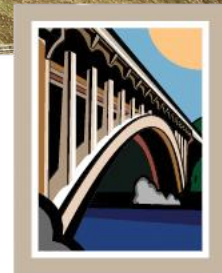


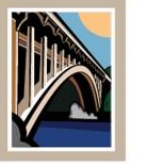


Folsom Plan Area Quarterly Update Q1/Q2 2020



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FOLSOM

FPA Quarterly² Update Outline



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FOLSOM

Planning Activity

Infrastructure and Site Engineering Activity

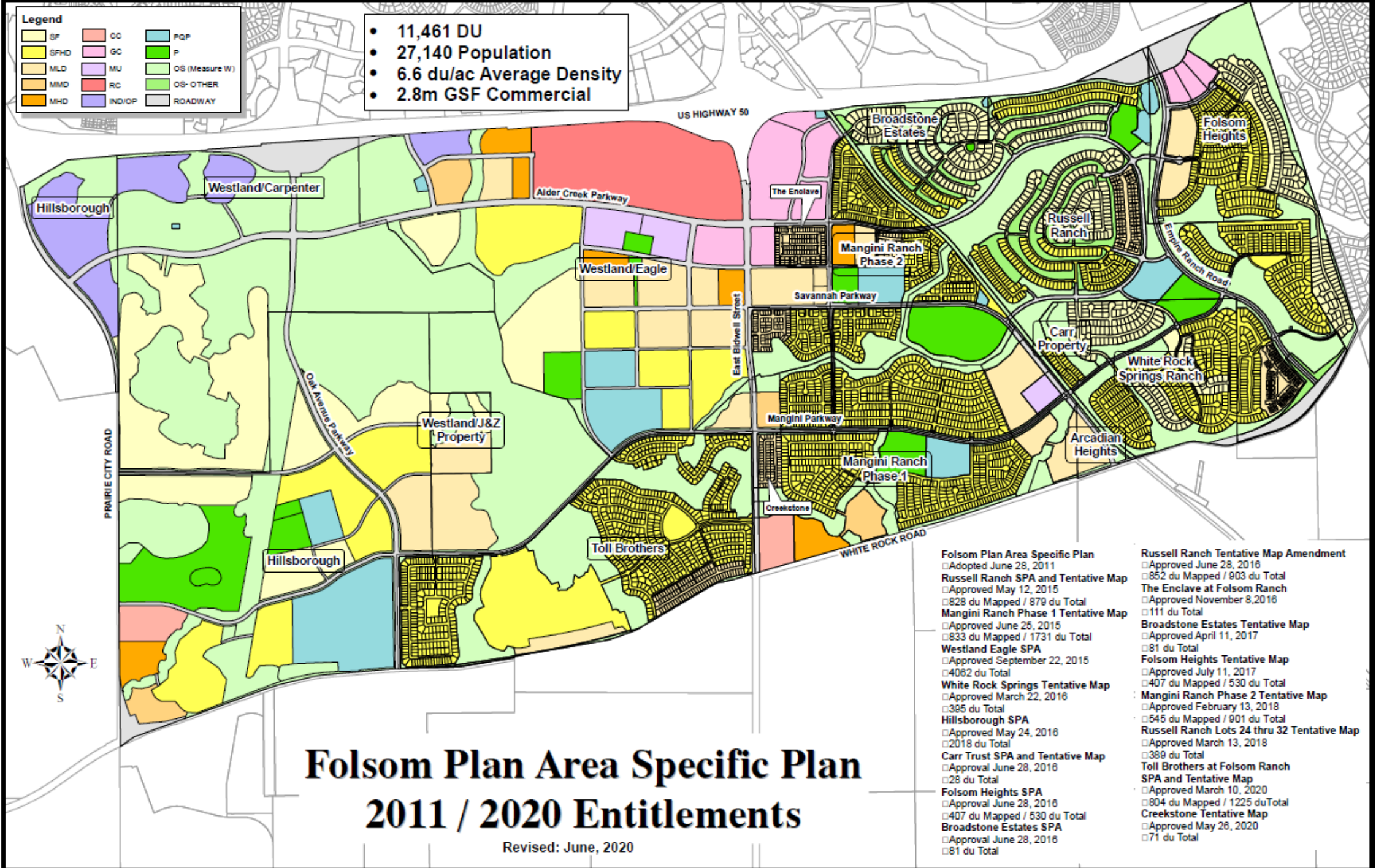
Map Activity

Building Activity

Public Information/City Website

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

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



Planning Activity (last 180 days)

