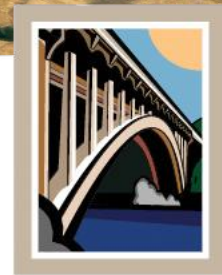


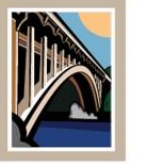


Folsom Plan Area Quarterly Update October 2019



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FPA Quarterly Update Outline



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Planning Activity

Infrastructure and Site Engineering Activity

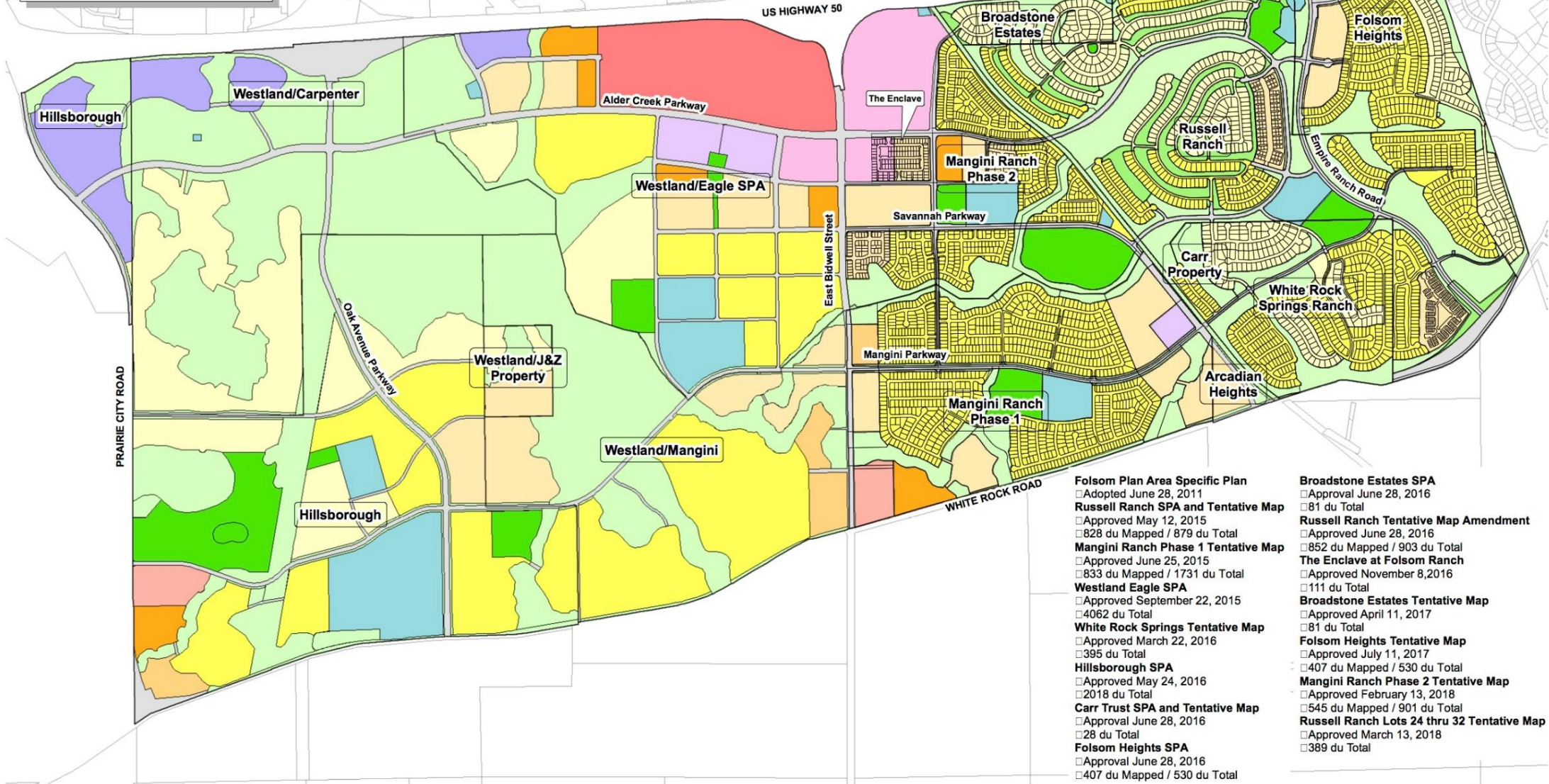
Map Activity

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



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

New Submittals and Pending Applications



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New Submittals

White Rock Springs Ranch Village 1 Design Review

The Enclave Design Review

Pending Applications

Mangini Ranch Phase 1 Lot 10 VTSM and PD Permit

Mangini Ranch Phase 1 Lot 15 GPA, SPA, VTSM and PD Permit

Toll Brothers GPA, SPA, VTSM and PD Permit

