

Folsom City Council Staff Report

MEETING DATE:	1/26/2021
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Folsom Plan Area Quarterly Report
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

No action is requested of the City Council at this time.

BACKGROUND / ISSUE

Community Development staff will provide an update on the planning, engineering and building activity in the Folsom Plan Area south of Highway 50 during the fourth and final quarter of 2020.

ATTACHMENT

1. Power Point Presentation

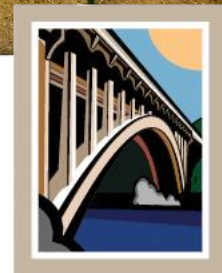
Submitted,

Pam Johns, Community Development Director

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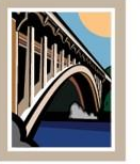


Folsom Plan Area Quarterly Update Q4 2020



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FPA Quarterly Update Outline



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Planning Activity

Infrastructure and Site Engineering Activity

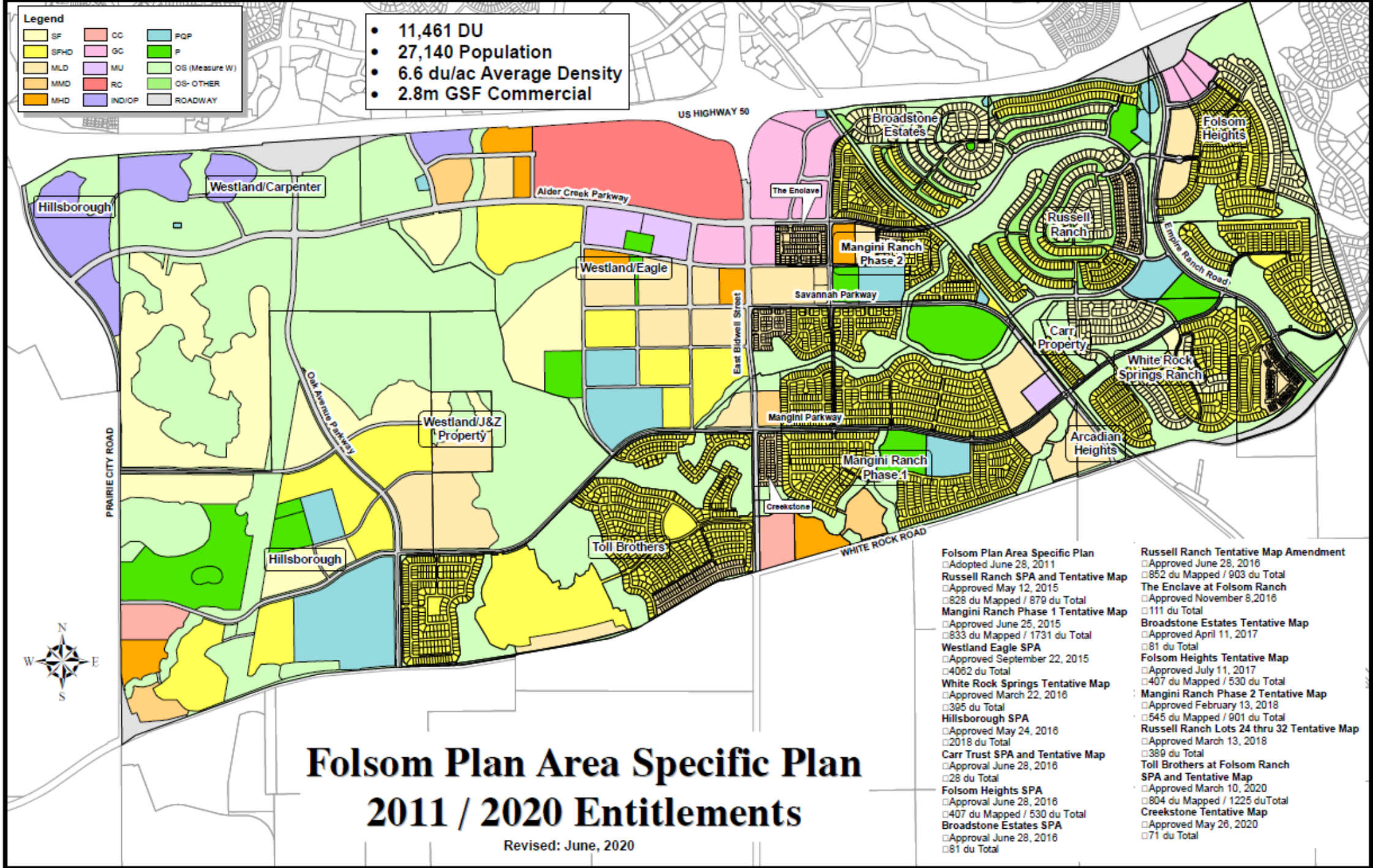
Map Activity

Building Activity

Public Information/City Website

Legend		
SF	CC	PQP
SFHD	GC	F
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

- | | |
|---|--|
| <p>Folsom Plan Area Specific Plan
 <input type="checkbox"/> Adopted June 28, 2011</p> <p>Russell Ranch SPA and Tentative Map
 <input type="checkbox"/> Approved May 12, 2015
 <input type="checkbox"/> 828 du Mapped / 879 du Total</p> <p>Mangini Ranch Phase 1 Tentative Map
 <input type="checkbox"/> Approved June 25, 2015
 <input type="checkbox"/> 833 du Mapped / 1731 du Total</p> <p>Westland Eagle SPA
 <input type="checkbox"/> Approved September 22, 2015
 <input type="checkbox"/> 4062 du Total</p> <p>White Rock Springs Tentative Map
 <input type="checkbox"/> Approved March 22, 2016
 <input type="checkbox"/> 395 du Total</p> <p>Hillsborough SPA
 <input type="checkbox"/> Approved May 24, 2016
 <input type="checkbox"/> 2018 du Total</p> <p>Carr Trust SPA and Tentative Map
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 28 du Total</p> <p>Folsom Heights SPA
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 407 du Mapped / 530 du Total</p> <p>Broadstone Estates SPA
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 81 du Total</p> | <p>Russell Ranch Tentative Map Amendment
 <input type="checkbox"/> Approved June 28, 2016
 <input type="checkbox"/> 852 du Mapped / 903 du Total</p> <p>The Enclave at Folsom Ranch
 <input type="checkbox"/> Approved November 8, 2016
 <input type="checkbox"/> 111 du Total</p> <p>Broadstone Estates Tentative Map
 <input type="checkbox"/> Approved April 11, 2017
 <input type="checkbox"/> 81 du Total</p> <p>Folsom Heights Tentative Map
 <input type="checkbox"/> Approved July 11, 2017
 <input type="checkbox"/> 407 du Mapped / 530 du Total</p> <p>Mangini Ranch Phase 2 Tentative Map
 <input type="checkbox"/> Approved February 13, 2018
 <input type="checkbox"/> 545 du Mapped / 901 du Total</p> <p>Russell Ranch Lots 24 thru 32 Tentative Map
 <input type="checkbox"/> Approved March 13, 2018
 <input type="checkbox"/> 389 du Total</p> <p>Toll Brothers at Folsom Ranch SPA and Tentative Map
 <input type="checkbox"/> Approved March 10, 2020
 <input type="checkbox"/> 804 du Mapped / 1225 du Total</p> <p>Creekstone Tentative Map
 <input type="checkbox"/> Approved May 26, 2020
 <input type="checkbox"/> 71 du Total</p> |
|---|--|

