lennar Homes:
Rockcross**



Signature Homes: Village 7

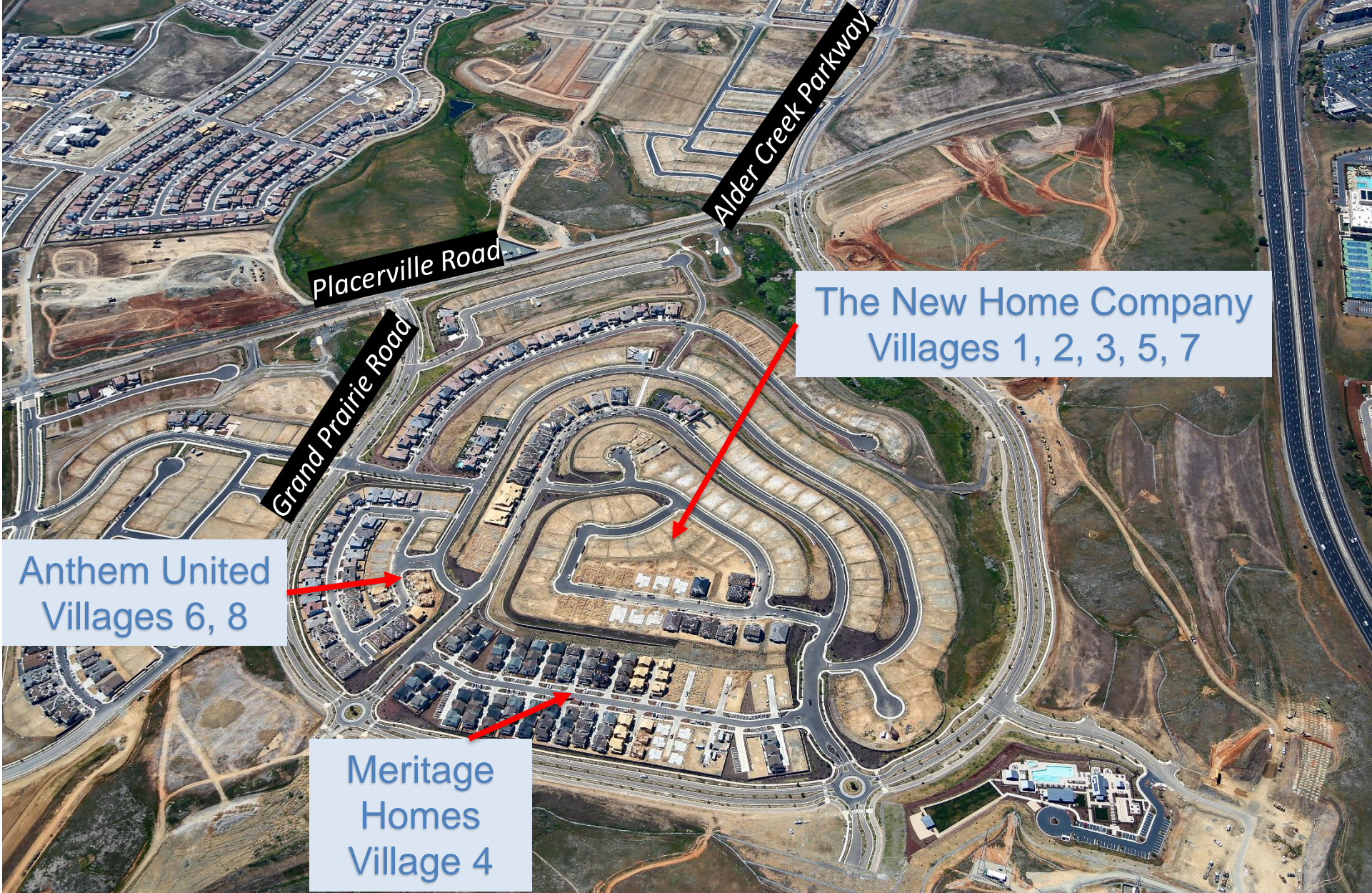


KB Homes: Soliel



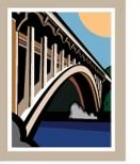
KB Homes: Enclave

Russell Ranch Phase 1 Neighborhoods



Building Activity

Russell Ranch Phase 1 Builders



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FOLSOM

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



Meritage: Village 4

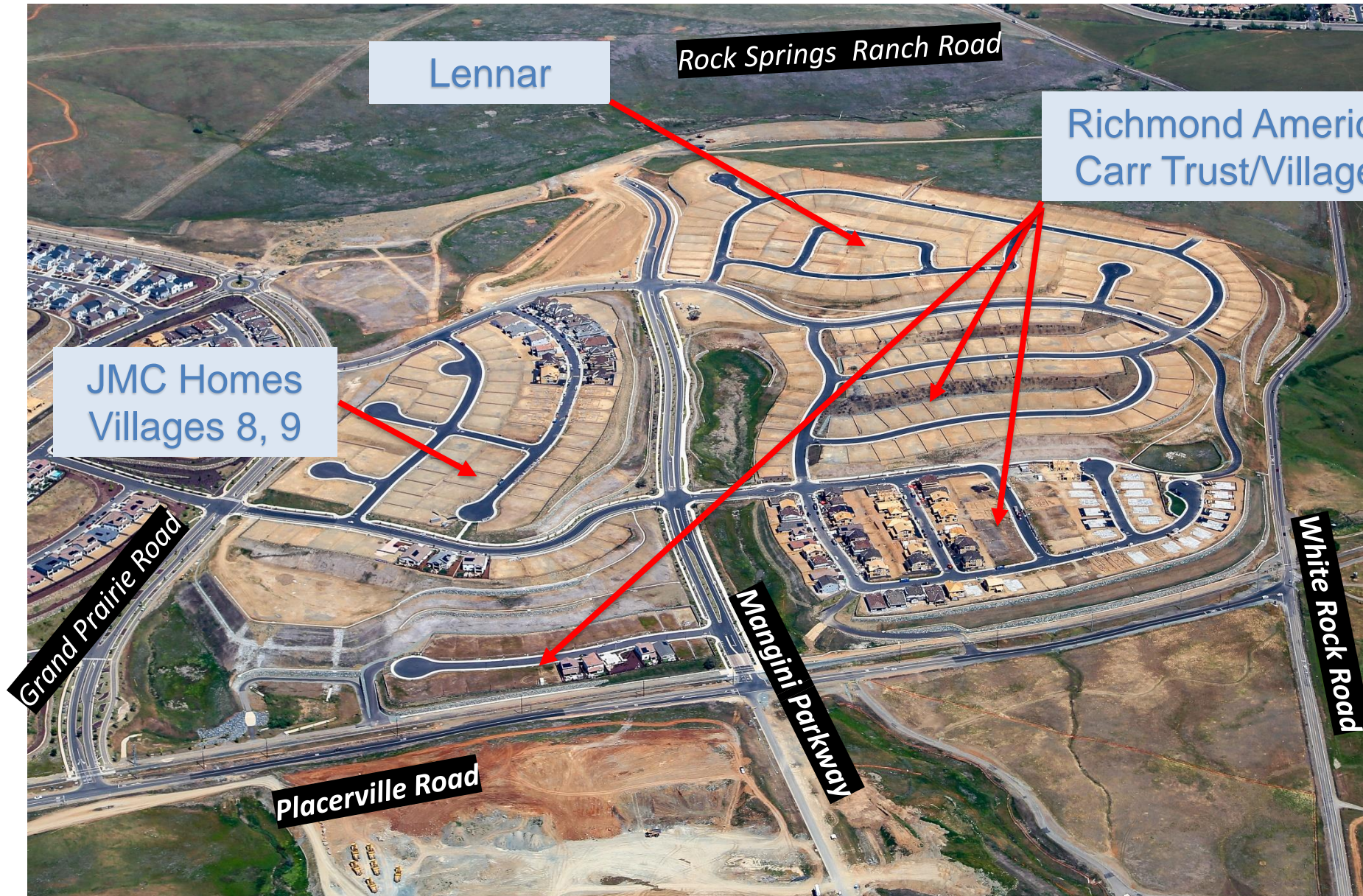


Anthem United: Villages 6 and 8



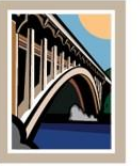
New Home Company: Village 1

Carr Trust and White Rock Springs Ranch Neighborhoods



Building Activity

Carr Trust and White Rock Springs Ranch Builders



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- Richmond American (Carr Trust/
Villages 1 - 3)
- JMC Homes (Villages 8 and 9)
- Lennar (Village 4 – 7)



Lennar: Villages 4 - 7



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



**Richmond American:
Carr Trust**



**Richmond American:
Villages 1 - 3**

Toll Brothers at Folsom Ranch Neighborhoods



Toll Brothers
Phase 1B and 1C

White Rock Road

East Bidwell Street

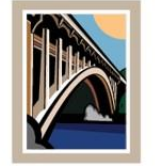
Toll Brothers
Phase 1A

Mangini Parkway



Home Sales

Total sales 1402 (Q3: July - Sept 2021: 185)



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Builder	April	May	June
Taylor Morrison (Azure II and Dakota II)	9	3	4
Tri Pointe (Brookstone, Waterstone, and Creekstone)	13	7	8
Meritage (Steel Canyon)	6	6	0
Anthem United (Iron Ridge)	2	3	2
New Home Company (SilverCrest and Gold Hills)	4	9	5
Richmond American (Ladera, Mesa, and Stone Bluff)	8	2	2
KB Homes (Enclave and Soleil)	4	3	7
Lennar (Rockcross, Aster and Lunaria)	17	15	14
JMC Homes (Sycamore Creek)	3	1	(-1)
Signature Homes (Legacy)	10	9	10
Toll Brothers	<i>Models Under Construction</i>		
Total	76	58	51

Questions?



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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>