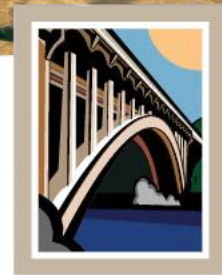


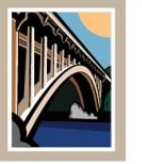


# Folsom Plan Area Quarterly Update July 2019



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# FPA Quarterly Update Outline



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Planning Activity

Infrastructure and Site Engineering Activity

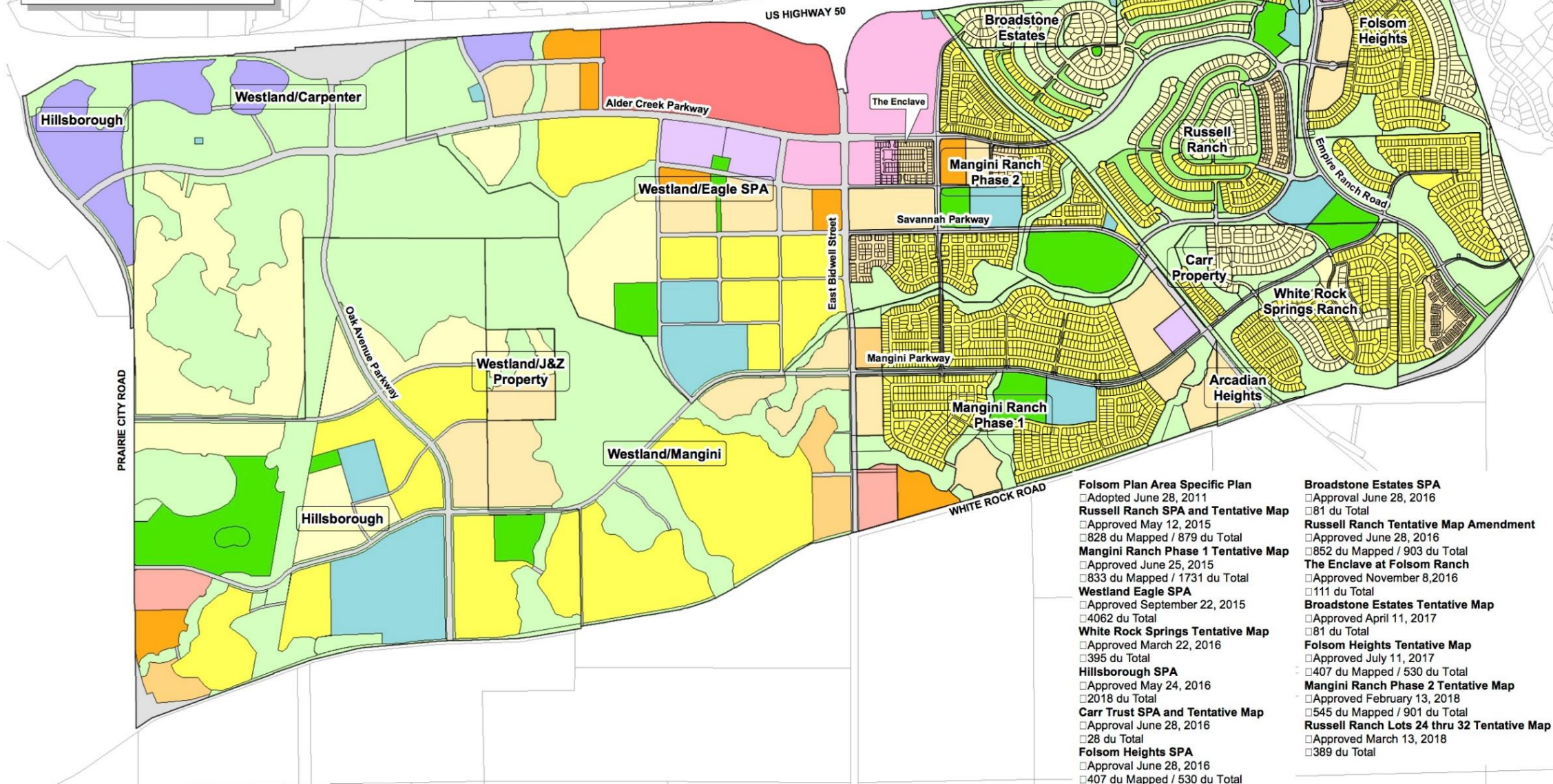
Map Activity

Building Activity

Public Information/City Website

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

- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial



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

# Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements

# Planning Activity (last 90 days)



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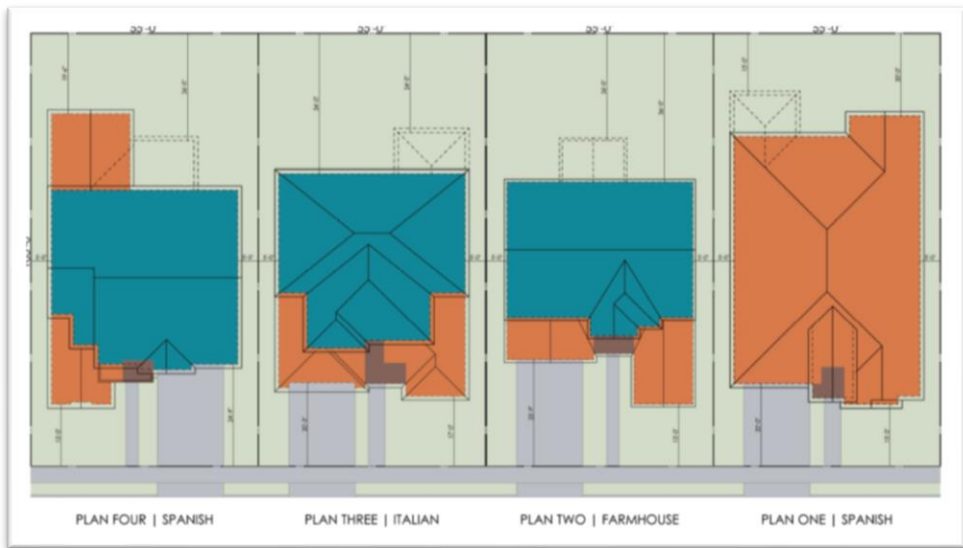
- Planning Commission approved Design Review for Mangini Ranch Villages 3, 4, and 5 – along with modifications to the Russell Ranch Design Guidelines
- Three residential projects under review and the Spanos Multifamily Apartments remains on hold

# Mangini Ranch Villages 3, 4, and 5

PD Permit Mod, Residential Design Review (PC Approved April 17)



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222 sf lots  