Planning Activity (last 90 days)

New Development Applications (now pending)



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New Development Applications Submitted

Van Daele Homes - Bungalows

Van Daele Multifamily Apartments

Town Center South Maps

White Rock Springs Ranch V2 – 3 Residential Design Review

Mangini Ranch Phase 1C (north) – Subdivision Map/Design Review

Mangini Ranch Phase 1C (4-pack) – Subdivision Map/Planned Development

Mangini Place St Anton Affordable Apartments

Toll Brothers Phase 2 Subdivision Map

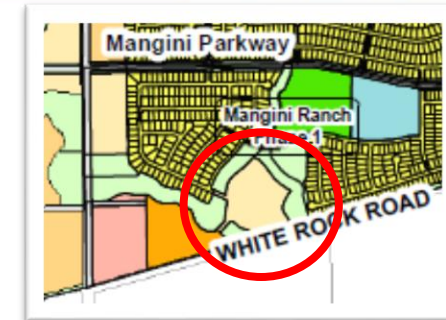
Development Applications Submitted/Pending

Van Daele Bungalows Tentative Parcel Map and Design Review



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Multifamily Bungalows
160-unit multifamily rental community
2-, 3- and 4-bedroom units
Community clubhouse, outdoor amenities



FRONT



REAR

CLUBHOUSE AND LEASING BUILDING



FRONT

Farmhouse Variation 1
14'0" x 10'7"



FRONT

Farmhouse Variation 3
14'0" x 10'7"



FRONT

Farmhouse Variation 2
14'0" x 10'7"

Development Applications Submitted/Pending

Van Daele Multifamily Design Review



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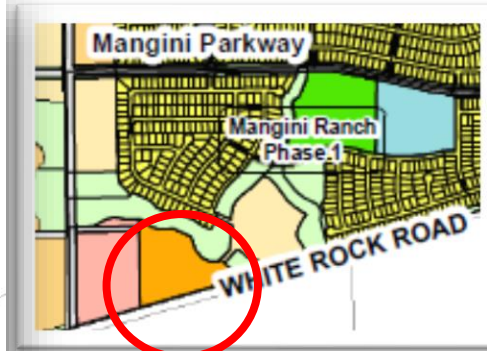
REAR



RIGHT



FRONT



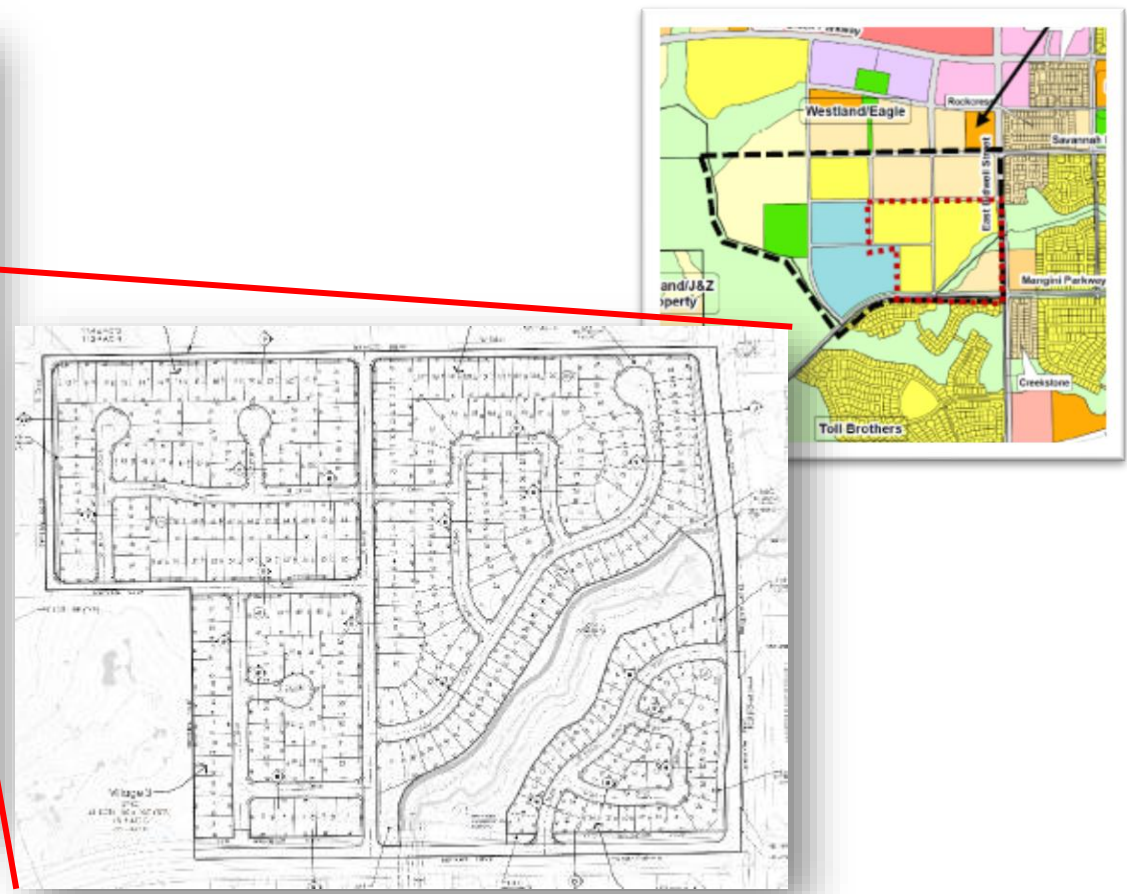
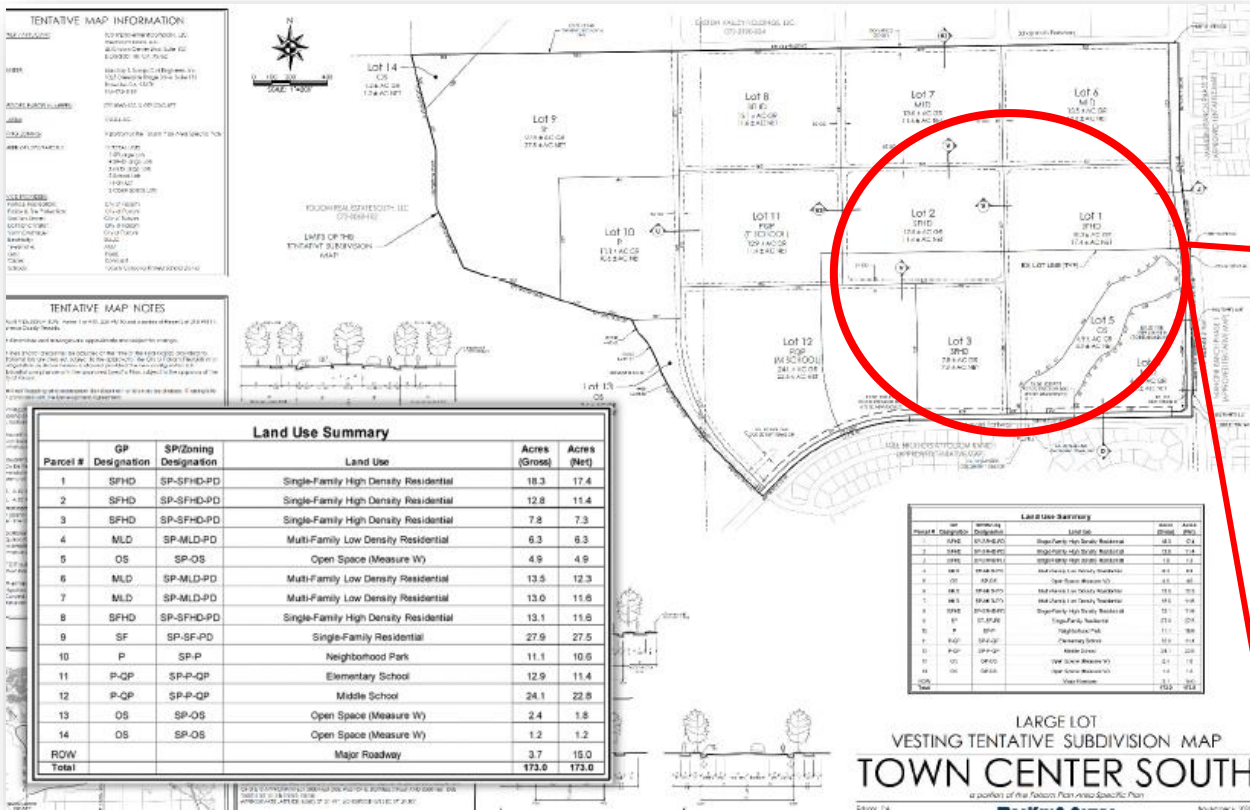
278-unit multifamily apartment project
Three-story buildings
1-, 2-, and 3-bedroom units
Clubhouse and outdoor amenities

