



# Folsom Plan Area Quarterly Update Q4 2020



CITY OF  
**FOLSOM**

# FPA Quarterly Update Outline



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Planning Activity

Infrastructure and Site Engineering Activity

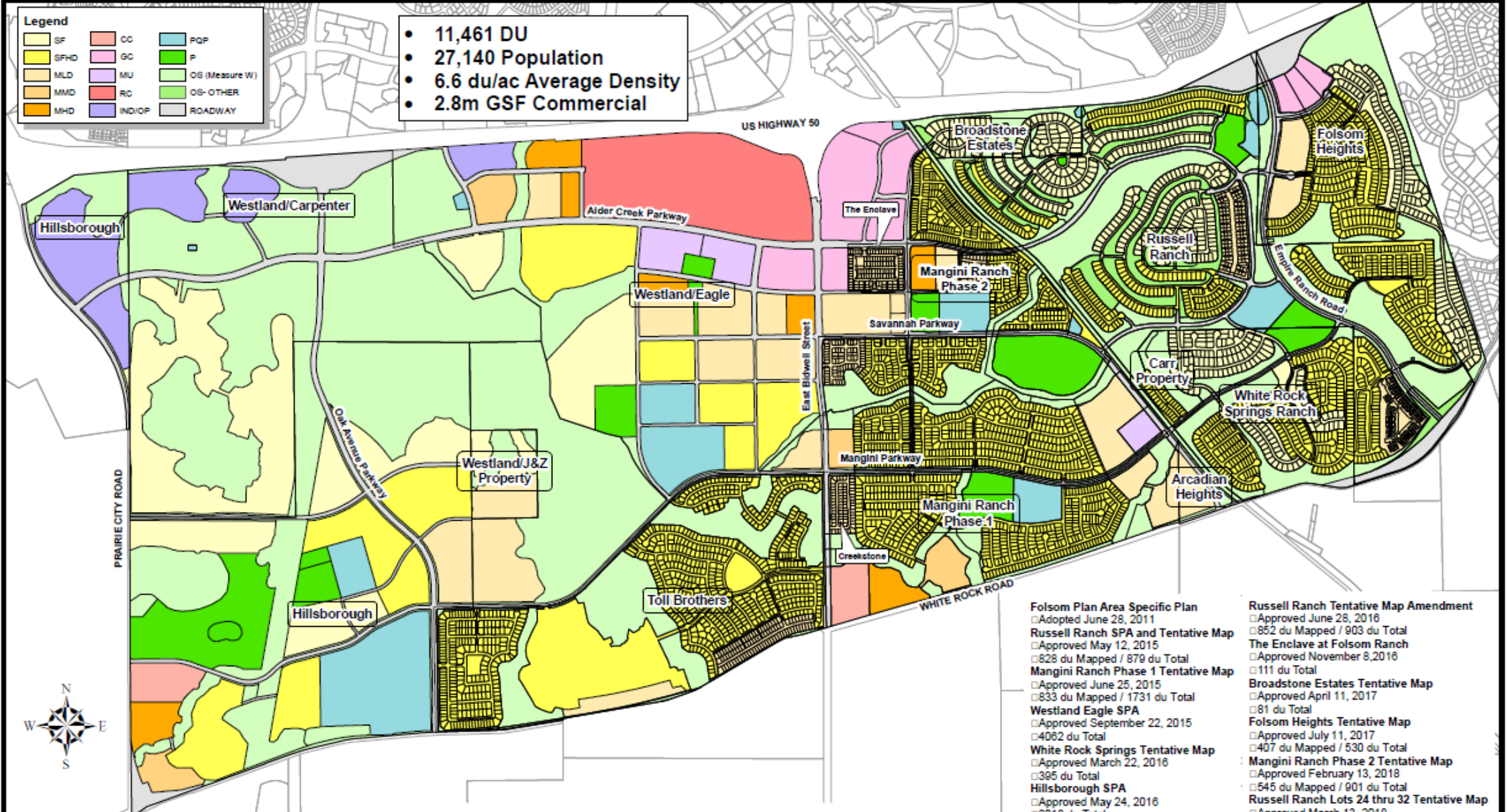
Map Activity

Building Activity

Public Information/City Website

| Legend |        |                |
|--------|--------|----------------|
| SF     | CC     | PQP            |
| SFHD   | GC     | 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

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

# 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

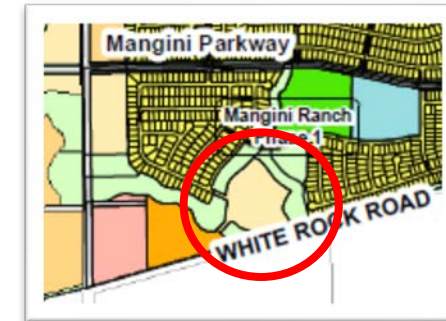
# Development Applications Submitted/Pending

## 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  
14'4" x 10'



FRONT

Farmhouse Variation 3  
14'4" x 10'



FRONT

Farmhouse Variation 2  
14'4" x 10'

