Planning Activity
Infrastructure and Site Engineering Activity
Map Activity
Building Activity
Public Information/City Website
Folsom Plan Area Specific Plan

2011 / 2021 Entitlements

Revised: July, 2021

- 11,461 DU
- 27,233 Population
- 6.7 du/ac Average Density
- 2.8m GSF Commercial
### Planning Activity (last 90 days)

**New Development Applications (now pending)**

<table>
<thead>
<tr>
<th>New Development Applications Submitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Shops Commercial Center Planned Development Modification</td>
</tr>
<tr>
<td>Broadstone Estates VTSM Extension</td>
</tr>
<tr>
<td>Folsom Heights VTSM Extension</td>
</tr>
<tr>
<td>Southpointe Commercial Project Preliminary Project Review</td>
</tr>
</tbody>
</table>
Development Applications Submitted/Pending
The Shops Commercial Center Planned Development Modification

Request to modify the original commercial development approval
Development Applications Submitted/Pending
Broadstone Estates VTSM Extension

Request to extend the Vesting Tentative Subdivision Map for Broadstone Estates
Request to extend the Vesting Tentative Subdivision Map for Folsom Heights
Development Applications Submitted/Pending
Southpointe Commercial Project Preliminary Project Review
## Planning Activity (last 90 days)

### City Actions

<table>
<thead>
<tr>
<th>Planning Commission Actions on Development Applications</th>
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<tr>
<td>White Rock Springs Ranch Village 9 Residential Design Review</td>
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<tr>
<td>Mangini Place Apartments Design Review</td>
</tr>
<tr>
<td>Russell Ranch Design Guidelines Modification and Design Review</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Council Actions on Development Applications</th>
</tr>
</thead>
<tbody>
<tr>
<td>UCD Health Sciences Campus Development Agreement Amendment</td>
</tr>
<tr>
<td>Mangini Ranch Phase 1C South VTSM, MAM, PD Permit, Design Review</td>
</tr>
<tr>
<td>Russell Ranch Phase 3A Final Map</td>
</tr>
<tr>
<td>Toll Brothers Phase IB and IC Final Map</td>
</tr>
</tbody>
</table>
PC Approved 8/4/21
White Rock Springs Ranch Village 9 Master Plan Review

Request for approval of Design Review by Richmond Homes for 42 homes
Mangini Place St Anton Affordable Apartments Design Review

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

Request to modify previous TSM approval to remove active adult designation (no change to lot number) and design plans.
PC Recommended, CC Approved 9/14/21
UCD Development Agreement Amendment

Request by UC Davis Health for Amendment to the Development Agreement
Request to subdivide 27 acres into 115 detached small lot single-family lots
Infrastructure/Site Engineering Activity (Last 90 Days)

- Russell Ranch Phase 3
- Mangini Ranch Phase 2
  - Villages 4, 7, 8
- Russel Ranch Phase 2
- White Rock Springs Ranch Villages 2 - 7
- Mangini Ranch Phase 1C North
- Van Daele Bungalows
- Van Daele Apartments
- Creekstone Subdivision
- Enclave Subdivision
- Rockcress Subdivision
- Toll Brothers Phase 1
- East Bidwell Street
- Old Placerville Road
- White Rock Road
- Alder Creek Parkway
- Mangini Parkway
- East Bidwell Street
<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><strong>Mangini Ranch Phase 1 (833 dwelling units)</strong></td>
<td>Village 1 (May 2018)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Villages 8 and 9 (May 2018)</td>
<td></td>
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<tr>
<td></td>
<td>Village 2 (June 2018)</td>
<td></td>
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<tr>
<td></td>
<td>Village 5 (September 2019)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Villages 6 and 7 (November 2019)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Village 4 (July 2020)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Creekstone (December 2020)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Village 3 (May 2021)</td>
<td></td>
</tr>
<tr>
<td><strong>White Rock Springs Ranch (395 dwelling units)</strong></td>
<td>Village 1 (July 2019)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Villages 8 and 9 (October 2019)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Villages 2 – 7 (December 2019)</td>
<td></td>
</tr>
<tr>
<td><strong>Carr Trust (28 dwelling units)</strong></td>
<td>Carr Trust (July 23, 2019)</td>
<td></td>
</tr>
<tr>
<td><strong>Russell Ranch Phase 1 (394 dwelling units)</strong></td>
<td>Village 6 (February 2019)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Villages 1, 2, 3, and 7 (March 2019)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Village 5 and 8 (May 2019)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Village 4 (June 2019)</td>
<td></td>
</tr>
<tr>
<td><strong>Russell Ranch Phase 3 (242 dwelling units)</strong></td>
<td>Phase 3A</td>
<td>Phase 3B</td>
</tr>
<tr>
<td><strong>Enclave at Folsom Ranch (111 dwelling units)</strong></td>
<td>Enclave (April 2020)</td>
<td></td>
</tr>
<tr>
<td><strong>Mangini Ranch Phase 2 (545 dwelling units)</strong></td>
<td>Village 7 (December 2019)</td>
<td>Village 1</td>
</tr>
<tr>
<td></td>
<td>Villages 4 and 8 (July 2020)</td>
<td>Village 2</td>
</tr>
<tr>
<td></td>
<td>Rockcress (Jan 2021)</td>
<td></td>
</tr>
<tr>
<td><strong>Toll Brothers at Folsom Ranch (804 dwelling units)</strong></td>
<td>Phase 1B and 1C</td>
<td>Phase 1A</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total SF Lots Ready for Permits</strong></td>
<td><strong>2,460 lots mapped</strong></td>
<td><strong>314 lots pending</strong></td>
</tr>
</tbody>
</table>
Building Permit Tracking
FPA total permits 1606 (Q3: July – Sept 2021 = 207)