Development Applications Submitted/Pending

Town Center South Large Lot and Small Lot Tentative Subdivision Maps



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Large Lot Vesting TSM subdividing 173 acres into 14 large lots

Small Lot Vesting TSM subdividing 54.4 acres into 260 residential lots

Development Applications Submitted/Pending

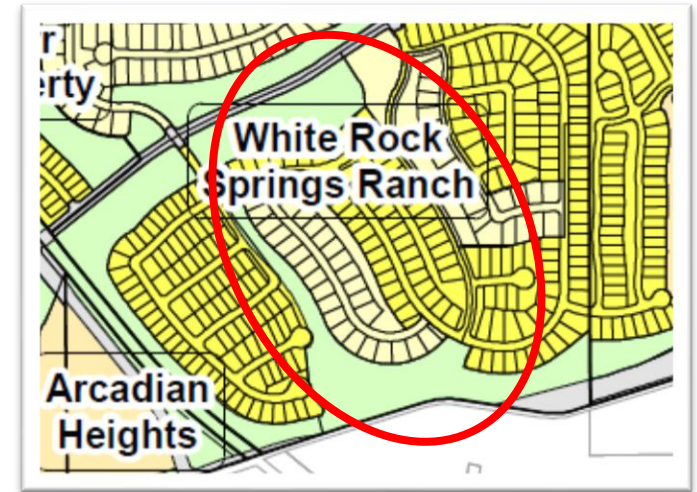
White Rock Springs Ranch V2 – 3 Residential Design Review



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Residential Design Review
Richmond American Homes



DECKER

C ELEVATION
CRAFTSMAN

AVALON

B ELEVATION
FARMHOUSE

ARLINGTON

A ELEVATION
MONTEREY

DELANEY

B ELEVATION
FARMHOUSE

DANIEL

A ELEVATION
MONTEREY

DOMINIC

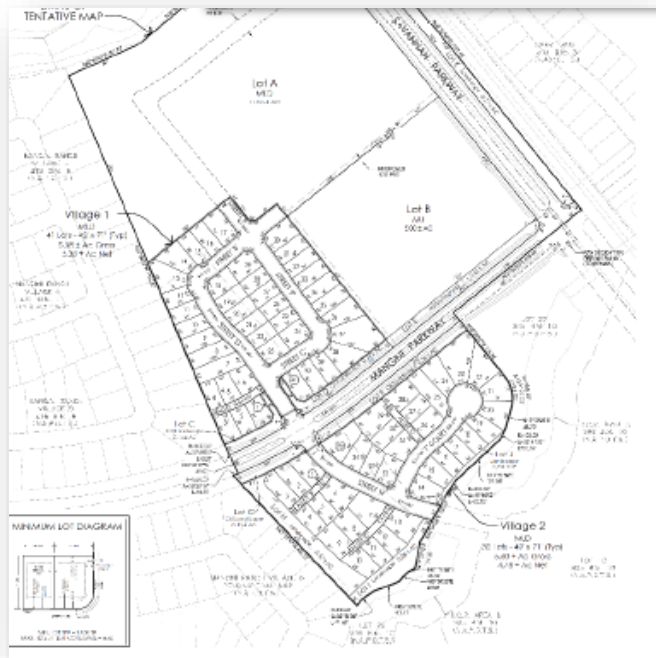
C ELEVATION
CRAFTSMAN

Development Applications Submitted/Pending

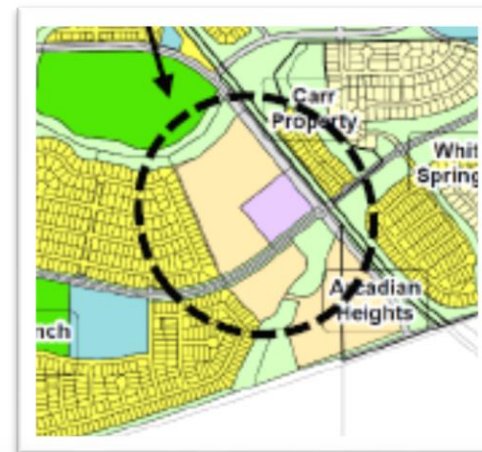
Mangini Ranch Phase 1C (north) – Subdivision Map/Design Review