# Development Applications Submitted/Pending

## Van Daele Multifamily Design Review



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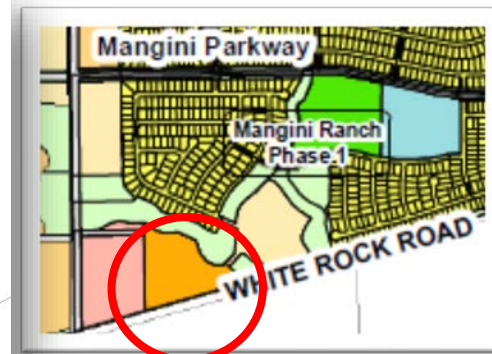
REAR



RIGHT



FRONT



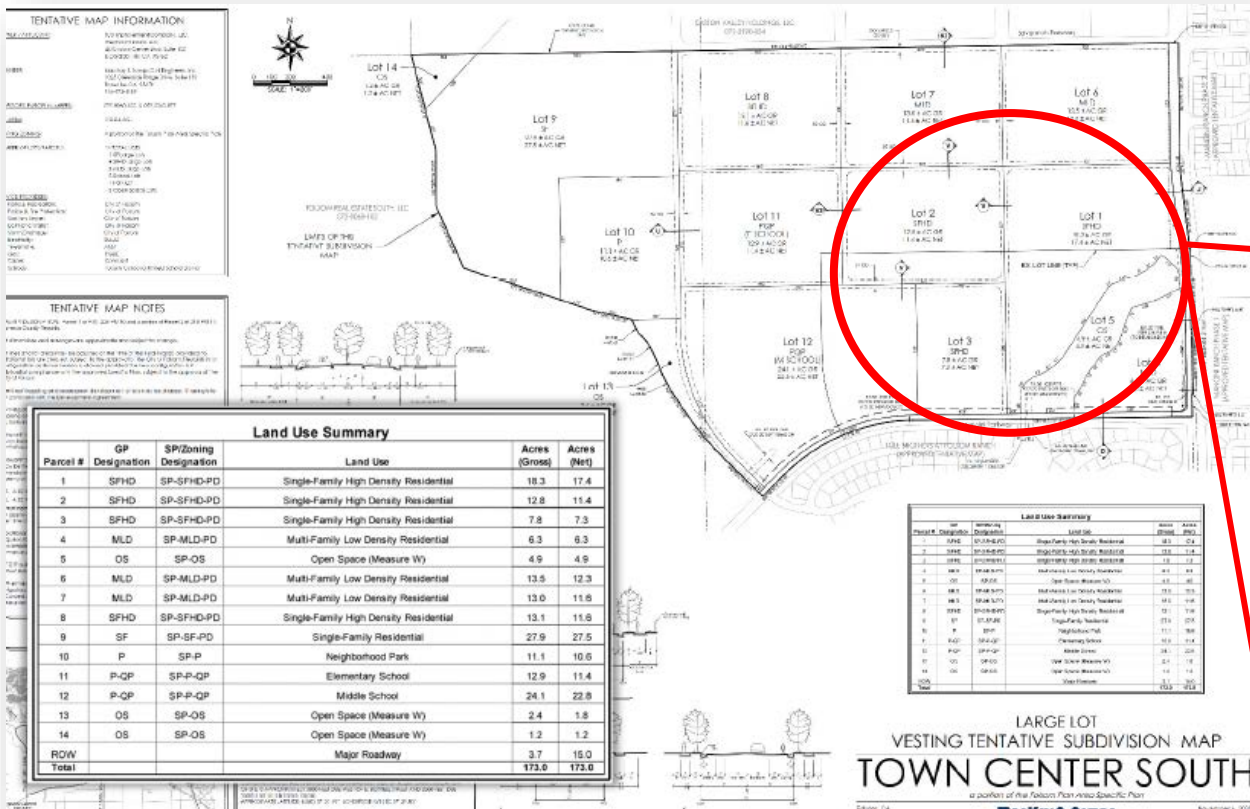
278-unit multifamily apartment project  
Three-story buildings  
1-, 2-, and 3-bedroom units  
Clubhouse and outdoor amenities

# 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

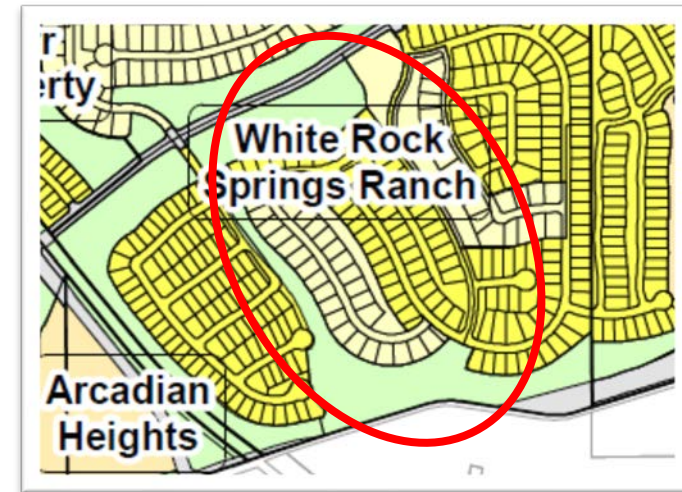
## White Rock Springs Ranch V2 – 3 Residential Design Review