Modifications for front yard setback and lot coverage  
TRI Point Homes DR

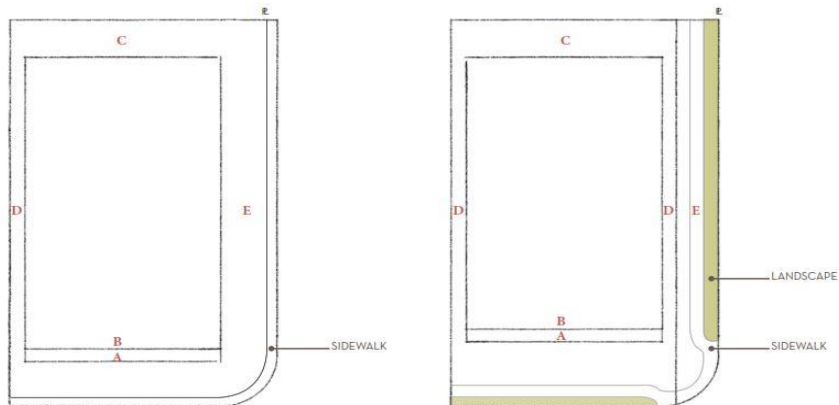
# Russell Ranch Design Guideline Modification

## Rear Yard Setback for Cabana (PC approved April 17)



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### 4.3.2 Single Family High Density (SFHD)



Attached Sidewalk Condition

Detached Sidewalk Condition

DESCRIPTION:	SFD traditional lot	CATEGORY:	SFHD
Minimum lot area:	4,500 Square Feet	A. Minimum front setback to living space or covered outdoor space (attached sidewalk/detached sidewalk); <sup>2</sup>	12.5'/24.5'
Minimum lot width:	50'	B. Minimum garage setback (attached sidewalk/detached sidewalk); <sup>2</sup>	18'/30'
Minimum lot depth:	90'	C. Minimum rear setbacks; <sup>2, 3, 4</sup>	15'
Maximum lot coverage; <sup>1, 5</sup>	50%	D. Minimum interior side setback; <sup>2</sup>	5'
Maximum height (single story / 2-story):	28' / 35'	E. Minimum street side setback; <sup>2, 4</sup>	10'

Note: Setbacks are measured from property line (E).

51

CHAPTER 4: ARCHITECTURE



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1.3. The  
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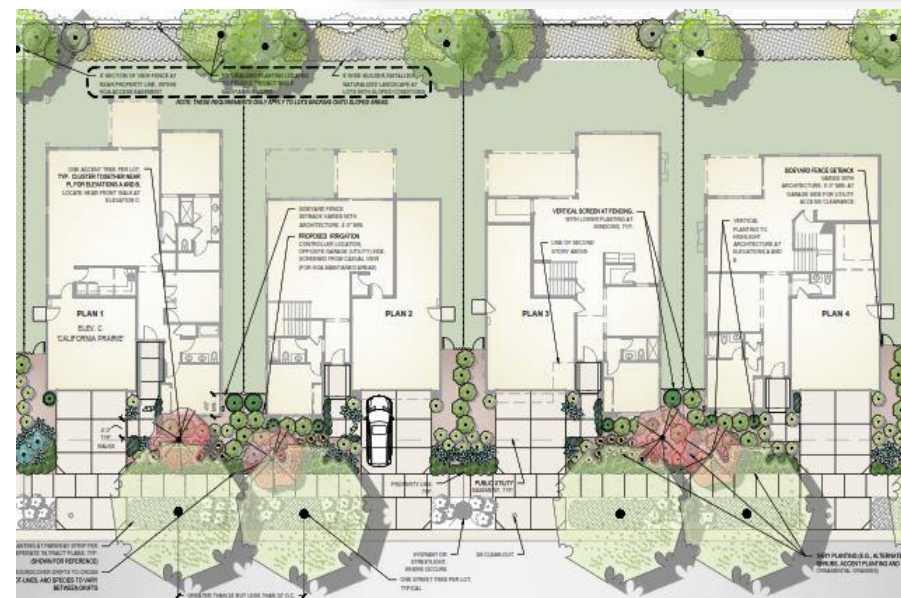