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Residential Design Review



Large Lot Vesting TSM (32 acres)
Small Lot Vesting TSM
subdividing 11 acres into 76
single family lots



Front Elevation 2B - Italian Villa

Front Elevation 1A - Modern Spanish

Front Elevation 3C - Modern Prairie

Development Applications Submitted/Pending

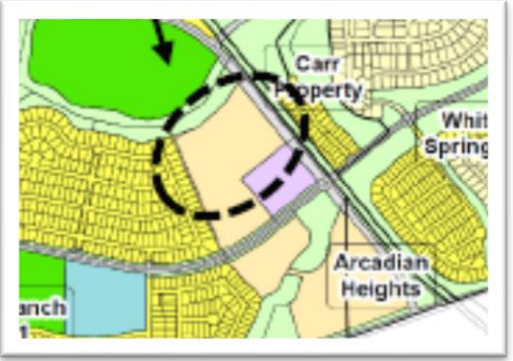
Mangini Ranch Phase 1C (4-pack) – Subdivision Map/Planned Development



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Planned Development



Small Lot Vesting TSM
subdividing 11 acres into
100 single family small lots



Western Farmhouse 2B
Right Elevation Facing Street

Modern Prairie 3C
Right Elevation Facing Street

Development Applications Submitted/Pending

Mangini Place St Anton Affordable Apartments Design Review



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MANGINI PARKWAY

SAVANNAH PARKWAY



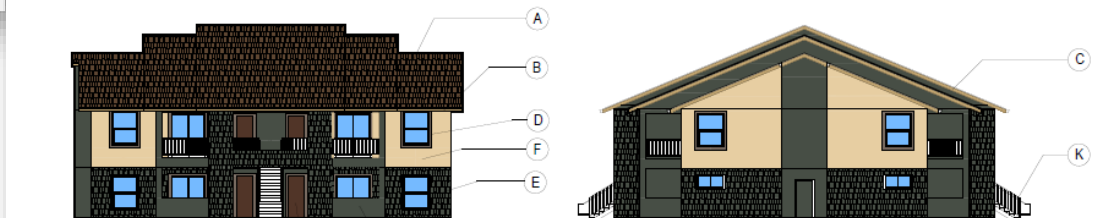
BUILDING C ELEVATIONS

1/8" = 1'-0"

MANGINI PLACE AFFORDABLE FOLSOM, CALIFORNIA		
EXTERIOR COLOR SCHEDULE		
NO.	DESIGN	COLOR
1	ROOF	BLACK
2	WALLS	BEIGE
3	WALLS	BLACK
4	WALLS	BEIGE
5	WALLS	BLACK
6	WALLS	BEIGE
7	WALLS	BLACK
8	WALLS	BEIGE
9	WALLS	BLACK
10	WALLS	BEIGE
11	WALLS	BLACK
12	WALLS	BEIGE
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19	WALLS	BLACK
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90	WALLS	BEIGE
91	WALLS	BLACK
92	WALLS	BEIGE
93	WALLS	BLACK
94	WALLS	BEIGE
95	WALLS	BLACK
96	WALLS	BEIGE
97	WALLS	BLACK
98	WALLS	BEIGE
99	WALLS	BLACK
100	WALLS	BEIGE



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



BUILDING D ELEVATIONS

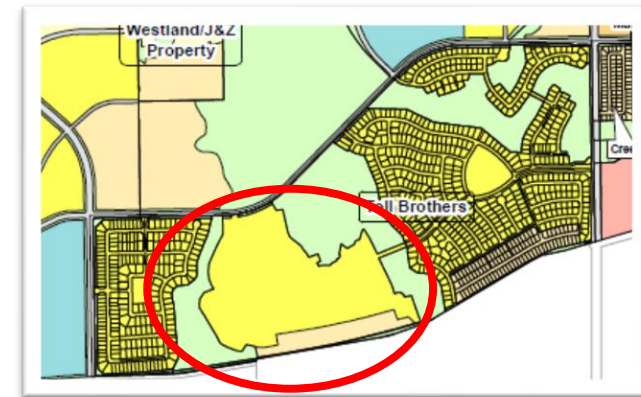
1/8" = 1'-0"

Development Applications Submitted/Pending

Toll Brothers Phase 2 Subdivision Map



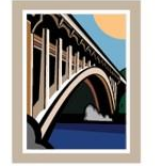
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Small Lot Vesting Subdivision Map
subdividing 64.7 acres into
329 single family lots as part of
age-restricted community

Planning Activity (last 90 days)

City Actions



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Planning Commission Actions on Development Applications

Toll Brothers Subdivision Clubhouse Design Review

The Shops Map and Planned Development Extension

White Rock Springs Ranch Villages 4 & 8 Residential Design Review

City Council Actions on Development Applications

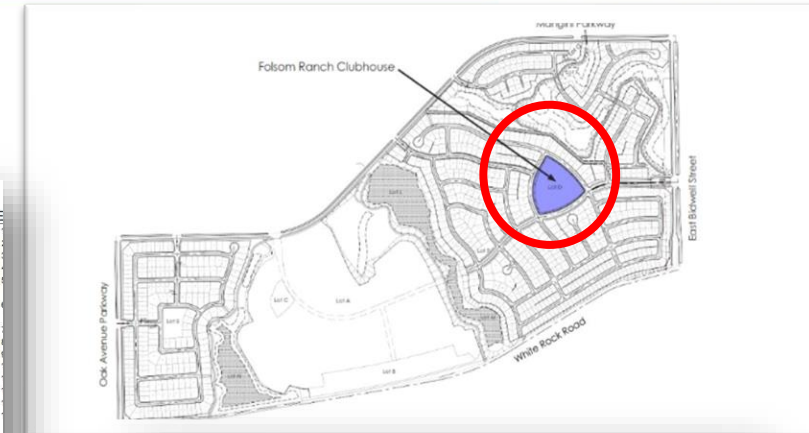
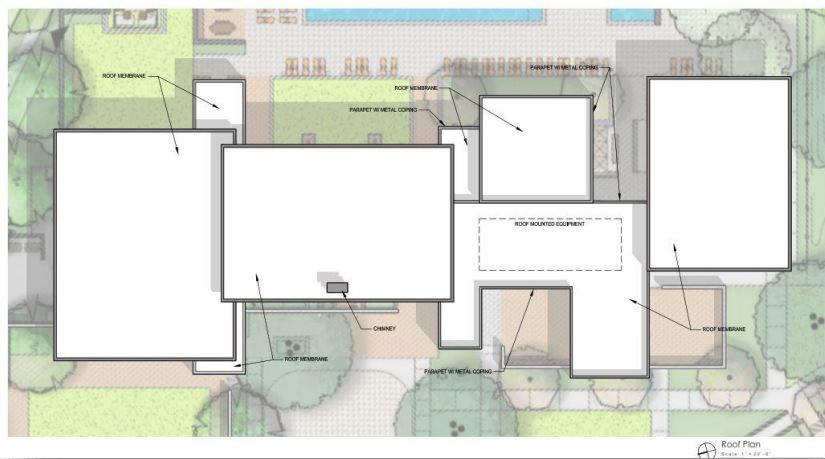
Creekstone Final Map