City Actions on Proposed Entitlements



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Planning Commission (final action)

Mangini Ranch Phase 2 Villages 4 and 8 Design Review

White Rock Springs Ranch Villages 8 and 9 Design Review

Mangini Ranch Village 7 PD Modification and Design Review

City Council (final action)

Toll Brothers GPA, SPA, VTSM, PD

Creekstone Phase 1 Subdivision

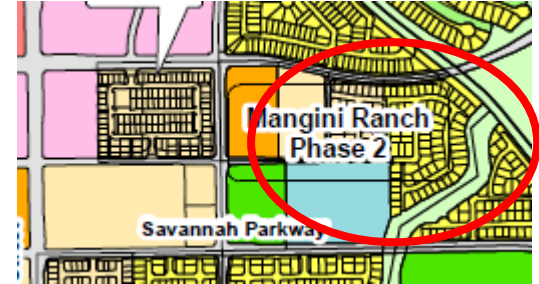
Enclave Final Map

PC Approved: Mangini Ranch Villages 4 and 8

Residential Design Review



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109 homes
Builder: KB Homes



PC Approved: Mangini Ranch Phase 2 Village 7

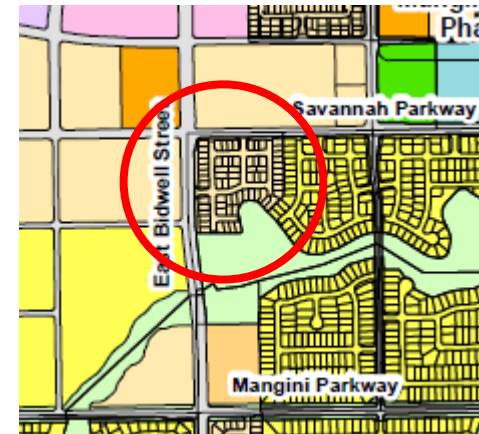
PD Modification and Design Review



CITY OF
FOLSOM



68 homes
Builder: Signature Homes



PLAN 2A | Left Corner Side
Spanish Colonial



PLAN 2A
Spanish Colonial

PLAN 1C
Craftsman

PLAN 3B
Agrarian Contemporary

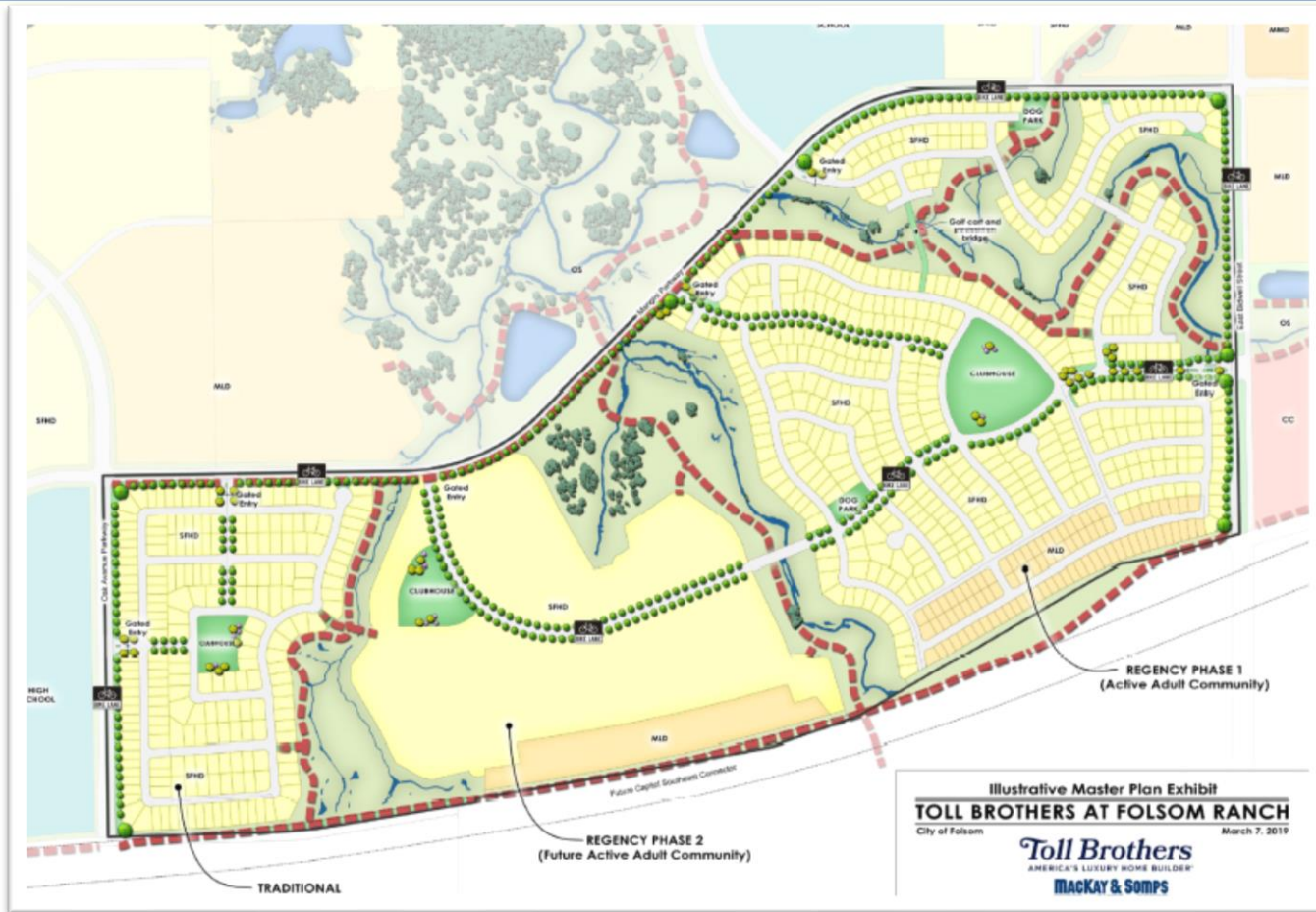
Note: Artist's conception; colors, materials and application may vary.