Spanos Multi-family Apartment Project GPA , SPA and PD Permit

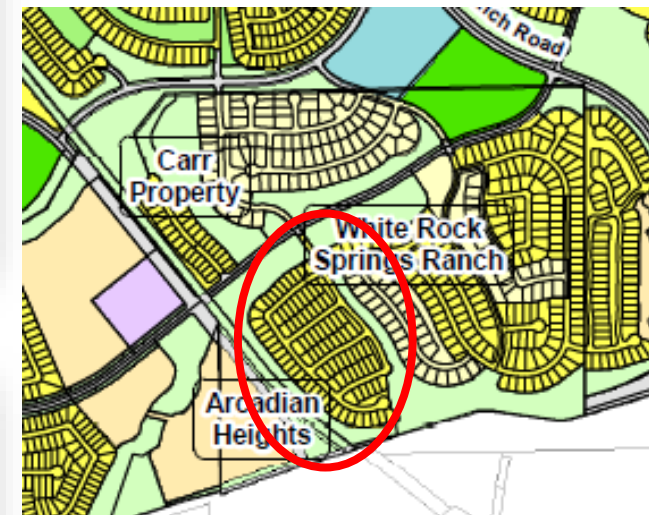
New Application: White Rock Springs Ranch V1

Residential Design Review



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121 sf lots
Richmond American Homes

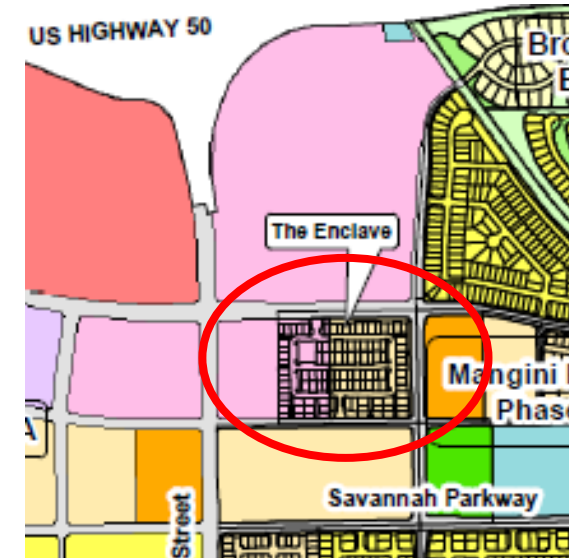


New Application: The Enclave

Residential Design Review



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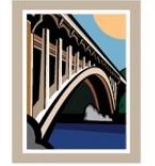


111 lots
KB Homes



Planning Activity (last 90 days)

City Actions on Proposed Entitlements



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Planning Commission

Approved Design Review for Mangini Ranch Phase 1 Villages 6 – 7

City Council

Approved map extension for Broadstone Estates VTSM

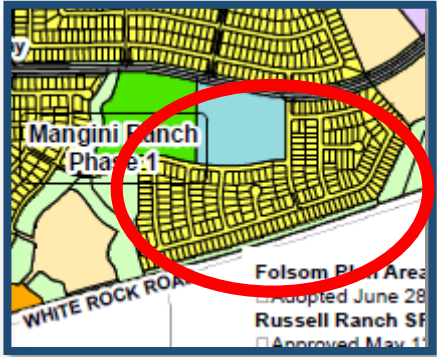
Approved map extension for Folsom Heights VTSM

PC Approved:

Mangini Ranch Phase 1 Villages 6 – 7 Residential Design Review



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224 sf lots
Taylor Morrison

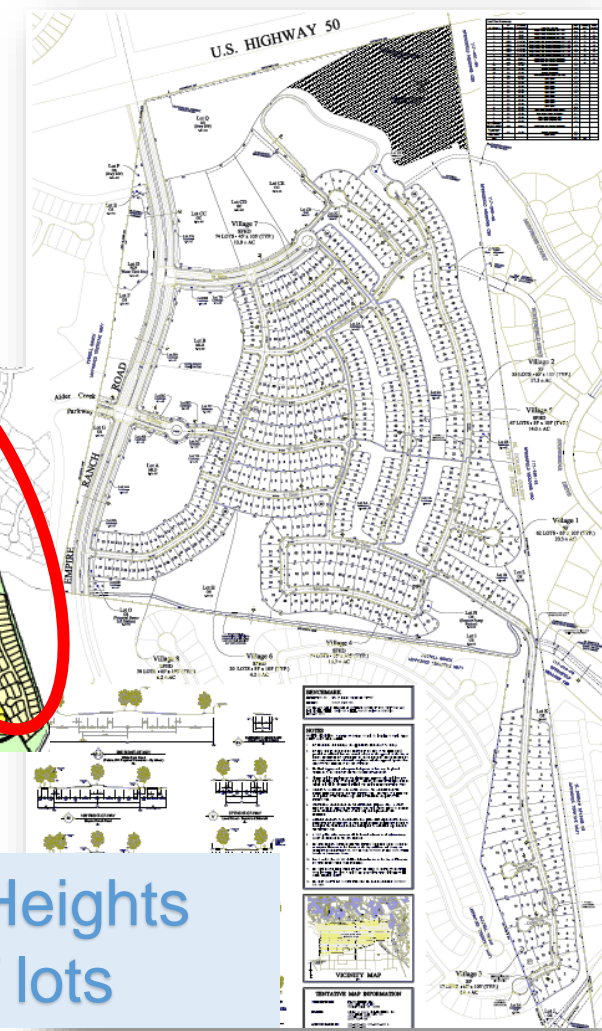
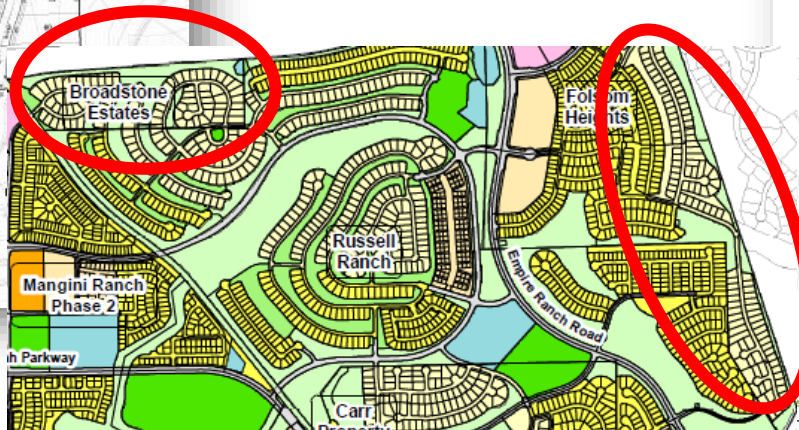
CC Approved: VTSM Extensions for Broadstone Estates and Folsom Heights



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Broadstone Estates
81 sf lots