PC Approved: Toll Brothers Clubhouse Design Review

October 8, 2020



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18,600 sf single-story clubhouse
Indoor Amenities (pool, fitness center, social Hall, meeting rooms)
Outdoor Amenities (pool, spa, sports courts, putting green, lounge area)

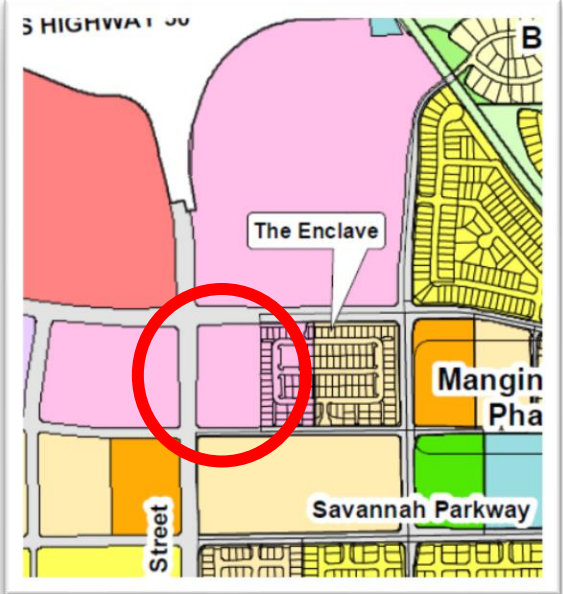
PC Approved: The Shops at Folsom Ranch Extension

December 2, 2020



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Tentative Parcel Map and Planned Development Permit Extension



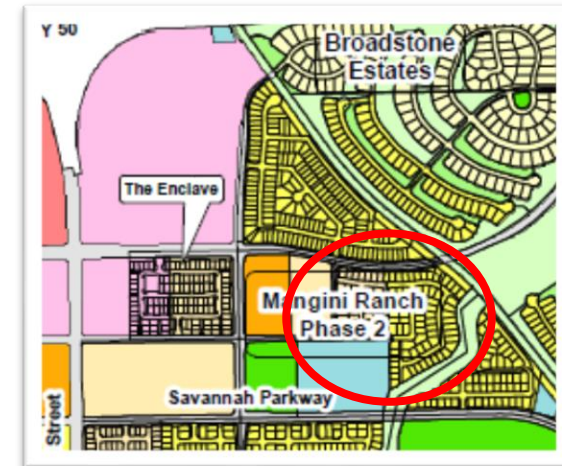
PC Approved: WRSR V4 – 8 Design Review

December 8, 2020



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KB Homes Residential Design Review
White Rock Springs Ranch Villages 4 - 8