Figure 4.3: SF and SFHD PUE Location

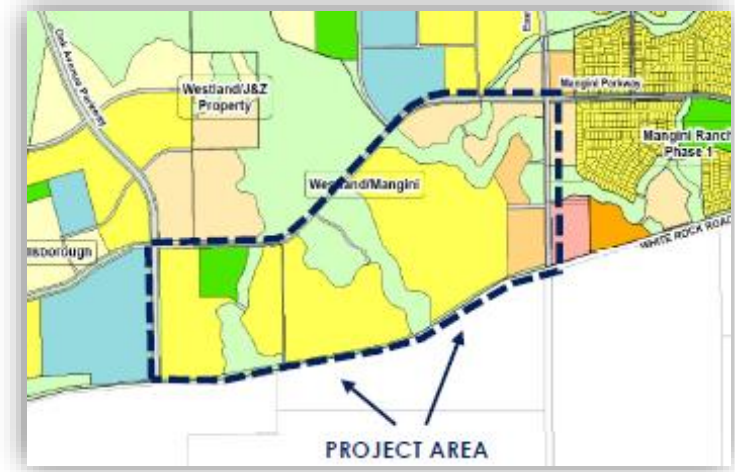
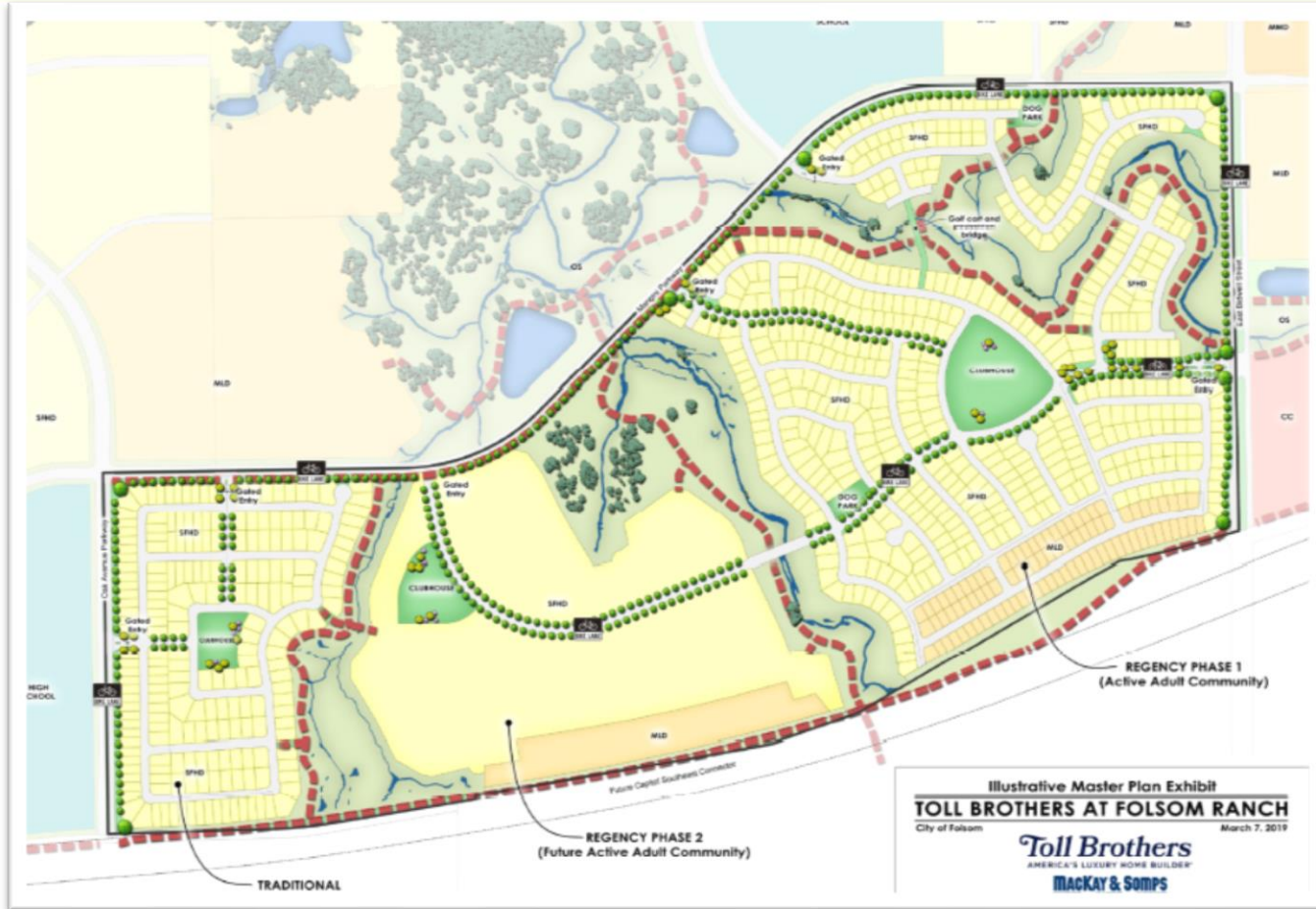
- §. For SFHD lots, a 5' encroachment into the rear yard setback will be granted for 3-sided outdoor covered unconditioned spaces (this exception applies to 2-sided spaces with a fireplace).