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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

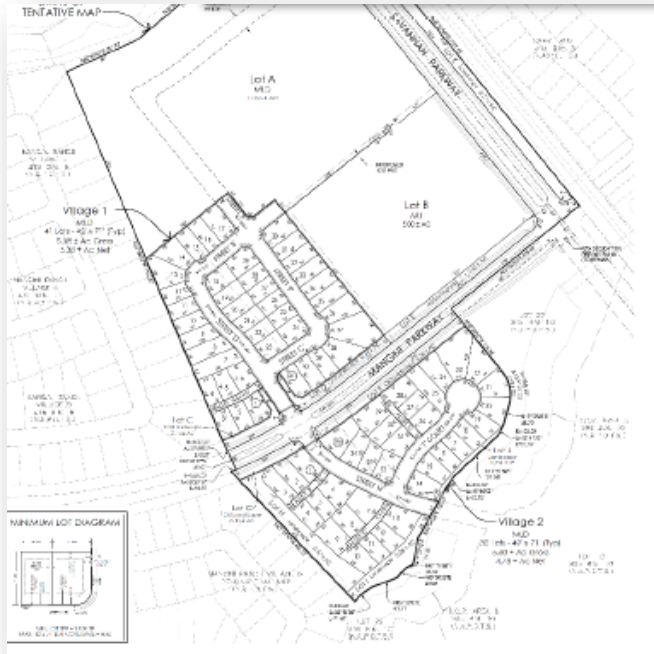


# Development Applications Submitted/Pending

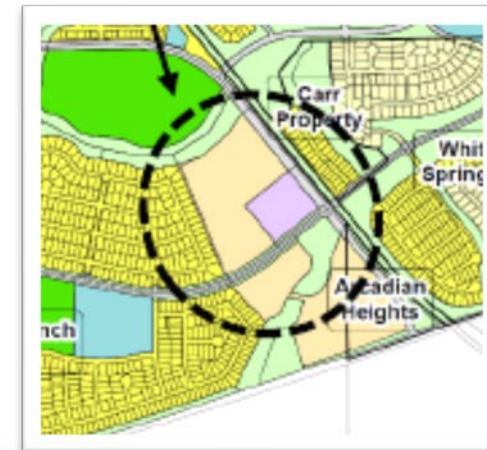
## Mangini Ranch Phase 1C (north) – Subdivision Map/Design Review



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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

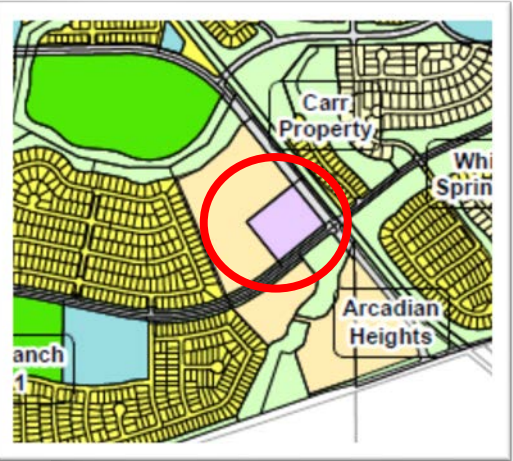
Modern Prairie 3C  
Right Elevation Facing Street

# Development Applications Submitted/Pending

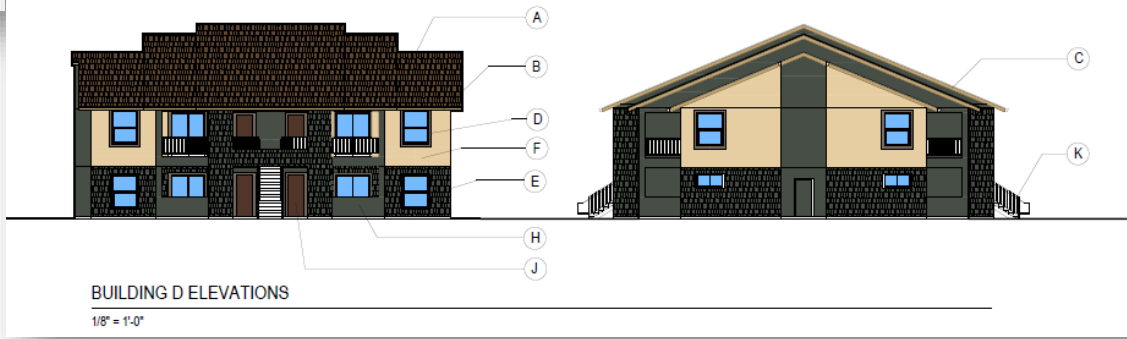
## Mangini Place St Anton Affordable Apartments Design Review