Elevation 'A' - Spanish
1685

Elevation 'B' - Craftsman
2696

Elevation 'C' - Farmhouse
2278

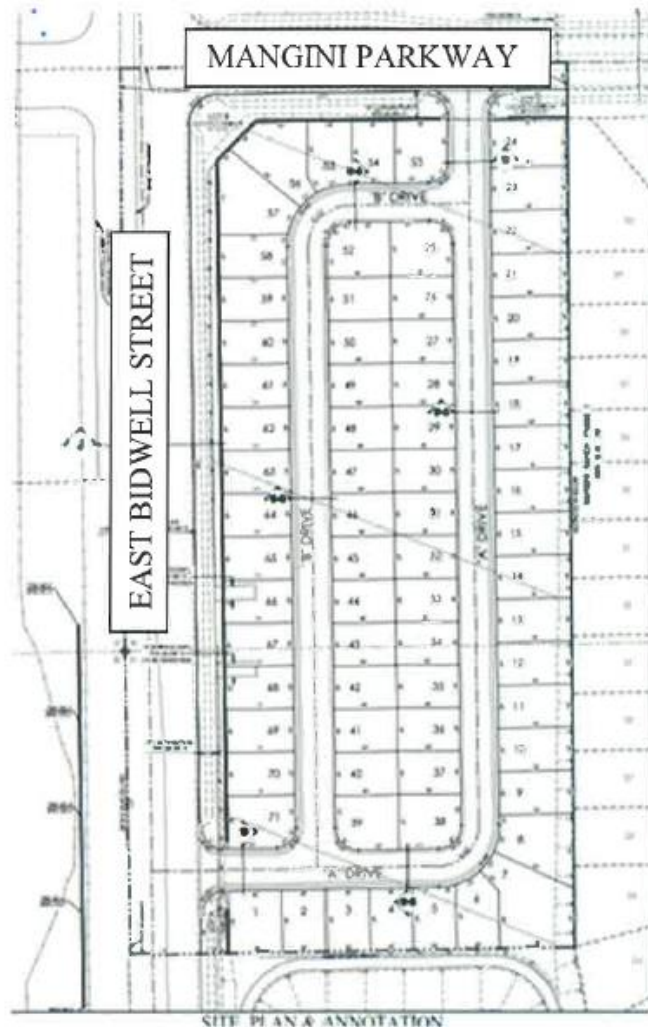
Elevation 'D' - Cottage
1429

CC Approved: Creekstone Final Map

December 8, 2020



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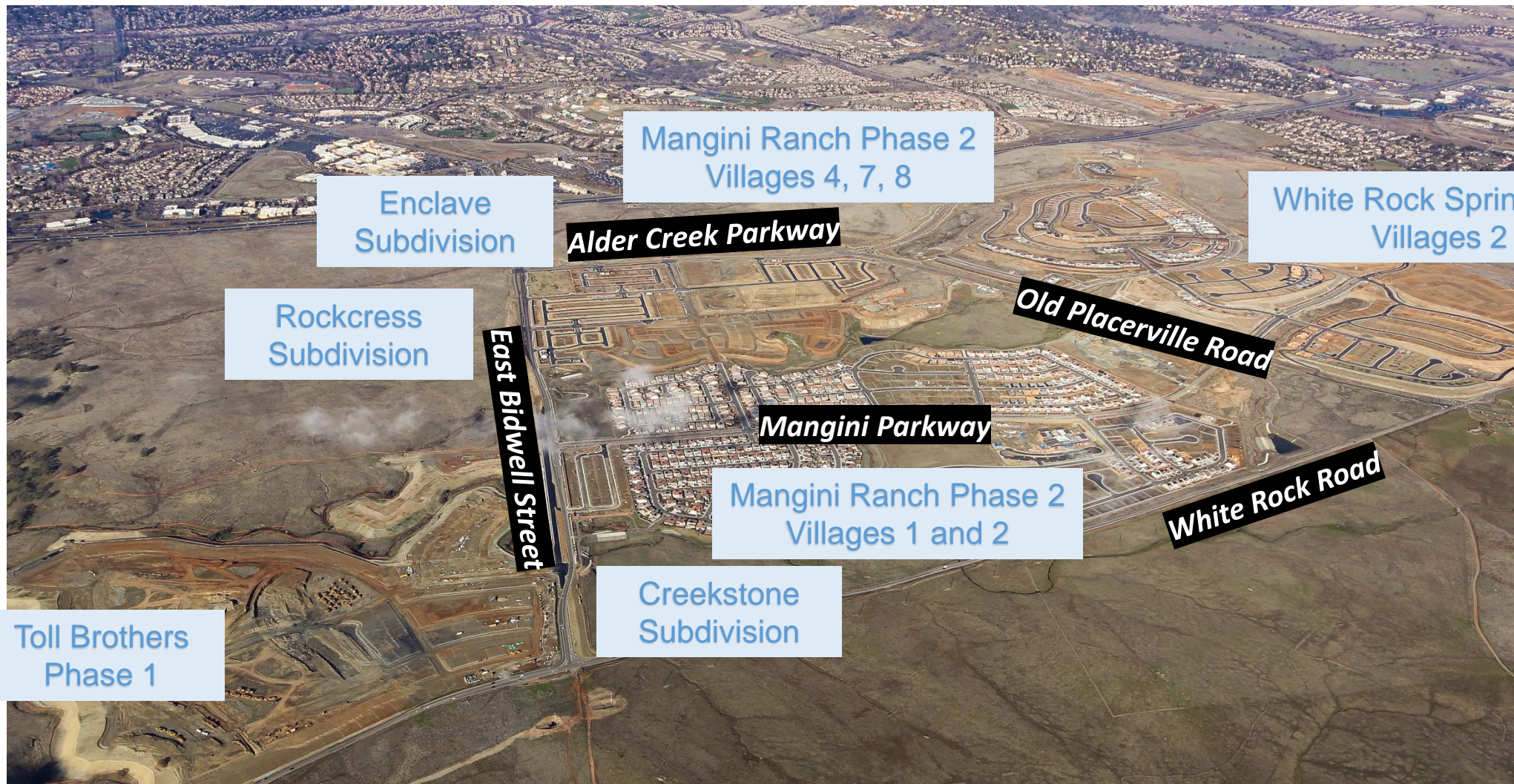


71 sf units, higher density
detached lots (MLD)

Infrastructure/Site Engineering Activity (Last 90 Days)



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Enclave
Subdivision

Mangini Ranch Phase 2
Villages 4, 7, 8

White Rock Springs Ranch
Villages 2 - 7

Rockcross
Subdivision

Alder Creek Parkway

Old Placerville Road

East Bidwell Street

Mangini Parkway

Mangini Ranch Phase 2
Villages 1 and 2

White Rock Road

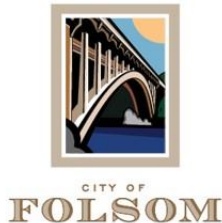
Toll Brothers
Phase 1

Creekstone
Subdivision

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 854 (Q4: October – December: 182)



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COMMUNITY DEVELOPMENT DEPARTMENT

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 12/31/2020

AREA	SUBDIVISION OR VILLAGE	LOT COUNT			PERMIT ACTIVITY				% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)
		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 1-9	836	784	93.78%	139	495	59.21%	634	75.84%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	177	26.70%	9	0	0.00%	9	1.36%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	88	60	15.23%	148	
CARR TRUST	NONE	28	28	100.00%	0	4	14.29%	4	
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	49	0	0.00%	49	
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	8	2	1.80%	10	
TOLL BROTHERS	NONE	598	0	0.00%	0	0	0.00%	0	
TOTALS		3025	1889	62.45%	293	561	18.55%	854	



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COMMUNITY DEVELOPMENT DEPARTMENT

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 12/31/2020

AREA	SUBDIVISION OR VILLAGE	LOT COUNT			PERMIT ACTIVITY				% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)
		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 1-9	836	784	93.78%	139	495	59.21%	634	75.84%
MANGINI RANCH PHASE 2	VILLAGES 1-10	663	177	26.70%	9	0	0.00%	9	1.36%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	88	60	15.23%	148	37.56%
CARR TRUST	NONE	28	28	100.00%	0	4	14.29%	4	14.29%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	49	0	0.00%	49	12.41%
ENCLAVE AT FOLSOM RANCH	NONE	111	111	100.00%	8	2	1.80%	2	1.80%
TOLL BROTHERS	NONE	598	0	0.00%	0	0	0.00%	0	0.00%
TOTALS		3025	1889	62.45%	293	561	18.55%	854	28.23%

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
MANGINI RANCH	1	1	AZURE	SFHD	108	108	100.00%	1	107	99.07%	TAYLOR MOR
MANGINI RANCH	1	2	DAKOTA	SFHD	98	98	100.00%	1	97	98.98%	TAYLOR MOR
MANGINI RANCH	1	3	BROOKSTONE	SFHD	52	0	0.00%	0	0	0.00%	TRI POIN
MANGINI RANCH	1	4	WATERSTONE	SFHD	85	43	50.59%	43	0	0.00%	TRI POIN
MANGINI RANCH	1	5	BROOKSTONE	SFHD	88	86	97.73%	19	67	76.14%	TAYLOR MOR
MANGINI RANCH	1	6	VILLAGE 6	SFHD	116	54	46.55%	25	29	25.00%	TAYLOR MOR
MANGINI RANCH	1	7	VILLAGE 7	SFHD	108	64	59.26%	48	16	14.81%	LENNAR/CAL
MANGINI RANCH	1	8	OAKLEAF	SFHD	78	78	100.00%	1	77	98.72%	LENNAR/CAL
MANGINI RANCH	1	9	COPPERWOOD	SFHD	103	103	100.00%	1	102	99.03%	LENNAR/CAL
TOTALS					836	634	75.84%	139	495	59.21%	

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
MANGINI RANCH	2	1	VILLAGE 1	SFHD	88	0	0.00%	0	0	0.00%	
MANGINI RANCH	2	2	VILLAGE 2	SFHD	74	0	0.00%	0	0	0.00%	
MANGINI RANCH	2	3	VILLAGE 3	SFHD	53	0	0.00%	0	0	0.00%	
MANGINI RANCH	2	4	VILLAGE 4	SFHD	73	0	0.00%	0	0	0.00%	
MANGINI RANCH	2	5	VILLAGE 5	SFHD	83	0	0.00%	0	0	0.00%	
MANGINI RANCH	2	6	VILLAGE 6	SFHD	70	0	0.00%	0	0	0.00%	
MANGINI RANCH	2	7	VILLAGE 7	MLD	68	3	4.41%	3	0	0.00%	SIGNATU
MANGINI RANCH	2	8	VILLAGE 8	MLD	36	2	5.56%	2	0	0.00%	KB H
MANGINI RANCH	2	10	ROCKCRESS	SFHD	118	4	3.39%	4	0	0.00%	LENNAR/CAL
TOTALS					663	9	1.36%	9	0	0.00%	