# Toll Brothers Regency at Folsom Ranch

GPA, SPA, DA Amendment, Large Lot Map, Small Lot Map, PD



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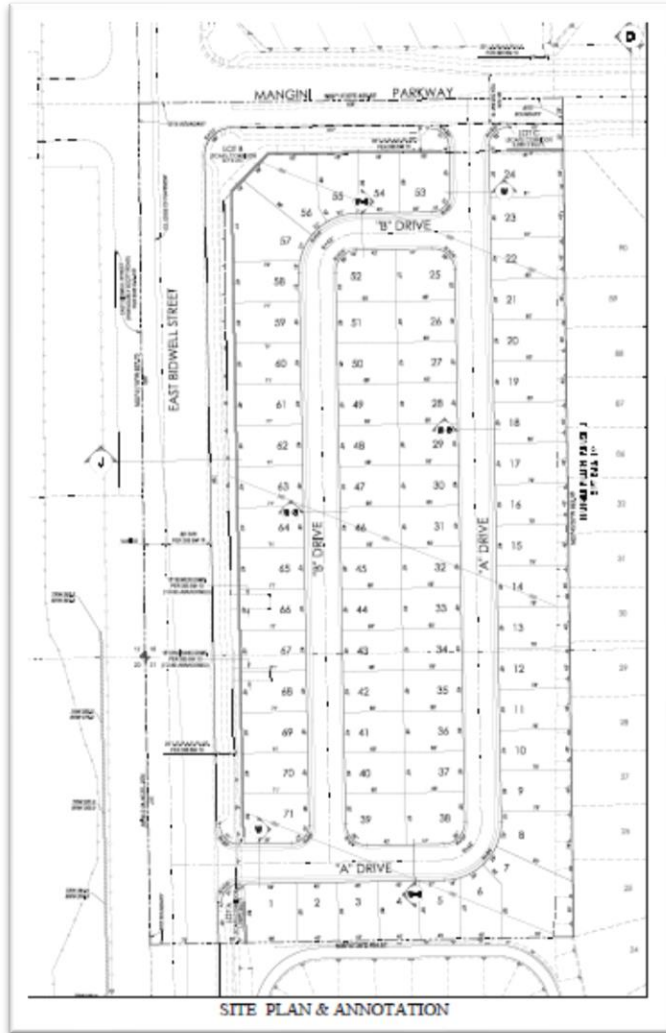
Age Restricted Lots = 583 sf units  
Traditional Lots = 214 sf units

# Mangini Ranch Lot 10 (Creekstone Phase 1)

## Vesting Tentative Subdivision Map and Planned Development Permit



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71 sf units, higher density detached lots (MLD)