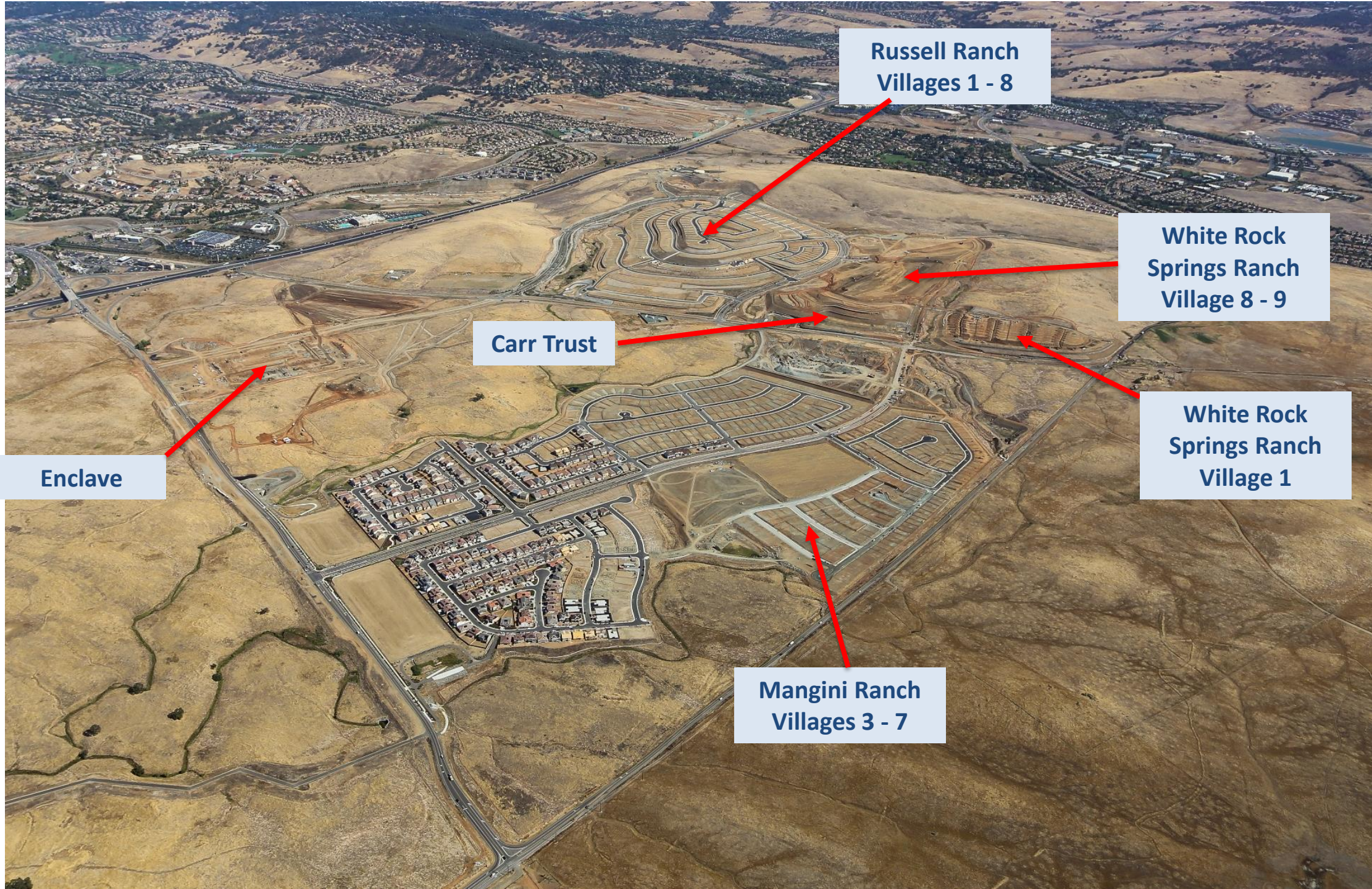


Folsom Heights
530 sf lots



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Infrastructure/Site Engineering Activity (last 90 days)



**Russell Ranch
Villages 1 - 8**

**White Rock
Springs Ranch
Village 8 - 9**

Carr Trust

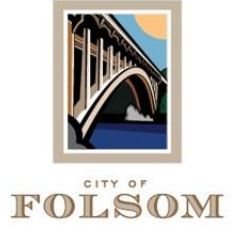
Enclave

**White Rock
Springs Ranch
Village 1**

**Mangini Ranch
Villages 3 - 7**

Mangini Ranch Phase 1B (V3 – 7)

Subdivision Improvements



Estimated Completion
November 2019



Russell Ranch Ph. 1

Alder Creek Parkway, Grand Prairie Road



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Estimated Completion
October 2019