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	1	GOLDEN HILLS	SF/SFHD*	52	11	21.15%	9	2	3.85%	THE NEW
RUSSELL RANCH	1	2	GOLDEN HILLS	SF	25	0	0.00%	0	0	0.00%	THE NEW
RUSSELL RANCH	1	3	SILVER CREEK	SF	76	0	0.00%	0	0	0.00%	THE NEW
TOTALS					153	11	7.2%	9	2	3.85%	

854 Building Permits Issued
561 Homes Final Inspected

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
CARR TRUST	NONE	NONE	NONE	SFHD	28	4	14.29%	0	4	14.29%	RICHMOND AMERICAN HOMES, INC
TOTALS					28	4	14.29%	0	4	14.29%	

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
WHITE ROCK SPRINGS RANCH	1	1	VILLAGE 1	SFHD	93	32	34.41%	32	0	0.00%	RICHMOND AMERICAN HOMES, INC
WHITE ROCK SPRINGS RANCH	1	8	VILLAGE 8	SF	42	0	0.00%	0	0	0.00%	JOHN MOURIER CONSTRUCTION
WHITE ROCK SPRINGS RANCH	1	9	VILLAGE 9	SF	44	17	38.64%	17	0	0.00%	JOHN MOURIER CONSTRUCTION
WHITE ROCK SPRINGS RANCH	2	2	VILLAGE 2	SF	29	0	0.00%	0	0	0.00%	
WHITE ROCK SPRINGS RANCH	2	3	VILLAGE 3	SFHD	52	0	0.00%	0	0	0.00%	
WHITE ROCK SPRINGS RANCH	2	4	VILLAGE 4	SFHD	50	0	0.00%	0	0	0.00%	
WHITE ROCK SPRINGS RANCH	2	5	VILLAGE 5	SF	21	0	0.00%	0	0	0.00%	
WHITE ROCK SPRINGS RANCH	2	6	VILLAGE 6	SFHD	24	0	0.00%	0	0	0.00%	
WHITE ROCK SPRINGS RANCH	2	7	VILLAGE 7	SFHD	40	0	0.00%	0	0	0.00%	
TOTALS					395	49	12.41%	49	0	0.00%	

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
ENCLAVE AT FOLSOM RANCH	NONE	NONE	NONE	MLD	111	10	9.01%	8	2	1.80%	KB HOMES OF CA
TOTALS					111	10	9.01%	8	2	1.80%	

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
TOLL BROTHERS	NONE	NONE	NONE	SFHD	598	0	0.00%	0	0	0.00%	TOLL BROTHERS
TOTALS					598	0	0.00%	0	0	0.00%	

Folsom Plan Area Specific Plan Approved Entitlements and Final Maps

City of Folsom, California
June, 2020



KEY: #

Parcel Maps, Large Lot Final Maps, and Small Lot Final Maps

TM/SPA Map Number	Parcel Map / Subdivision Map Name	Number of Mapped Lots (S/L/M)	Date Approved	Date Recorded	Document # (M, or M/M)
1	Parcel Map	0	10/11/2010	10/11/2010	358 P, M, 17
2	Parcel Map	0	3/29/2011	3/29/2011	218 P, M, 9
3	PH 14228 Parcel Map	0	5/27/2015	5/27/2015	233 P, M, 5
4	PH 14232 Parcel Map	0	10/29/2015	10/29/2015	244 M, M, 4
5	Mangini Ranch LLFM	0	3/28/2017	4/9/2017	365 M, M, 10
6	Russel Ranch LLFM	0	5/13/2017	5/21/2017	348 M, M, 1
7	Folsom Heights LLFM	0	12/13/2017	12/27/2017	405 M, M, 8
8	Mangini Ranch Phase 1 Village 1 FM	108	5/12/2018	5/23/2018	401 M, M, 4
9	Mangini Ranch Phase 1 Village 2 FM	103	5/8/2018	5/31/2018	402 M, M, 3
10	Mangini Ranch Phase 1 Village 3 FM	76	5/8/2018	5/31/2018	403 M, M, 4
11	PH 14205 Parcel Map	0	6/12/2018	6/26/2018	232 P, M, 17
12	Mangini Ranch Phase 1 Village 2 FM	68	5/28/2018	7/2/2018	402 M, M, 7
13	Russel Ranch Phase 1 LLFM	0	10/23/2018	10/30/2018	407 M, M, 1
14	White Rock Springs Ranch LLFM	0	11/13/2018	11/20/2018	407 M, M, 6
15	Russel Ranch Phase 1 Village 6 FM	43	3/26/2019	3/15/2019	410 M, M, 7
16	Russel Ranch Phase 1 Village 1 FM	52	3/26/2019	4/2/2019	410 M, M, 6
17	Russel Ranch Phase 1 Village 7 FM	41	3/26/2019	4/9/2019	410 M, M, 5
18	Russel Ranch Phase 1 Village 2 FM	35	3/26/2019	4/9/2019	410 M, M, 5
19	Russel Ranch Phase 1 Village 3 FM	35	3/26/2019	4/9/2019	410 M, M, 7
20	Russel Ranch Phase 1 Village 8 FM	51	4/8/2019	4/15/2019	411 M, M, 2
21	Russel Ranch Phase 1 Village 5 FM	41	4/8/2019	4/15/2019	411 M, M, 3
22	Mangini Ranch West Parcel Map (Parcel 3, 218 PM 17)	0	5/24/2019	5/23/2019	236 P, M, 9
23	Mangini Ranch West Parcel Map (Parcel 1 & 5, 218 PM 17)	0	5/24/2019	6/2/2019	236 P, M, 10
24	Russel Ranch Phase 1 Village 4 FM	134	6/18/2019	6/21/2019	412 M, M, 4
25	Mangini Ranch Phase 2 LLFM	0	5/26/2019	7/2/2019	412 M, M, 7
26	Carr Trust Final Map	38	7/29/2019	3/26/2019	414 M, M, 3
27	White Rock Springs Ranch Village 1 FM	83	7/29/2019	3/26/2019	414 M, M, 4
28	Mangini Ranch Phase 1 Village 5 FM	87	8/24/2019	8/4/2019	416 M, M, 9
29	White Rock Springs Ranch Village 8, 9 FM	86	10/15/2019	10/14/2019	417 M, M, 1
30	Mangini Ranch Phase 1 Village 6 FM	112	11/13/2019	11/20/2019	417 M, M, 8
31	Mangini Ranch Phase 1 Village 7 FM	108	11/13/2019	11/20/2019	417 M, M, 9
32	White Rock Springs Ranch Village 2 and 3 FM	111	11/13/2019	10/16/2019	418 M, M, 9
33	White Rock Springs Ranch Village 4, 5, and 7 FM	133	11/13/2019	12/16/2019	418 M, M, 4
34	Mangini Ranch Phase 2 Village 7 FM	66	12/11/2019	12/17/2019	418 M, M, 5
35	PH 14288 Parcel Map Parcel 85A	0	5/29/2020	5/22/2020	240 P, M, 13