PLAN 1AR  
SPANISH

PLAN 2BR  
FARMHOUSE

PLAN 3C  
ITALIAN

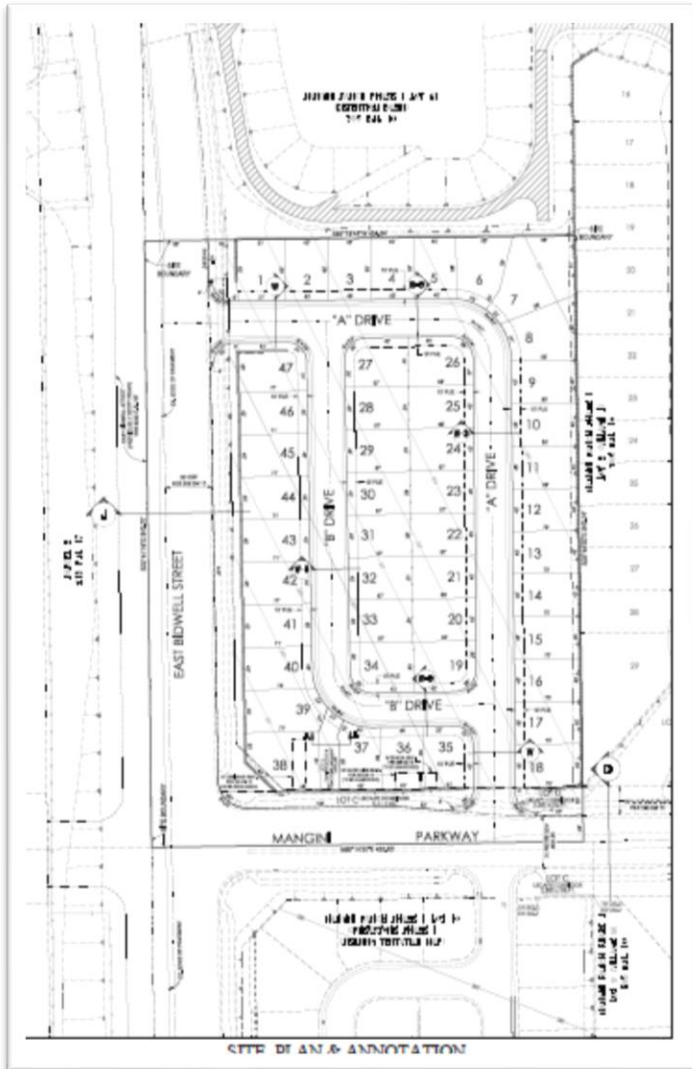


# Mangini Lot 15 (Creekstone Phase 2)

GPA, SPA, Vesting Tentative Subdivision Map and PD Permit



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**FOLSOM**



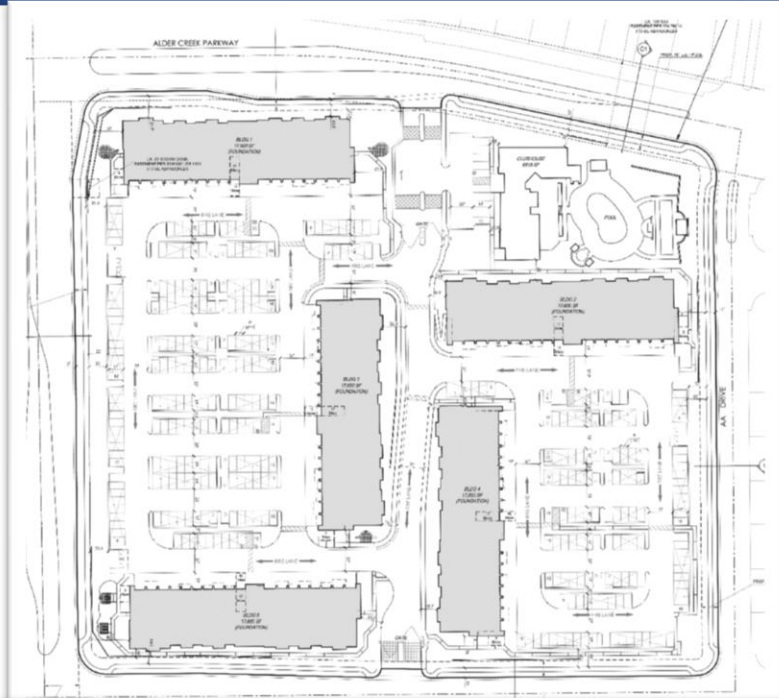
MMD to MLD  
47 sf units, higher density  
detached lots (MLD)



# Spanos Multifamily Apartment Project (On Hold)



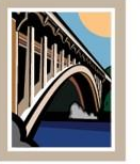
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265 apartment units



FRONT ELEVATION



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# Infrastructure/Site Engineering Activity (last 90 days)



**Enclave**

**Russell Ranch Villages 1 - 8**

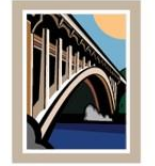
**Mangini Ranch Villages 3 - 7**

**Carr Trust**

**White Rock Springs Ranch Village 1**

# Mangini Ranch Phase 1B (V3 – 7)

## Subdivision Improvements



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Estimated Completion  
August 2019



# Russell Ranch Ph. 1

## Alder Creek Parkway, Grand Prairie Road



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Estimated Completion  
August 2019