CC Approved: Toll Brothers at Folsom Ranch

GPA, SPA, VTSM, Planned Development



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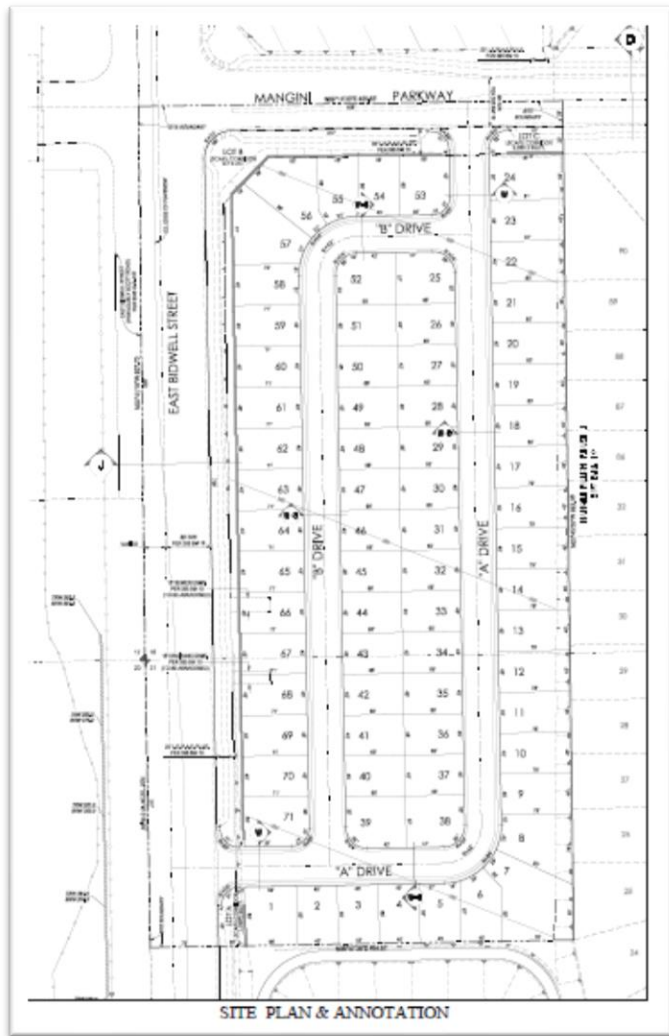
Age Restricted Lots = 583 sf units
Traditional Lots = 214 sf units

CC Approved: Creekstone Phase 1

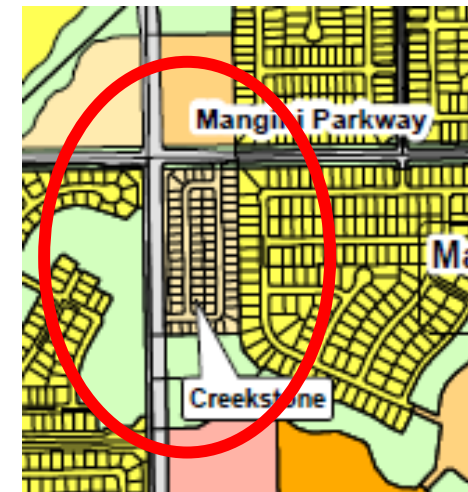
VTSM and Planned Development



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71 sf units, higher density detached lots (MLD)