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

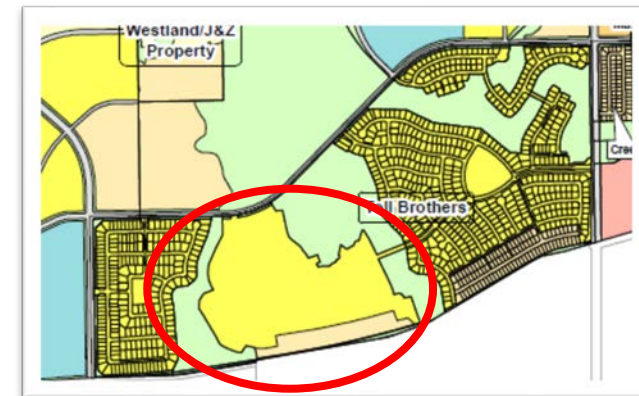


# Development Applications Submitted/Pending

## 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

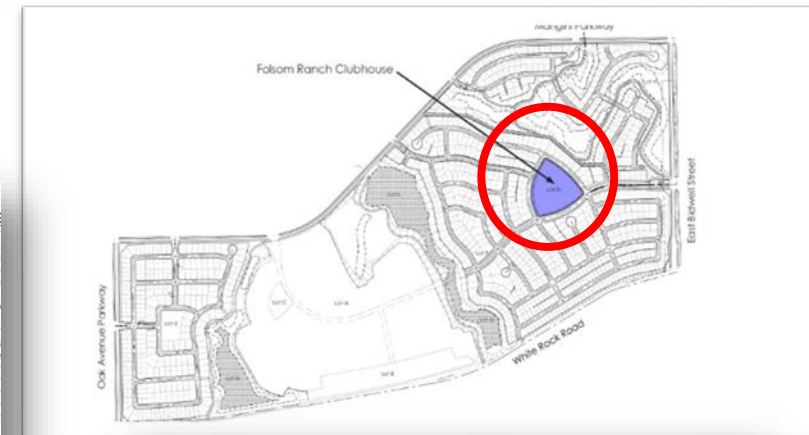
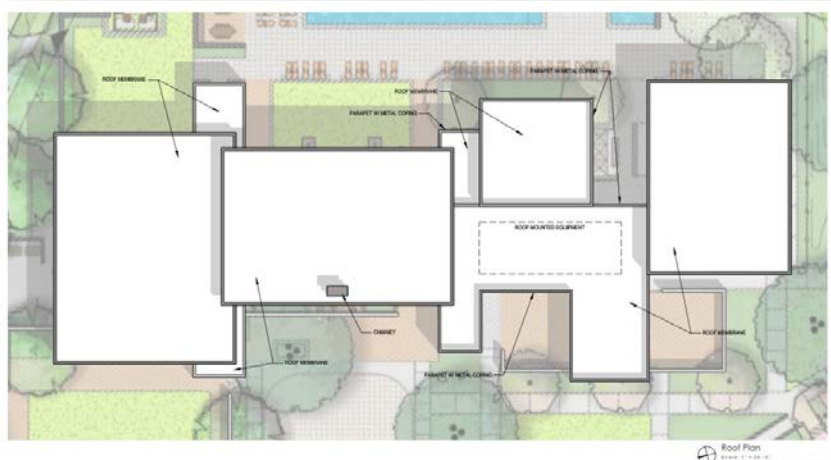
Creekstone Final Map

# 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

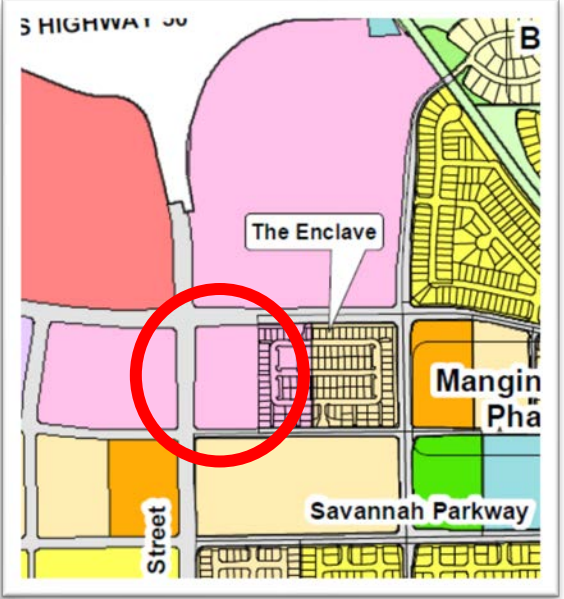


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## Tentative Parcel Map and Planned Development Permit Extension



6



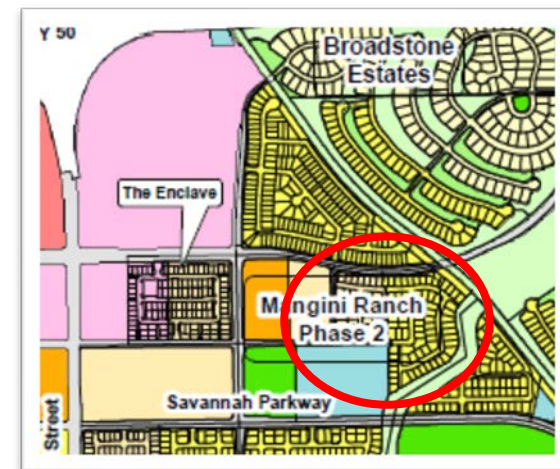
# PC Approved: WRSR V4 – 8 Design Review