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
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 and Enclave Neighborhoods

KB Homes (Soleil)

Villages 1 and 2 Tri Point

School Site

Park Site

Fire Station

KB Homes (Enclave)

Lennar Homes (Rockcress)

East Bidwell Street

Signature Homes (Village 7)

Alder Creek Parkway

Placerville Road

Savannah Parkway
Building Activity
Mangini Ranch Phase 2 and Enclave Builders

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

Signature Homes: Village 7
KB Homes: Soliel
Lennar Homes: Rockcress
KB Homes: Enclave
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)

Meritage: Village 4

New Home Company: Village 1

Anthem United: Villages 6 and 8
Carr Trust and White Rock Springs Ranch Neighborhoods

- Lennar
- Richmond American Carr Trust/Village 1
- JMC Homes Villages 8, 9
- Grand Prairie Road
- Placerville Road
- Rock Springs Ranch Road
- Morgan Parkway
- White Rock Road
Building Activity
Carr Trust and White Rock Springs Ranch Builders

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

JMC Model Home Sites: Villages 8 and 9
Richmond American: Carr Trust
Richmond American: Villages 1 - 3
Lennar: Villages 4 - 7
Toll Brothers at Folsom Ranch Neighborhoods

- Toll Brothers Phase 1A
- White Rock Road
- East Bidwell Street
- Mangini Parkway
- Toll Brothers Phase 1B and 1C
## Home Sales
**Total sales 1402 (Q3: July - Sept 2021: 185)**

<table>
<thead>
<tr>
<th>Builder</th>
<th>April</th>
<th>May</th>
<th>June</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taylor Morrison (Azure II and Dakota II)</td>
<td>9</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Tri Pointe (Brookstone, Waterstone, and Creekstone)</td>
<td>13</td>
<td>7</td>
<td>8</td>
</tr>
<tr>
<td>Meritage (Steel Canyon)</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Anthem United (Iron Ridge)</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>New Home Company (SilverCrest and Gold Hills)</td>
<td>4</td>
<td>9</td>
<td>5</td>
</tr>
<tr>
<td>Richmond American (Ladera, Mesa, and Stone Bluff)</td>
<td>8</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>KB Homes (Enclave and Soleil)</td>
<td>4</td>
<td>3</td>
<td>7</td>
</tr>
<tr>
<td>Lennar (Rockcress, Aster and Lunaria)</td>
<td>17</td>
<td>15</td>
<td>14</td>
</tr>
<tr>
<td>JMC Homes (Sycamore Creek)</td>
<td>3</td>
<td>1</td>
<td>(-1)</td>
</tr>
<tr>
<td>Signature Homes (Legacy)</td>
<td>10</td>
<td>9</td>
<td>10</td>
</tr>
</tbody>
</table>

**Models Under Construction**

| Total | 76 | 58 | 51 |
Questions?

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