PLAN 1AR
SPANISH

PLAN 2BR
FARMHOUSE

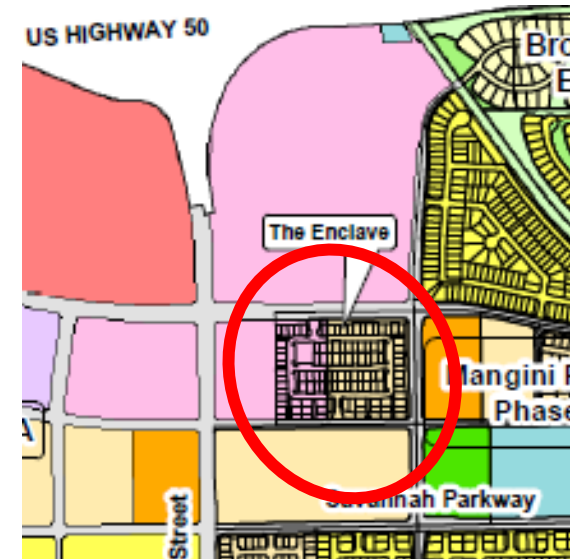
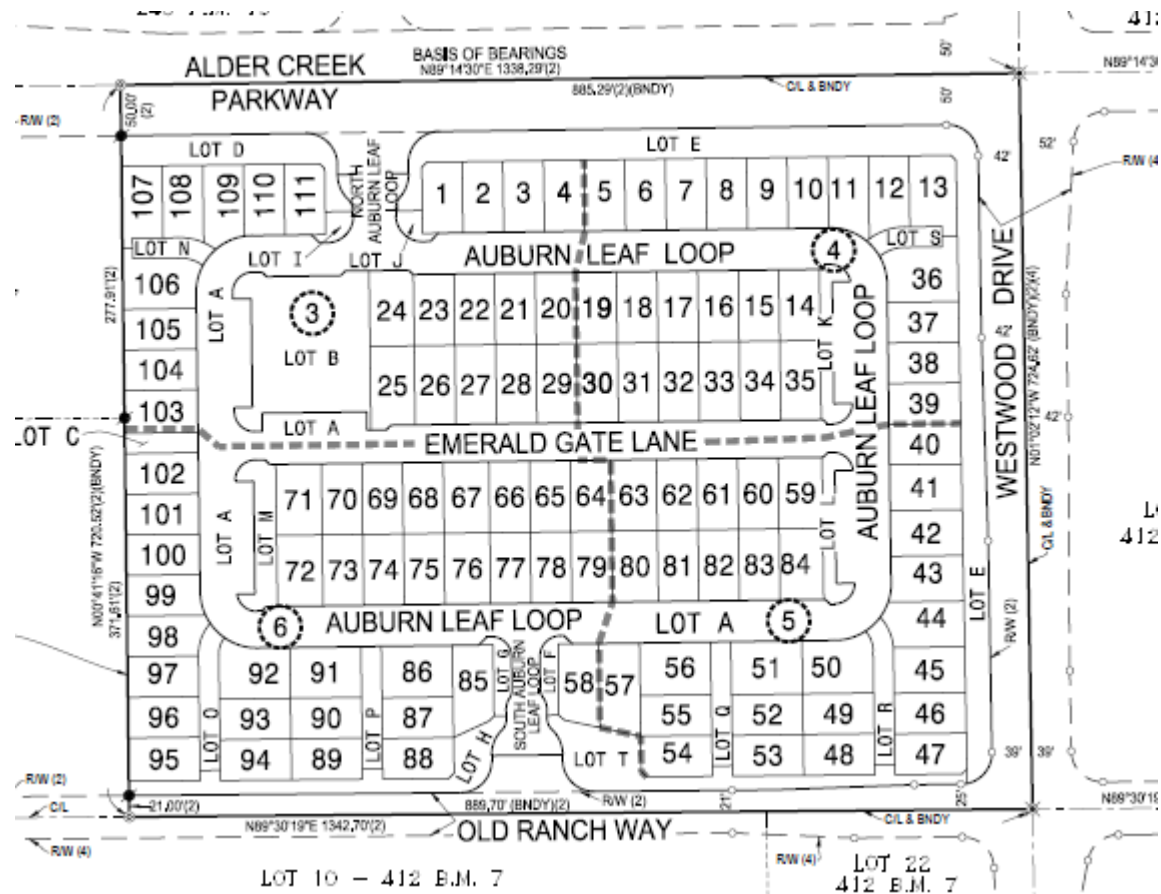
PLAN 3C
ITALIAN