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

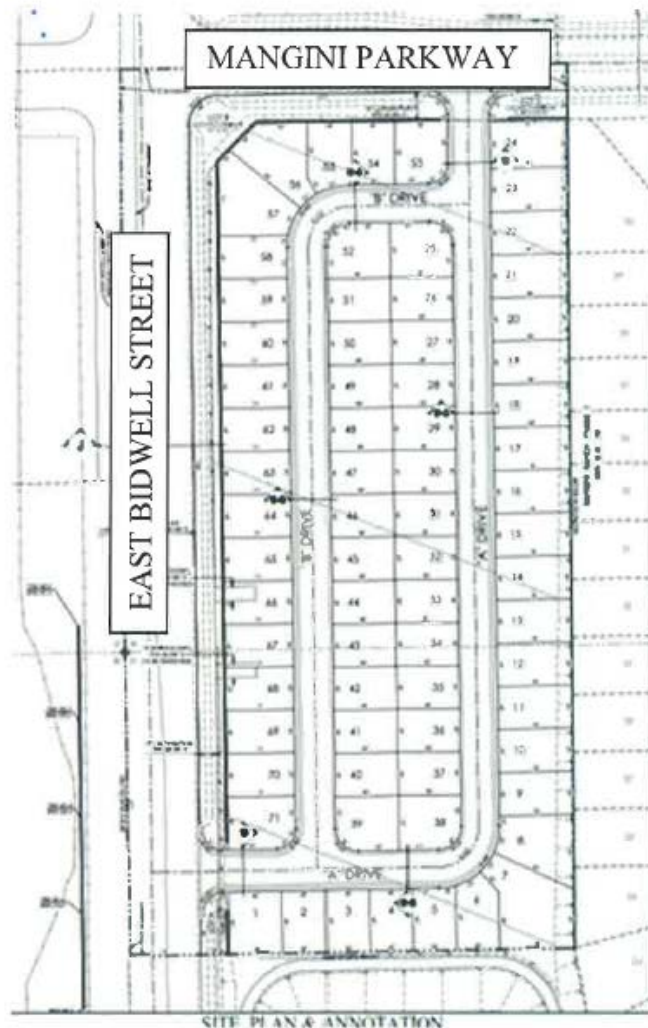


# CC Approved: Creekstone Final Map

December 8, 2020



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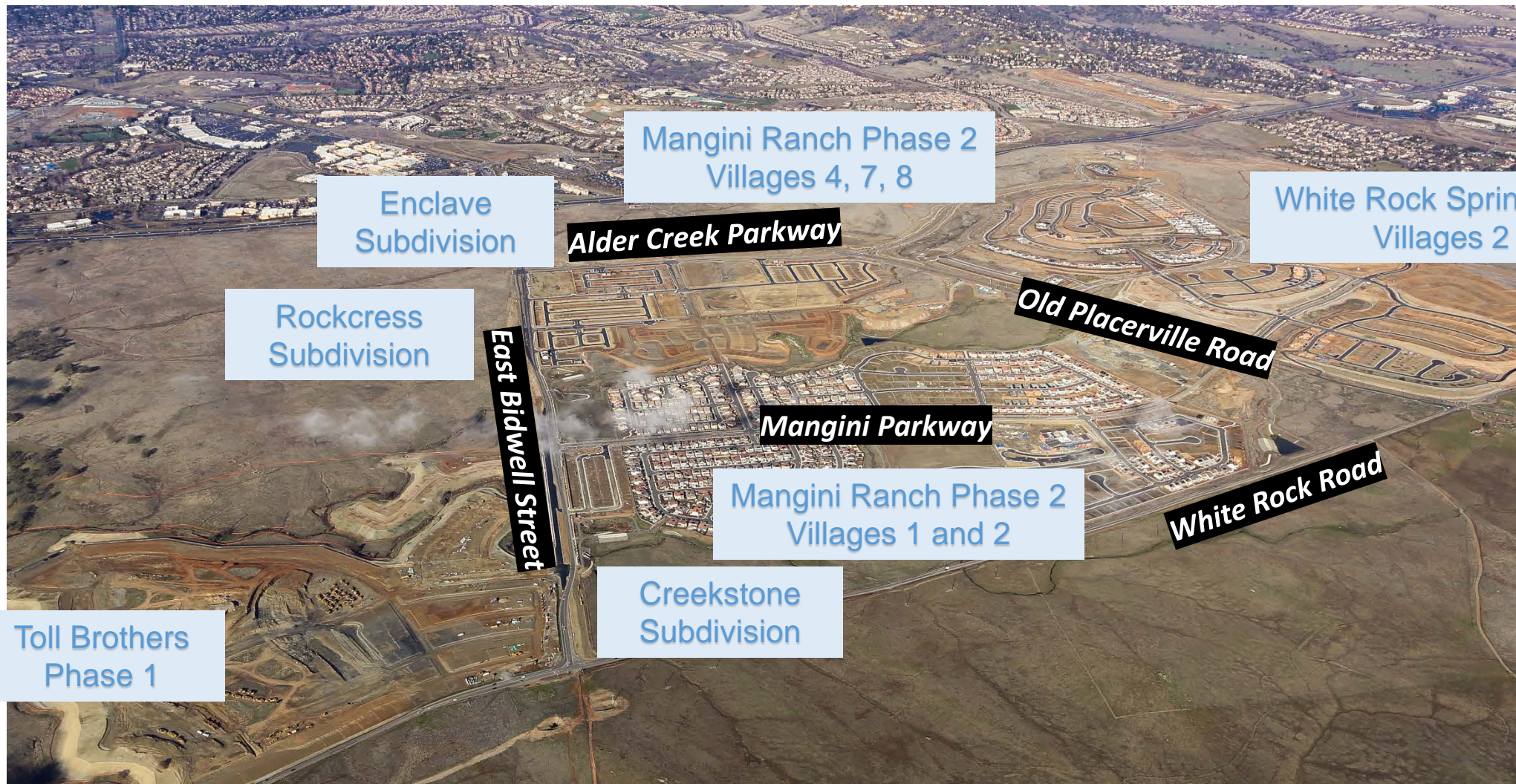