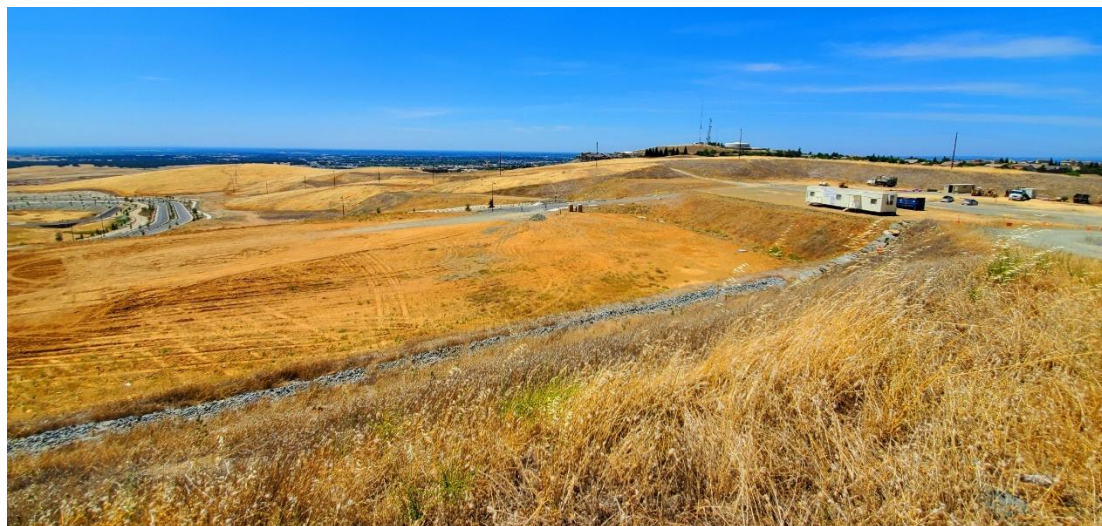


Russell Ranch Ph. 1

Alder Creek Parkway, Grand Prairie Road



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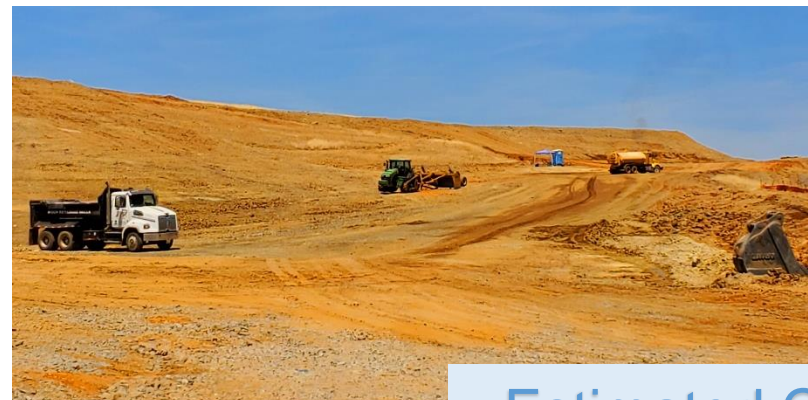


White Rock Springs Ranch Phase 1

Subdivision Improvements



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Estimated Completion
December 2019



Enclave Subdivision

Subdivision Improvements



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Estimated Completion
December 2019



Mangini Ranch Phase 2

Mass Grading



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Commenced
September 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) Village 5 (September 2019) Village 6 (October 22, 2019?)	Villages 3, 4 and 7 (3 maps)
White Rock Springs Ranch (395 dwelling units)	Village 1 (July 2019) Village 8 and 9 (October 8, 2019?)	Villages 2 through 7 (2 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)		
Total SF Lots Ready for Permits	1193 lots mapped	542 lots pending