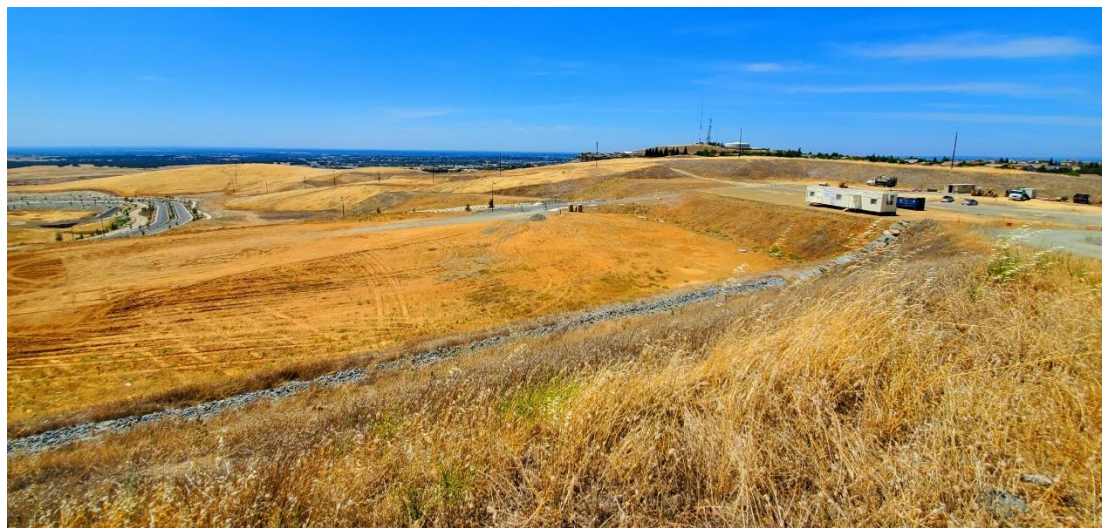


# Russell Ranch Ph. 1

## Alder Creek Parkway, Grand Prairie Road



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# White Rock Springs Ranch Phase 1

## Subdivision Improvements



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Estimated Completion  
December 2019





# Carr Trust

## Subdivision Improvements



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Estimated Completion  
December 2019



# Enclave Subdivision

## Subdivision Improvements



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Estimated Completion  
August 2019



# Mangini Ranch Phase 2

## Mass Grading



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Anticipated Start  
August 2019



# Small Lot Final Map Activity

(To date in the Plan Area)



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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)	Villages 3 – 7 (5 maps)
White Rock Springs Ranch (395 dwelling units)	Village 1 (July 23, 2019?)	Villages 2 through 9 (3 maps)
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)	
Enclave at Folsom Ranch (111 dwelling units)		Enclave (1 map)
Broadstone Estates (81 dwelling units)		
Folsom Heights (407 dwelling units)		
Mangini Ranch Phase 2 (545 dwelling units)		
Russell Ranch Phase 2 (398 dwelling units)		
<b>Total Single-Family Lots Ready for Permits</b>	<b>902 lots mapped</b>	<b>831 lots pending</b>



**Enclave**

**Russell Ranch Ph 1  
Villages 1 - 8**

**Mangini Ranch Phase 2**

**Villages 6 & 7**

**Villages 3 - 5**

**Carr Trust**

**WRSR V1**

# Building Activity

(To date in the Plan Area)



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## First Neighborhoods in FPA

Mangini Ranch Villages 1, 2, 8, and 9:

- Taylor Morrison (Villages 1/2)
- Lennar (Villages 8/9)

255 Building Permits issued

96 Homes received Final Inspections

223 homes have been sold (117 closed)

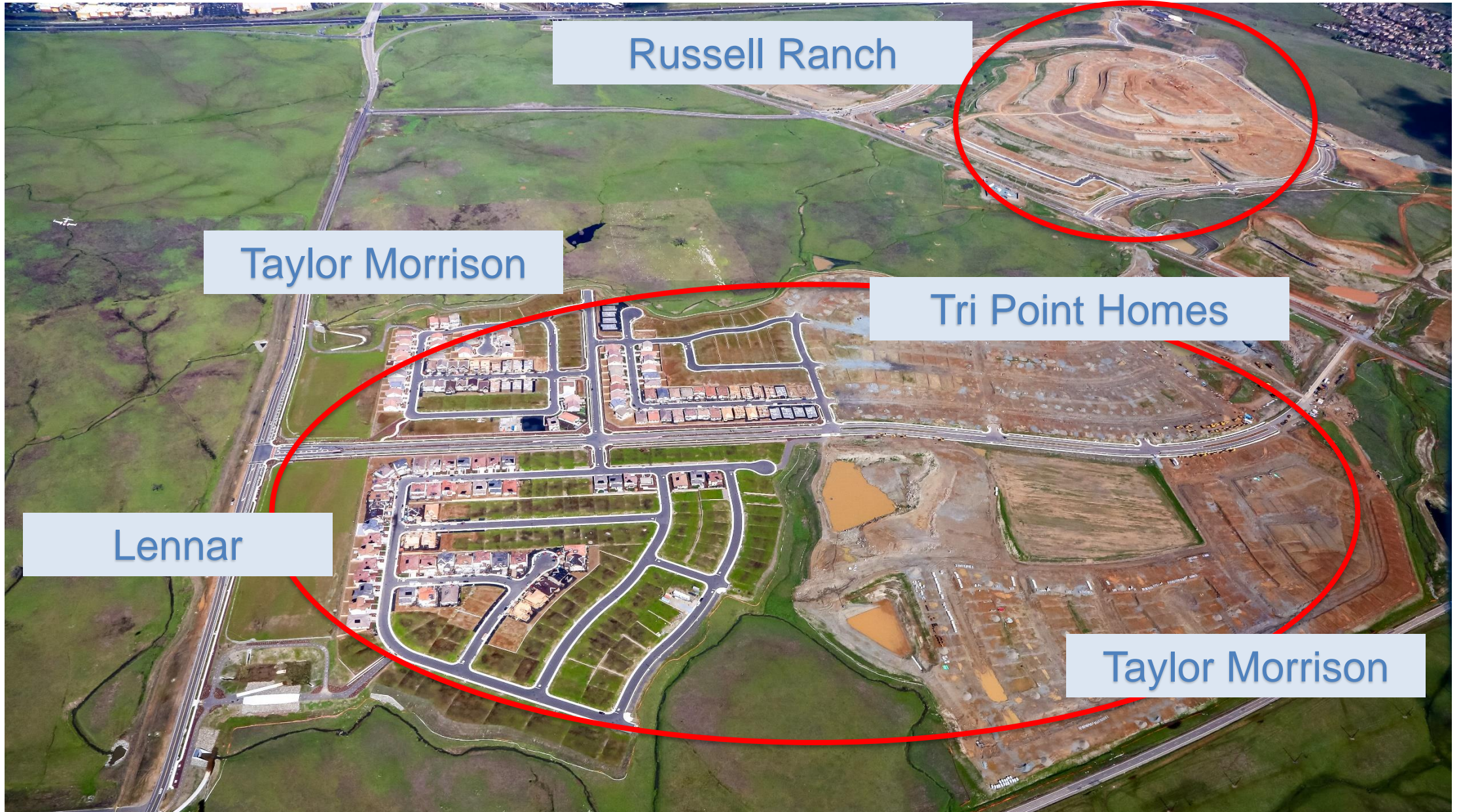
Estimated population is 292 (assuming 2.5 persons per household)