71 sf units, higher density  
detached lots (MLD)

# Infrastructure/Site Engineering Activity (Last 90 Days)



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| 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)<br>Villages 8 and 9 (May 2018)<br>Village 2 (June 2018)<br>Village 5 (September 2019)<br>Villages 6 and 7 (November 2019)<br>Village 4 (July 2020)<br>Creekstone (December 2020) | Village 3                      |
| White Rock Springs Ranch (395 dwelling units)      | Village 1 (July 2019)<br>Villages 8 and 9 (October 2019)<br>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)<br>Villages 1, 2, 3, and 7 (March 2019)<br>Village 5 and 8 (May 2019)<br>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)<br>Villages 4 and 8 (July 2020)<br>Rockcress (Jan 2021)   |                                |
| Toll Brothers at Folsom Ranch (804 dwelling units) |   | Phase 1A, Phase 1B and 1C      |
| <b>Total SF Lots Ready for Permits</b>             | <b>2081 lots mapped</b>   | <b>551 lots pending</b>        |

# 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                    |  |
| <b>TOTALS</b>            |                        | <b>3025</b>   | <b>1889</b>  | <b>62.45%</b>  | <b>293</b>              | <b>561</b>                  | <b>18.55%</b>                 | <b>854</b>           |  |

| 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  |
| <b>TOTALS</b> |       |         |              |        | <b>836</b>                | <b>634</b>           | <b>75.84%</b>                                | <b>139</b>              | <b>495</b>                  | <b>59.21%</b>                 |             |

| 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  |
| <b>TOTALS</b> |       |         |              |        | <b>663</b>                | <b>9</b>             | <b>1.36%</b>                                 | <b>9</b>                | <b>0</b>                    | <b>0.00%</b>                  |             |

| 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 | CC       | 76                        | 0                    | 0.00%  | 0                       | 0                           | 0.00%                         | THE NEW     |
| <b>TOTALS</b> |       |         |              |          | <b>663</b>                | <b>11</b>            | <b>1.65%</b>                                 | <b>9</b>                | <b>2</b>                    | <b>3.05%</b>                  |             |

854 Building Permits Issued  
561 Homes Final Inspected

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%  |
| <b>TOTALS</b>            |                        | <b>3025</b>   | <b>1889</b>  | <b>62.45%</b>  | <b>293</b>              | <b>561</b>                  | <b>18.55%</b>                 | <b>854</b>           | <b>28.23%</b>                                |

| 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 |
| <b>TOTALS</b> |       |         |              |        | <b>28</b>                 | <b>4</b>             | <b>14.29%</b>                                | <b>0</b>                | <b>4</b>                    | <b>14.29%</b>                 |                              |

| 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%                         |                              |
| <b>TOTALS</b>            |       |         |              |        | <b>395</b>                | <b>49</b>            | <b>12.41%</b>                                | <b>49</b>               | <b>0</b>                    | <b>0.00%</b>                  |                              |

| 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 |
| <b>TOTALS</b>           |       |         |              |        | <b>111</b>                | <b>10</b>            | <b>9.01%</b>                                 | <b>8</b>                | <b>2</b>                    | <b>1.80%</b>                  |                |

| 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 |
| <b>TOTALS</b> |       |         |              |        | <b>598</b>                | <b>0</b>             | <b>0.00%</b>                                 | <b>0</b>                | <b>0</b>                    | <b>0.00%</b>                  |               |