CC Approved: Enclave Subdivision Final Map (April 2020)



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111 sf small lots



Infrastructure/Site Engineering Activity (Last 180 Days)



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Russell Ranch Phase 1

White Rock Springs Ranch
Villages 1 - 9

Enclave Subdivision

Alder Creek Parkway

Carr Trust

Mangini Ranch Phase 2
Villages 4, 7, 8

Mangini Ranch Phase 1
Villages 3 - 7

East Bidwell Street
Improvements

East Bidwell Street

Mangini Parkway

Creekstone
Subdivision

White Rock Road

Small Lot Final Map Activity



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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) Village 5 (September 2019) Villages 6 and 7 (November 2019)	Village 3 Village 4 (July 2020 - pending) Creekstone Subdivision
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)	
Enclave at Folsom Ranch (111 dwelling units)	Enclave (April 2020)	
Broadstone Estates (81 dwelling units)		
Folsom Heights (407 dwelling units)		
Mangini Ranch Phase 2 (545 dwelling units)	Village 7 (December 2019)	Villages 4 and 8 (July 2020 – pending)
Russell Ranch Phase 2 (398 dwelling units)		
Total SF Lots Ready for Permits	1696 lots mapped	426 lots pending

Permit Tracking (total to date)



CITY OF FOLSOM

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 6/30/2020

AREA	SUBDIVISION OR VILLAGE	LOT COUNT			PERMIT ACTIVITY				
		TENTATIVE MAP	FINAL MAPPED	% FINAL MAPPED	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED (ISSUED PERMITS/ TEN. LOT TOTAL)	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-9	833	698	83.79%	156	360	43.22%	516	61.94%
MANGINI RANCH PHASE 2	VILLAGES 1-8	545	68	12.48%	0	0	0.00%	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	35	21	5.33%	56	14.21%
CARR TRUST	NONE	28	28	100.00%	4	0	0.00%	4	14.29%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	0	0	0.00%	0	0.00%
ENCLAVE AT FOLSOM RANCH	NONE	111	0	0.00%	0	0	0.00%	0	0.00%
TOTALS		2306	1583	68.65%	195	381	16.52%	576	24.98%



MANGINI RANCH					PERMIT ACTIVITY					HOMEBUILDER	
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)		% FINALED (CO/TEN. LOT TOTAL)
MANGINI RANCH	1	1	AZURE	SFHD	108	108	100.00%	10	98	90.74%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	2	DAKOTA	SFHD	98	97	98.98%	7	90	91.84%	TAYLOR MORRISON SERVICES, INC
MANGINI RANCH	1	3	BROOKSTONE	SFHD	49	0	0.00%	0	0	0.00%	-
MANGINI RANCH	1	4	WATERSTONE	SFHD	86	0	0.00%	0	0	0.00%	-
MANGINI RANCH	1	5	BROOKSTONE	SFHD	87	75	86.21%	47	28	32.18%	TRIPOINTE
MANGINI RANCH	1	6	VILLAGE 6	SFHD	116	33	28.45%	29	4	3.45%	TAYLOR MORRI
MANGINI RANCH	1	7	VILLAGE 7	SFHD	108	23	21.30%	23	0	0.00%	TAYLOR MORRI
MANGINI RANCH	1	8	OAKLEAF	SFHD	78	78	100.00%	10	68	87.18%	LENNAR/CALATI
MANGINI RANCH	1	9	COPPERWOOD	SFHD	103	102	99.03%	30	72	69.90%	LENNAR/CALATI
TOTALS					833	516	61.94%	156	360	43.22%	

MANGINI RANCH					PERMIT ACTIVITY					HOME
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)	
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	0	0.00%	0	0	0.00%
MANGINI RANCH	2	8	VILLAGE 8	MLD	36	0	0.00%	0	0	0.00%
TOTALS					545	0	0.00%	0	0	0.00%

RUSSELL RANCH					PERMIT ACTIVITY					HOME	
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)
RUSSELL RANCH	1	1	GOLDEN HILLS	SF/SFHD*	52	2	3.85%	2	0	0.00%	THE NEW H