Recent data on buyer geography:

- ~55% existing Folsom residents (up from 50% last quarter)



# 2019 Folsom Plan Area Neighborhoods



Russell Ranch

Taylor Morrison

Tri Point Homes

Lennar

Taylor Morrison

# Taylor Morrison (Villages 1 and 2)



ITALIAN VILLA - PLAN 5

EUROPEAN COTTAGE - PLAN 8



CRAFTSMAN - PLAN 7

SPANISH COLONIAL - PLAN 8

FARMHOUSE - PLAN 6

# Russell Ranch (V 3, 5, & 7)



# Lennar (Villages 8 and 9)



PLAN SIX | CALIFORNIA RANCH

PLAN SEVEN | VINEYARD

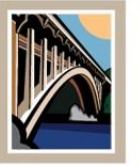
PLAN FIVE | EUROPEAN COTTAGE

# Russell Ranch (V 6 & 8)





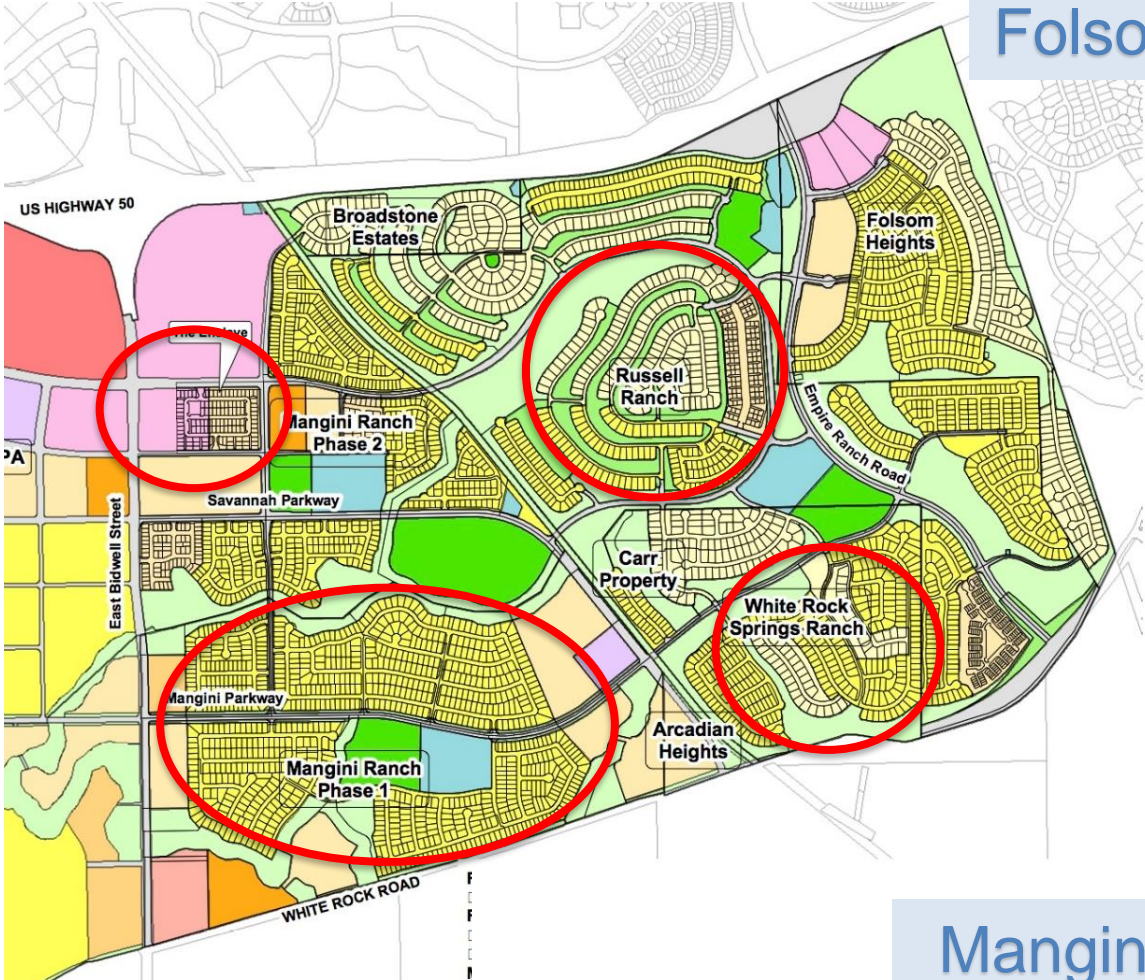
# Infrastructure and Building Activity 2019