Total Lots (S/L/M): 2888

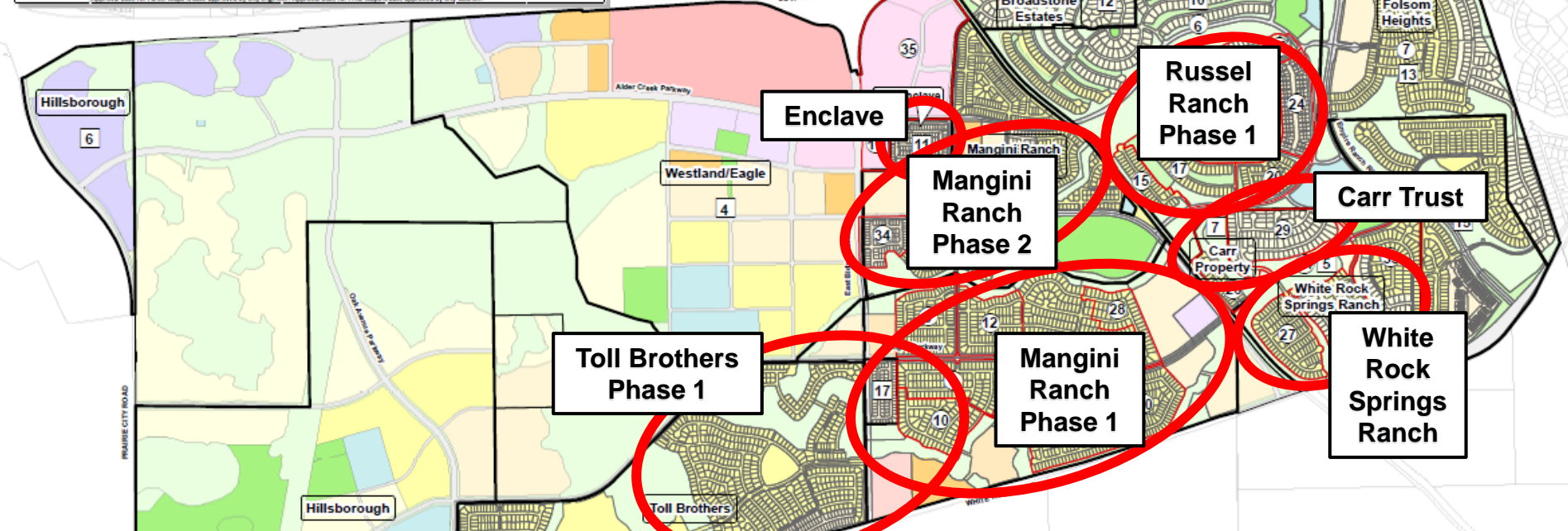
Note: For each county, Parcel Maps are not shown below.
Approval Date for Parcel Maps is date approved by City Engineer. Approval Date for Final Maps is date approved by City Council.

KEY: #

Tentative Maps and Specific Plan Amendments

TM/SPA Number	Tentative Map/SPA Map Name	Number of Mapped Lots (S/L/M)	Date Approved
1	Folsom Plan Area Specific Plan	0	6/28/2011
2	Russel Ranch SPA and Tentative Map	638	5/12/2015
3	Mangini Ranch Phase 1 Tentative Map	403	4/23/2015
4	Woodland Eagle SPA	0	8/22/2015
5	White Rock Springs Tentative Map	365	3/22/2016
6	Hillsborough SPA	0	5/24/2016
7	Carr Trust SPA and Tentative Map	38	5/24/2016
8	Folsom Heights SPA	0	6/24/2016
9	Broadstone Estates SPA	0	6/28/2016
10	Russel Ranch Tentative Map Amendment	632	6/28/2016
11	The Enclave at Folsom Ranch Tentative Map	111	1/19/2016
12	Broadstone Estates Tentative Map	161	4/13/2017
13	Folsom Heights Tentative Map	530	7/11/2017
14	Mangini Ranch Phase 2 Tentative Map	465	3/13/2018
15	Russel Ranch Lots 24 thru 32 SPA and Tentative Map	389	3/13/2018
16	Old Broadstone at Folsom Ranch SPA and Tentative Map	366	3/13/2018
17	Enclave	71	5/26/2020

Notes:
1. Item #10 supercedes Item #2
2. Item #15 replaced a portion of Item #10
3. Item #16 replaced a portion of Item #10



Legend

Ⓝ	SLFM / LLFM / PM Number	SF	CC	PQP
#	TM/ SPA Number	SFHD	GC	P
Ⓜ	Approved Small Lot Final Map / Parcel Map	MLD	MU	OS (Measure W)
Ⓜ	Approved Tentative Map / Large Lot Final Map / Specific Plan Amendment	MMD	RC	OS-OTHER
		MHD	IND/OP	ROW

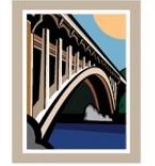


Mangini Ranch Phase 1 Neighborhoods



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**



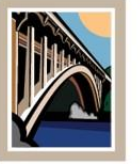
**Taylor Morrison:
Villages 6 - 7**

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 (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



CITY OF
FOLSOM

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



New Home Company: Village 7



Meritage: Village 4



Anthem United: Villages 6 and 8



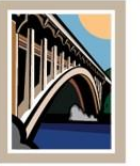
New Home Company: Village 1

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**



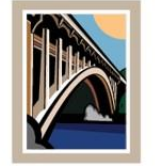
Richmond American: Carr Trust

Toll Brothers at Folsom Ranch Neighborhoods



Home Sales

Total sales 857 (Q4: October – December: 186)



CITY OF
FOLSOM

Builder	October	November	December
Taylor Morrison (Azure II and Dakota II)	19	12	12
Tri Pointe (Brookstone and Waterstone)	10	10	5
Meritage (Steel Canyon)	6	9	7
Anthem United (Iron Ridge)	8	8	11
New Home Company (SilverCrest)	4	6	6
New Home Company (Gold Hills)	2	8	8
Richmond American (Seasons)	8	8	9
KB Homes (Enclave)	0	2	8
KB Homes (Soleil)	<i>Model homes under construction</i>		
JMC Homes	<i>Model homes under construction</i>		
Signature Homes	<i>Model homes under construction</i>		
Lennar (Rockcross)	<i>Model homes under construction</i>		
Total	57	63	66

Questions?



CITY OF
FOLSOM

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

https://www.folsom.ca.us/community/planning/approved_master_plans/folsom_plan_area/default.asp