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 6/30/2020

AREA	SUBDIVISION OR VILLAGE	LOT COUNT			PERMIT ACTIVITY				
		TENTATIVE MAP	FINAL MAPPED	% FINAL MAPPED	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)	% FINALED (CO/TEN. LOT TOTAL)	TOTAL PERMITS ISSUED (ISSUED PERMITS/ TEN. LOT TOTAL)	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-9	833	698	83.79%	156	360	43.22%	516	61.94%
MANGINI RANCH PHASE 2	VILLAGES 1-8	545	68	12.48%	0	0	0.00%	0	0.00%
RUSSELL RANCH PHASE 1	VILLAGES 1-8	394	394	100.00%	35	21	5.33%	56	14.21%
CARR TRUST	NONE	28	28	100.00%	4	0	0.00%	4	14.29%
WHITE ROCK SPRINGS RANCH	VILLAGES 1-9	395	395	100.00%	0	0	0.00%	0	0.00%
ENCLAVE AT FOLSOM RANCH	NONE	111	0	0.00%	0	0	0.00%	0	0.00%
TOTALS		2306	1583	68.65%	195	381	16.52%	576	24.98%



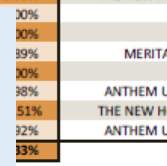
CARR TRUST					PERMIT ACTIVITY					HOMEBUILDER	
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)		% FINALED (CO/TEN. LOT TOTAL)
CARR TRUST	NONE	NONE	NONE	SFHD	28	4	14.29%	4	0	0.00%	RICHMOND AMERICAN HOMES, INC
TOTALS					28	4	14.29%	4	0	0.00%	

WHITE ROCK SPRINGS RANCH					PERMIT ACTIVITY					HOMEBUILDER	
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)		% FINALED (CO/TEN. LOT TOTAL)
WHITE ROCK SPRINGS RANCH	1	1	VILLAGE 1	SFHD	93	0	0.00%	0	0	0.00%	-
WHITE ROCK SPRINGS RANCH	1	8	VILLAGE 8	SF	42	0	0.00%	0	0	0.00%	-
WHITE ROCK SPRINGS RANCH	1	9	VILLAGE 9	SF	44	0	0.00%	0	0	0.00%	-
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	0	0.00%	0	0	0.00%	

ENCLAVE AT FOLSOM RANCH					PERMIT ACTIVITY					HOMEBUILDER	
AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (TENTATIVE MAP)	TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN. LOT TOTAL)	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)		% FINALED (CO/TEN. LOT TOTAL)
ENCLAVE AT FOLSOM RANCH	NONE	NONE	NONE	MLD	111	0	0.00%	0	0	0.00%	-
TOTALS					111	0	0.00%	0	0	0.00%	