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- Mangini Ranch Villages 1 - 9
- Russell Ranch Phase 1 Villages 1 – 8
- Carr Trust/White Rock Springs Ranch Village 1
- Enclave Subdivision
- The Shops at Folsom Ranch (site work)

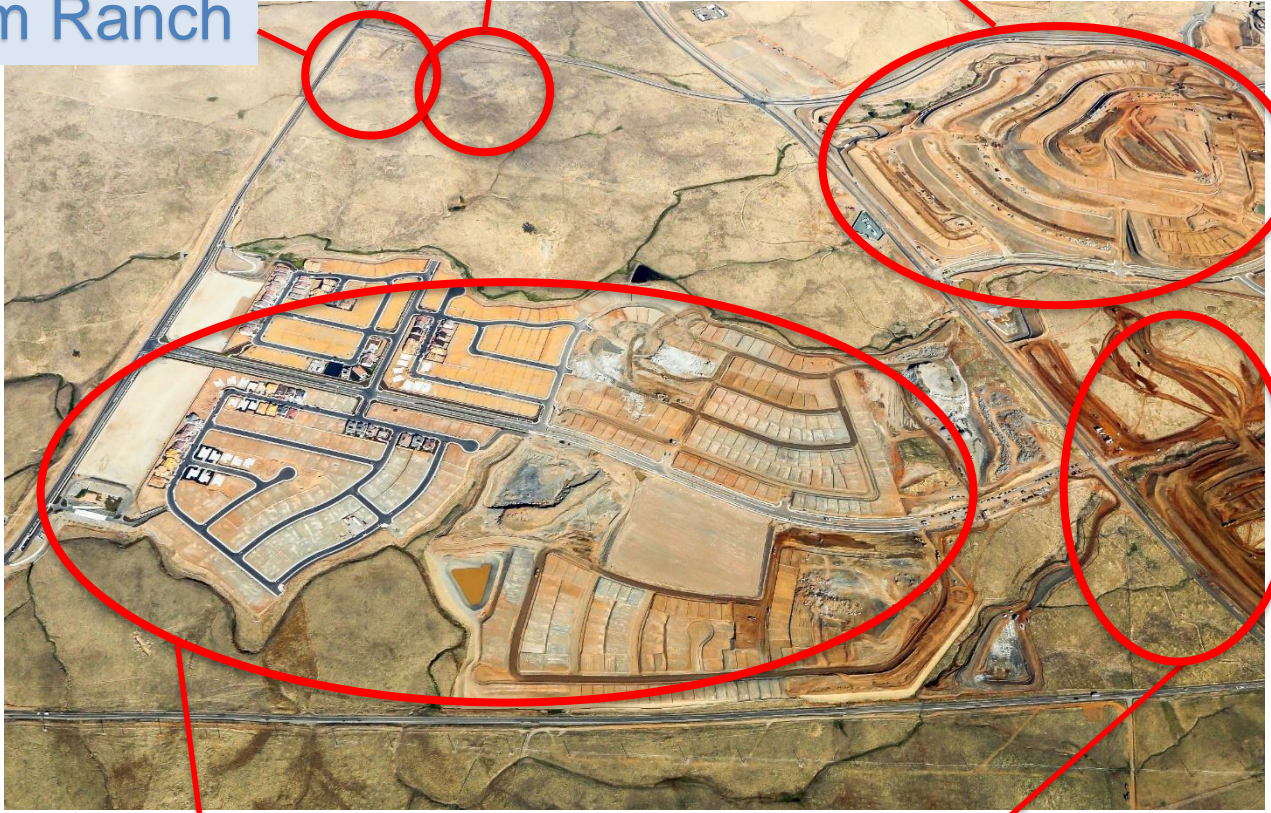
# 2019 Folsom Plan Area Infrastructure and Building Activity



Shops at Folsom Ranch

Enclave Subdivision

Russell Ranch

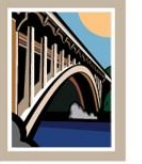


Mangini Ranch V1 - 9

Carr Trust and White Rock Springs Ranch



# Questions?



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