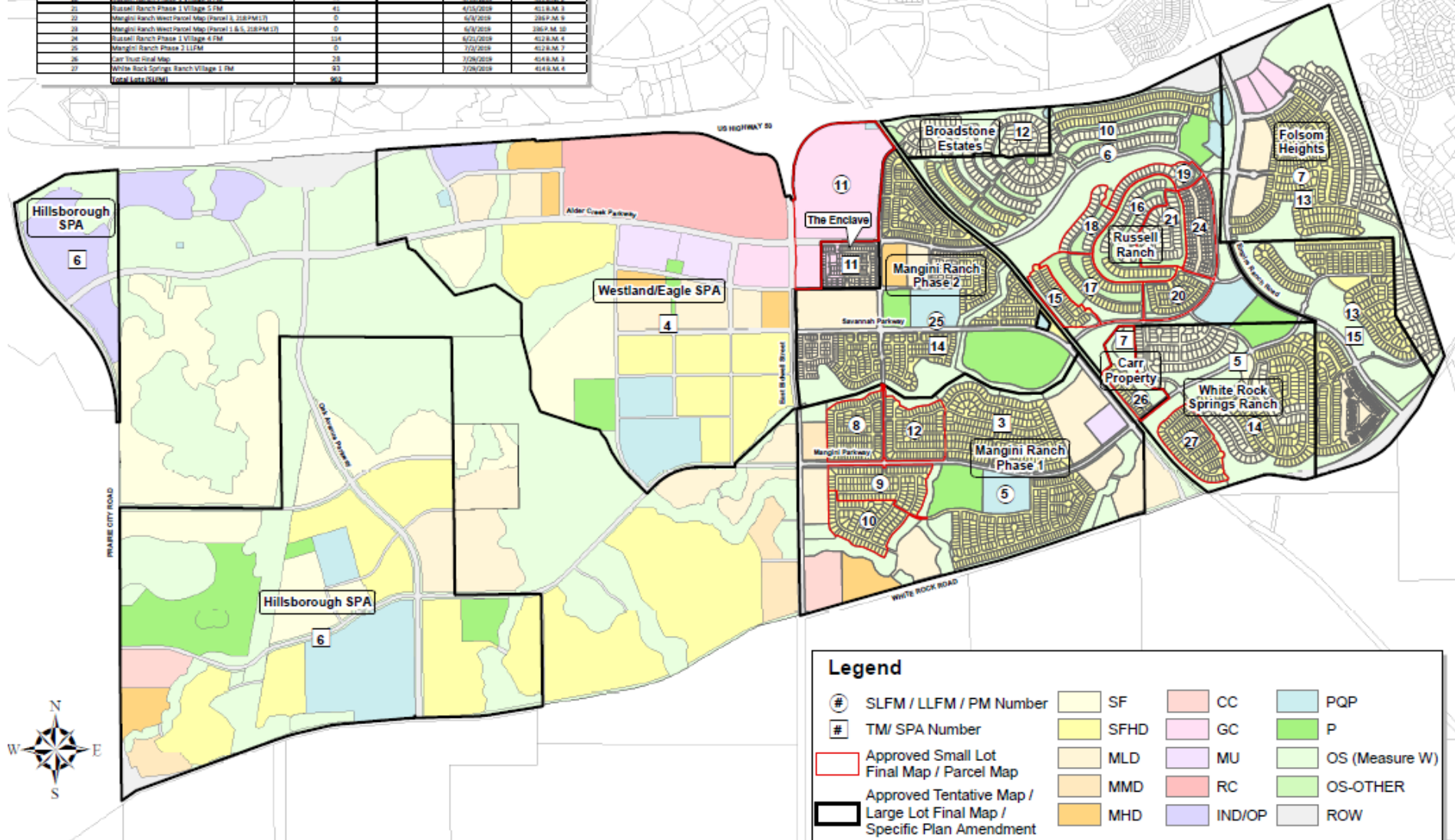
Folsom Plan Area Specific Plan Approved Entitlements and Final Maps