* ZONING VARIES PER LOT IN SUBJECT VILLAGE

576 Building Permits issued
381 Homes Final Inspected



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

PM/PM Map Number	Parcel Map / Subdivision Map Name	Number of Maped Lots (SLFM)	Date Recorded	Document # (P.M. or B.M.)
1	Parcel Map	0	10/11/2002	218 P.M. 17
2	Parcel Map	0	3/20/2013	218 P.M. 6
3	PH-14326 Parcel Map	0	5/27/2015	223 P.M. 5
4	City-14326 Parcel Map	0	11/23/2016	223 P.M. 4
5	Mangini Ranch LLFM	0	3/26/2017	478 B.M. 10
6	Russell Ranch LLFM	0	9/12/2017	368 B.M. 1
7	Folsom Heights LLFM	0	10/12/2017	402 B.M. 8
8	Mangini Ranch Phase 1 Village 1 FM	108	5/12/2018	402 B.M. 4
9	Mangini Ranch Phase 1 Village 4 FM	103	5/12/2018	402 B.M. 3
10	Mangini Ranch Phase 1 Village 8 FM	78	5/12/2018	402 B.M. 4
11	PH 14-025 Parcel Map	0	6/12/2018	232 P.M. 17
12	City-14-025 Parcel Map	0	6/26/2018	402 B.M. 7
13	Russell Ranch Phase 1 LLFM	0	10/23/2018	402 B.M. 1
14	White Rock Springs Ranch LLFM	0	11/13/2018	402 B.M. 6
15	Russell Ranch Phase 2 Village 6 FM	45	3/26/2019	410 B.M. 2
16	Russell Ranch Phase 1 Village 1 FM	52	3/26/2019	410 B.M. 4
17	Russell Ranch Phase 1 Village 7 FM	41	3/26/2019	410 B.M. 5
18	Russell Ranch Phase 1 Village 2 FM	25	3/26/2019	410 B.M. 6
19	Russell Ranch Phase 1 Village 3 FM	35	3/26/2019	410 B.M. 7
20	Russell Ranch Phase 1 Village 5 FM	52	4/9/2019	411 B.M. 2
21	Russell Ranch Phase 1 Village 4 FM	41	4/9/2019	411 B.M. 3
22	Mangini Ranch West Parcel Map (Parcel 3, 218 PM 17)	0	5/24/2019	232 P.M. 6
23	Mangini Ranch West Parcel Map (Parcel 1 & 5, 218 PM 17)	0	5/24/2019	232 P.M. 10
24	Russell Ranch Phase 1 Village 4 FM	114	6/20/2019	412 B.M. 4
25	Mangini Ranch Phase 1 LLFM	0	6/26/2019	412 B.M. 1
26	Carr Trust Final Map	0	7/23/2019	414 B.M. 3
27	White Rock Springs Ranch Village 1 FM	35	7/23/2019	414 B.M. 4
28	Mangini Ranch Phase 1 Village 5 FM	87	9/24/2019	416 B.M. 9
29	White Rock Springs Ranch Villages 6 & 8 FM	86	10/15/2019	417 B.M. 1
30	Mangini Ranch Phase 1 Village 6 FM	116	11/17/2019	417 B.M. 8
31	Mangini Ranch Phase 1 Village 7 FM	108	11/17/2019	417 B.M. 9
32	White Rock Springs Ranch Villages 7 and 8 FM	81	10/14/2019	418 B.M. 3
33	White Rock Springs Ranch Villages 9, 5, & Grand 7 FM	115	10/14/2019	418 B.M. 5
34	Mangini Ranch Phase 2 Village 7 FM	88	12/11/2019	418 B.M. 5
35	PH 18-380 Parcel Map Parcel BSA	0	5/26/2020	240 P.M. 13
Total Lots (SLFM)		1088		

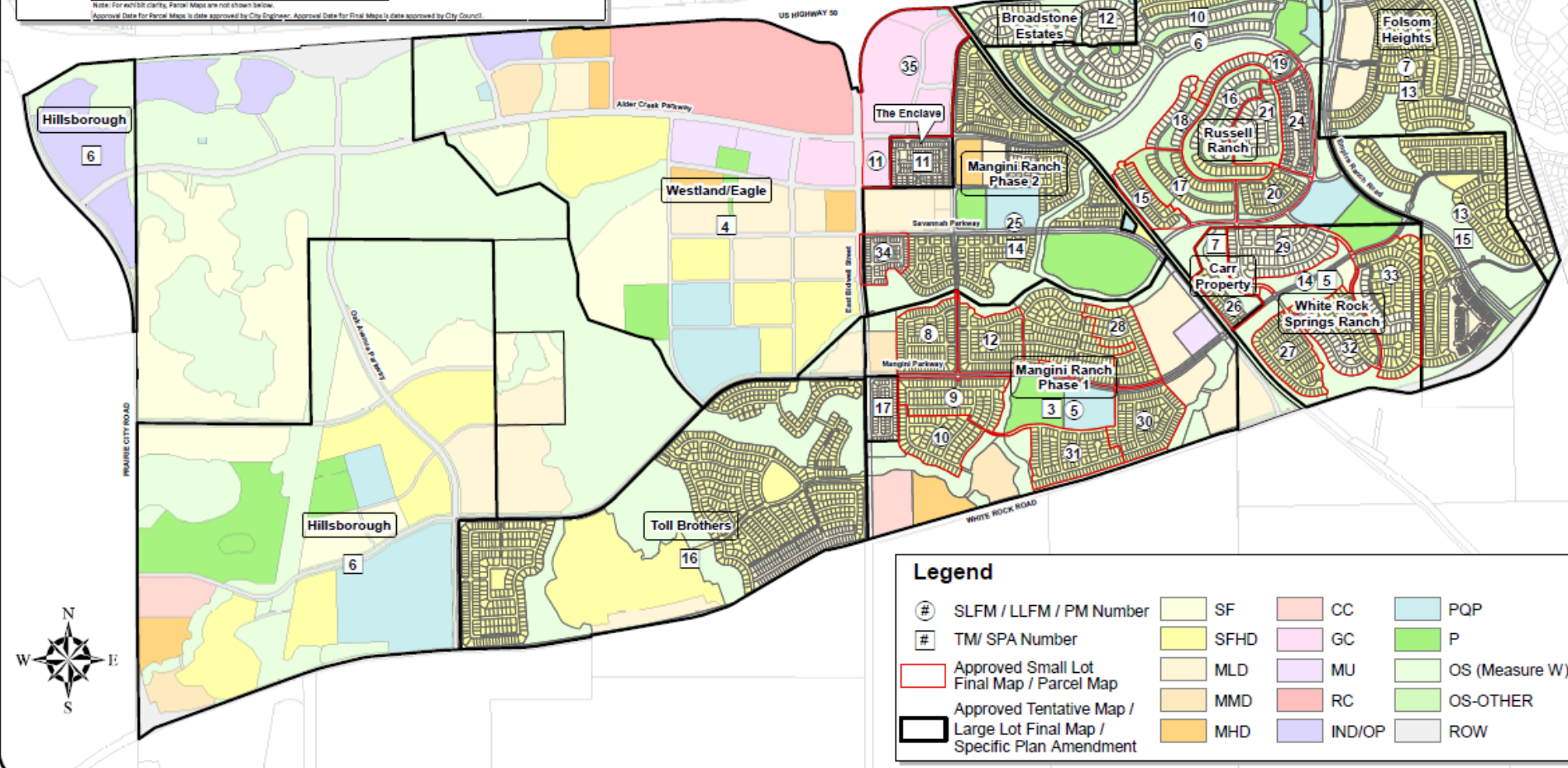
Note: For each clarity, Parcel Maps are not shown below.
Approval Date for Parcel Maps is date approved by City Engineer. Approval Date for Final Maps is date approved by City Council.