# 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/PM Map Number | Parcel Map / Subdivision Map Name                       | Number of Mapped Lots (S/L/M) | Date Approved | Date Recorded | Document ID, A, or M |
|------------------|---|-------------------------------|---------------|---------------|----------------------|
| 1                | Parcel Map  | 0                             | 01/11/2010    | 01/11/2010    | 358 P, M, 17         |
| 2                | Parcel Map  | 0                             | 3/29/2010     | 3/23/2010     | 218 P, M, 9          |
| 3                | PH 14228 Parcel Map                                     | 0                             | 5/27/2010     | 5/28/2010     | 233 P, M, 5          |
| 4                | Mangini Ranch L1FM                                      | 0                             | 04/29/2010    | 04/29/2010    | 244 M, M, 4          |
| 5                | Mangini Ranch L2FM                                      | 0                             | 5/28/2010     | 4/9/2010      | 365 M, M, 10         |
| 6                | Russel Ranch L1FM                                       | 0                             | 8/12/2010     | 8/21/2010     | 388 M, M, 1          |
| 7                | Folsom Heights L1FM                                     | 0                             | 03/12/2011    | 03/27/2011    | 400 M, M, 8          |
| 8                | Mangini Ranch Phase 1 Village 1 FM                      | 108                           | 5/23/2011     | 5/23/2011     | 403 M, M, 4          |
| 9                | Mangini Ranch Phase 1 Village 2 FM                      | 103                           | 5/23/2011     | 5/23/2011     | 400 M, M, 3          |
| 10               | Mangini Ranch Phase 1 Village 3 FM                      | 76                            | 5/23/2011     | 5/23/2011     | 400 M, M, 4          |
| 11               | PH 14205 Parcel Map                                     | 0                             | 6/12/2011     | 6/29/2011     | 232 P, M, 17         |
| 12               | Mangini Ranch Phase 1 Village 2 FM                      | 68                            | 5/28/2011     | 7/2/2011      | 403 M, M, 7          |
| 13               | Russel Ranch Phase 1 Village 2 FM                       | 0                             | 09/23/2011    | 10/30/2011    | 407 M, M, 1          |
| 14               | White Rock Springs Ranch L1FM                           | 0                             | 11/13/2011    | 11/30/2011    | 407 M, M, 5          |
| 15               | Russel Ranch Phase 1 Village 6 FM                       | 43                            | 3/26/2012     | 3/12/2012     | 410 M, M, 7          |
| 16               | Russel Ranch Phase 1 Village 1 FM                       | 52                            | 3/26/2012     | 4/2/2012      | 410 M, M, 6          |
| 17               | Russel Ranch Phase 1 Village 7 FM                       | 41                            | 3/26/2012     | 4/2/2012      | 410 M, M, 3          |
| 18               | Russel Ranch Phase 1 Village 2 FM                       | 35                            | 3/26/2012     | 4/2/2012      | 410 M, M, 5          |
| 19               | Russel Ranch Phase 1 Village 3 FM                       | 35                            | 3/26/2012     | 4/2/2012      | 410 M, M, 7          |
| 20               | Russel Ranch Phase 1 Village 8 FM                       | 51                            | 4/6/2012      | 4/12/2012     | 411 M, M, 2          |
| 21               | Russel Ranch Phase 1 Village 5 FM                       | 41                            | 4/6/2012      | 4/12/2012     | 411 M, M, 1          |
| 22               | Mangini Ranch West Parcel Map (Parcel 1 & 5, 218 PM 17) | 0                             | 5/24/2012     | 5/24/2012     | 236 P, M, 9          |
| 23               | Mangini Ranch West Parcel Map (Parcel 1 & 5, 218 PM 17) | 0                             | 5/24/2012     | 6/2/2012      | 236 P, M, 10         |
| 24               | Russel Ranch Phase 1 Village 4 FM                       | 114                           | 6/19/2012     | 6/27/2012     | 412 M, M, 6          |
| 25               | Mangini Ranch Phase 2 L1FM                              | 0                             | 6/26/2012     | 7/2/2012      | 412 M, M, 7          |
| 26               | Carr Trust Final Map                                    | 38                            | 7/29/2012     | 3/29/2012     | 414 M, M, 3          |
| 27               | White Rock Springs Ranch Village 1 FM                   | 83                            | 7/29/2012     | 3/29/2012     | 414 M, M, 4          |
| 28               | Mangini Ranch Phase 1 Village 5 FM                      | 87                            | 8/24/2012     | 8/4/2012      | 416 M, M, 9          |
| 29               | White Rock Springs Ranch Village 8, 9 FM                | 86                            | 10/2/2012     | 10/14/2012    | 417 M, M, 1          |
| 30               | Mangini Ranch Phase 1 Village 6 FM                      | 112                           | 11/13/2012    | 11/20/2012    | 417 M, M, 8          |
| 31               | Mangini Ranch Phase 1 Village 7 FM                      | 108                           | 11/13/2012    | 11/20/2012    | 417 M, M, 9          |
| 32               | White Rock Springs Ranch Village 2 and 3 FM             | 151                           | 11/14/2012    | 10/16/2012    | 418 M, M, 9          |
| 33               | White Rock Springs Ranch Village 4, 5, 6 and 7 FM       | 132                           | 12/14/2012    | 12/18/2012    | 418 M, M, 4          |
| 34               | Mangini Ranch Phase 2 Village 7 FM                      | 66                            | 12/11/2012    | 12/17/2012    | 418 M, M, 5          |
| 35               | PH 14288 Parcel Map Parcel 85A                          | 0                             | 5/29/2010     | 5/23/2010     | 240 P, M, 13         |

Total Lots (S/L/M) 2888

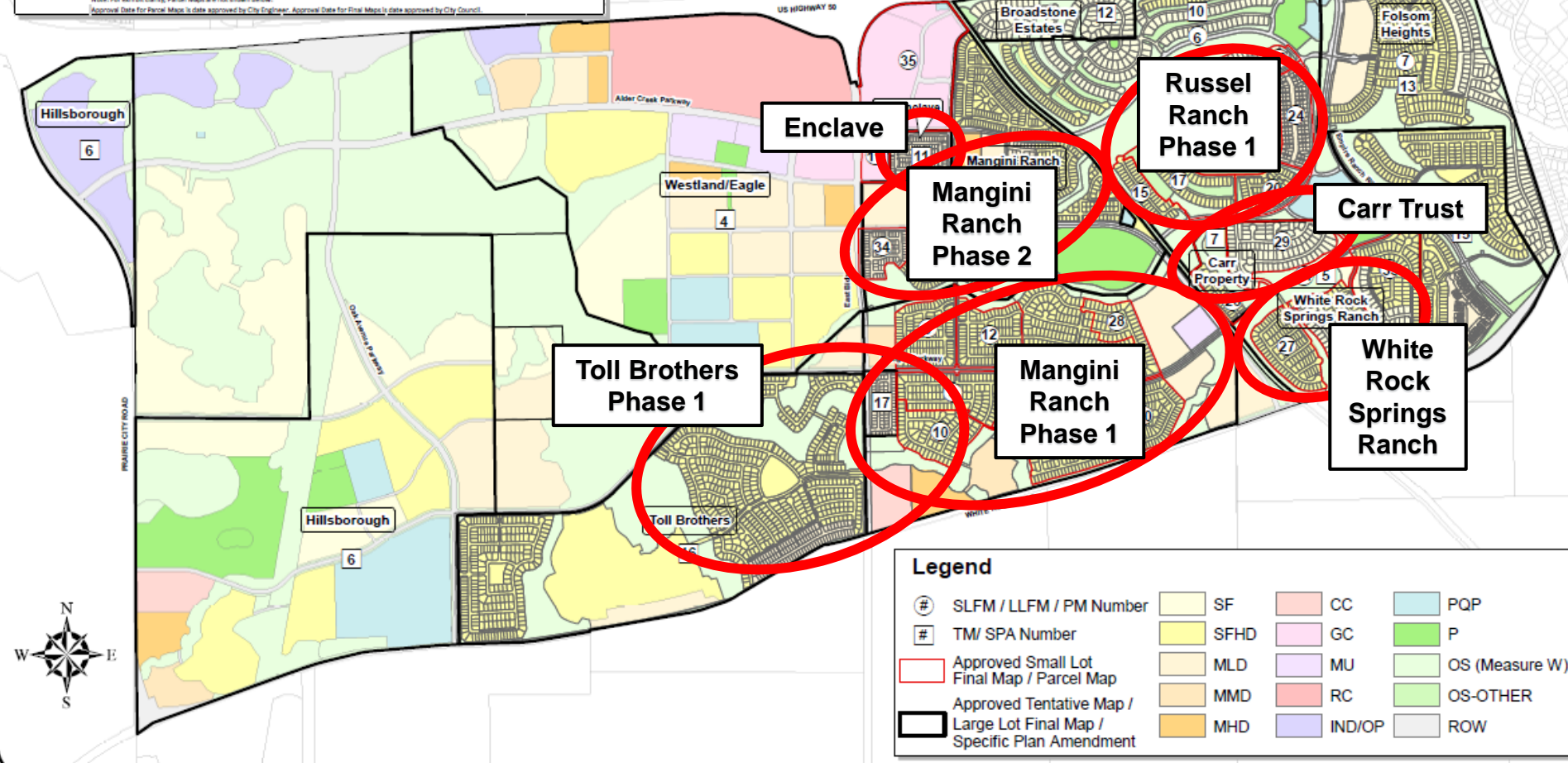
Note: For each county, Parcel Maps are not shown below.  
Approval Date for Parcel Maps is date approved by City Engineer. Approval Date for Final Maps is date approved by City Council.

**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                           | 5/12/2011     |
| 3             | Mangini Ranch Phase 1 Tentative Map                | 403                           | 4/22/2011     |
| 4             | Westland/Eagle SPA                                 | 0                             | 8/22/2011     |
| 5             | White Rock Springs Tentative Map                   | 385                           | 3/22/2012     |
| 6             | Hillsborough SPA                                   | 0                             | 5/24/2012     |
| 7             | Carr Trust SPA and Tentative Map                   | 38                            | 5/24/2012     |
| 8             | Folsom Heights SPA                                 | 0                             | 6/28/2012     |
| 9             | Broadstone Estates SPA                             | 0                             | 6/28/2012     |
| 10            | Russel Ranch Tentative Map Amendment               | 632                           | 6/28/2012     |
| 11            | The Enclave at Folsom Ranch Tentative Map          | 111                           | 11/9/2012     |
| 12            | Broadstone Estates Tentative Map                   | 81                            | 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 | 338                           | 3/13/2018     |
| 16            | Old Bonanza at Folsom Ranch SPA and Tentative Map  | 366                           | 3/13/2018     |
| 17            | Craventines  | 71                            | 5/26/2018     |

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



# 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](https://www.folsom.ca.us/community/planning/approved_master_plans/folsom_plan_area/default.asp)