KEY: #

Tentative Maps and Specific Plan Amendments

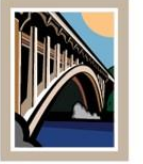
TM/SPA Number	Tentative Map/SPA Map Name	Number of Maped Lots (SLFM)	Date Approved
1	Folsom Plan Area Specific Plan	0	6/28/2011
2	Russell Ranch SPA and Tentative Map	639	5/13/2011
3	Mangini Ranch Phase 1 Tentative Map	873	4/25/2011
4	Westland/Eagle SPA	0	9/22/2011
5	White Rock Springs Tentative Map	385	9/22/2011
6	Hillsborough SPA	0	5/24/2016
7	Carr Trust SPA and Tentative Map	38	5/24/2016
8	Folsom Heights SPA	0	6/28/2016
9	Broadstone Estates SPA	0	6/28/2016
10	Russell Ranch Tentative Map Amendment	850	6/28/2016
11	The Enclave at Folsom Ranch Tentative Map	111	11/9/2016
12	Broadstone Estates Tentative Map	81	4/11/2017
13	Folsom Heights Tentative Map	230	5/13/2017
14	Mangini Ranch Phase 2 Tentative Map	901	2/13/2018
15	Russell Ranch Lots 24 thru 32 SPA and Tentative Map	389	3/13/2018
16	Toll Brothers at Folsom Ranch SPA and Tentative Map	804	3/16/2018
17	Creastone	71	5/26/2019

Notes:
1. Item #10 supersedes item #2
2. Item #15 rennaged a portion of item #10
3. Item #16 rennaged a portion of item #15



Building Activity

(To date in the Plan Area)



CITY OF
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Mangini Ranch Phase 1:

- Taylor Morrison (Villages 1, 2, 6, 7)
- Lennar (Villages 8, 9)
- Tri Pointe Homes (Villages 3 – 5)



Lennar



Tri-Pointe Homes



Taylor Morrison

Mangini Ranch Phase 1 Neighborhoods



Building Activity

(To date in the Plan Area)



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FOLSOM

Russell Ranch Phase 1:

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



Meritage



New Home Company



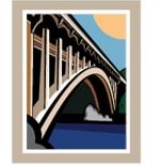
Anthem United

Russell Ranch Phase 1 Neighborhoods



Building Activity

(To date in the Plan Area)



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White Rock Springs Ranch:

- Richmond American (Carr Trust)

Richmond American

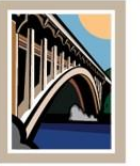


White Rock Springs Neighborhoods



Home Sales

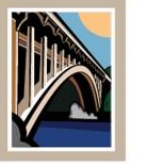
Total sales 510 (January thru June 182)



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Builder	January	February	March	April	May	June
Taylor Morrison	8	17	8	3	5	17
Lennar	10	12	7	2	0	0
Tri Pointe	7	13	9	1	11	12
Meritage	-	-	1	-1	4	8
Anthem United	-	-	4	2	3	4
New Home Company	-	4	2	3	4	2
Richmond American	-	-	-	-	-	pre-sales
Total	25	46	31	10	27	43

Questions?



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