City of Folsom, California
October 3, 2019



TM/PM Map Number	Parcel Map / Subdivision Map Name	Number of Lots (SLFM)	Date Approved	Date Reopened	Document (P.M. or S.M.)
1	Parcel Map	0	10/11/2013	2/28/2017	228P.M. 17
2	Parcel Map	0	1/23/2014	2/28/2017	229P.M. 8
3	PM-14529 Parcel Map	0	1/28/2015	2/28/2017	223P.M. 5
4	PM-14530 Parcel Map	0	11/11/2015	2/28/2017	224P.M. 14
5	Mangini Ranch LLM	0	4/17/2017	8/15/2018	402B.M. 10
6	Russell Ranch LLM	0	8/29/2017	8/29/2018	408B.M. 4
7	Folsom Heights LLM	0	11/27/2017	4/18/2019	412B.M. 8
8	Mangini Ranch Phase 1 Village 1 FM	108	1/23/2018	4/18/2019	412B.M. 4
9	Mangini Ranch Phase 1 Village 2 FM	101	1/23/2018	4/18/2019	412B.M. 4
10	Mangini Ranch Phase 1 Village 3 FM	78	1/23/2018	4/18/2019	412B.M. 4
11	PM-15-025 Parcel Map	0	4/24/2018	2/28/2017	225P.M. 17
12	Mangini Ranch Phase 1 Village 2 FM	88	7/27/2018	4/18/2019	412B.M. 7
13	Russell Ranch Phase 2 LLM	0	20/06/2018	4/18/2019	412B.M. 1
14	White Rock Springs Ranch LLM	0	11/08/2018	4/18/2019	412B.M. 6
15	Russell Ranch Phase 1 Village 5 FM	43	1/15/2019	4/18/2019	412B.M. 2
16	Russell Ranch Phase 1 Village 6 FM	52	4/18/2019	4/18/2019	412B.M. 4
17	Russell Ranch Phase 1 Village 7 FM	41	4/18/2019	4/18/2019	412B.M. 4
18	Russell Ranch Phase 1 Village 8 FM	29	4/18/2019	4/18/2019	412B.M. 6
19	Russell Ranch Phase 1 Village 9 FM	26	4/18/2019	4/18/2019	412B.M. 7
20	Russell Ranch Phase 1 Village 10 FM	52	4/18/2019	4/18/2019	412B.M. 9
21	Russell Ranch Phase 1 Village 11 FM	41	4/18/2019	4/18/2019	412B.M. 9
22	Mangini Ranch West Parcel Map (Parcel 3, 228P.M.17)	0	4/18/2019	2/28/2017	228P.M. 9
23	Mangini Ranch West Parcel Map (Parcel 1 & 2, 228P.M.17)	0	4/18/2019	2/28/2017	228P.M. 10
24	Russell Ranch Phase 1 Village 4 FM	104	6/25/2019	4/18/2019	412B.M. 4
25	Mangini Ranch Phase 2 LLM	0	7/27/2019	4/18/2019	412B.M. 7
26	Car Trust Real Map	28	7/28/2019	4/18/2019	414B.M. 3
27	White Rock Springs Ranch Village 1 FM	93	7/28/2019	4/18/2019	414B.M. 4
Total Lots (SLFM)		993			

TM/SPA Number	Tentative Map/SPA Map Name	Number of Lots	Date Approved
1	Folsom Plan Area Specific Plan	478	4/28/2011
2	Russell Ranch SPA and Tentative Map	879	1/23/2018
3	Mangini Ranch Phase 1 Tentative Map	170	9/25/2015
4	Westland/Eagle SPA	490	9/23/2015
5	White Rock Springs Tentative Map	395	1/22/2016
6	Hillsborough SPA	258	1/24/2016
7	Car Trust SPA and Tentative Map	28	1/24/2016
8	Folsom Heights SPA	530	9/28/2016
9	Broadstone Estates SPA	81	9/28/2016
10	Russell Ranch Tentative Map Amendment	403	9/28/2016
11	The Enclave at Folsom Ranch	111	11/9/2016
12	Broadstone Estates Tentative Map	81	4/11/2017
13	Folsom Heights Tentative Map	530	9/15/2017
14	Mangini Ranch Phase 2 Tentative Map	401	1/13/2018
15	Russell Ranch Lots 41 thru 43 Tentative Map	30	4/18/2019



Legend

① SLFM / LLM / PM Number	SF	CC	PQP
② 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

Building Activity

(To date in the Plan Area)



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Mangini Ranch Phase 1:

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

Russell Ranch Phase 1:

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

315 Building Permits issued

148 Homes received Final Inspections

241 Homes have been sold (148 closed)



Mangini Ranch Phase 1 Neighborhoods



Taylor Morrison

Tri Point Homes

Lennar

Park Site

School Site

Taylor Morrison

Russell Ranch Phase 1 Neighborhoods



Meritage
Homes V4

The New Home
Company V7

Anthem United
V6 and 8

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

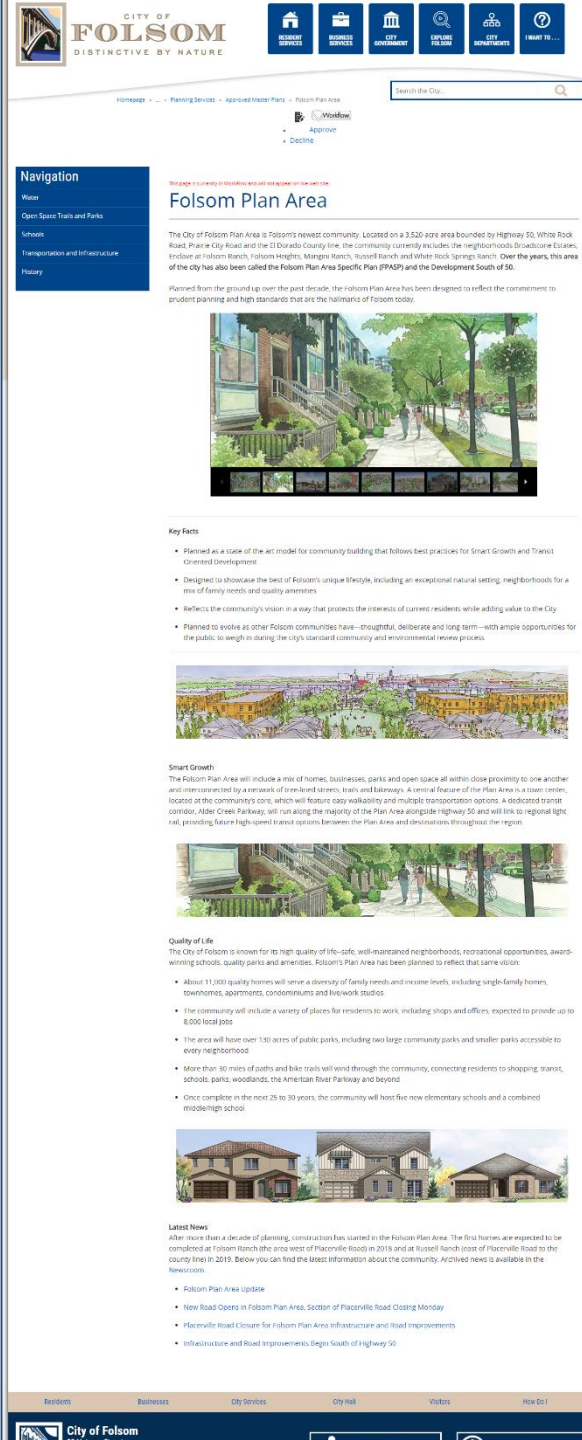
PLAN SEVEN | VINEYARD

PLAN FIVE | EUROPEAN COTTAGE

Russell Ranch (V 6 & 8)



City of Folsom Website Update and Fact Sheet



Measure W



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DISTINCTIVE BY NATURE



The City of Folsom Plan Area

Reflecting Folsom's commitment to prudent planning and high standards

The City of Folsom Plan Area is Folsom's newest community. Located on a 3,520-acre area bounded by Highway 50, White Rock Road, Prairie City Road and the El Dorado County line, the community currently includes the neighborhoods Broadstone Estates, Enclave at Folsom Ranch, Folsom Heights, Mangini Ranch, Russell Ranch and White Rock Springs Ranch. **Over the years, this area of the city has also been called the Folsom Plan Area Specific Plan (FPASP) and the Development South of 50.**



Key Facts

Planned as a state-of-the-art model for community building that follows best practices for Smart Growth and Transit Oriented Development

Designed to showcase the best of Folsom's unique lifestyle, including an exceptional natural setting, neighborhoods for a mix of family needs and quality amenities

Reflects the community's vision in a way that protects the interests of current residents while adding value to the City

Planned to evolve as other Folsom communities have — thoughtful, deliberate and long-term — with ample opportunities for the public to weigh in during the city's standard community and environmental review process

Quality of Life

The City of Folsom is known for its high quality of life – safe, well-maintained neighborhoods, recreational opportunities, award-winning schools, quality parks and amenities. Folsom's Plan Area has been planned to reflect that same vision:

- 11,000 quality homes
- 8,000 local jobs
- 130+ acres of public parks
- 30+ miles of paths and bike trails
- 5 new elementary schools, a middle school and high school



Open Space, Trails & Parks



Schools



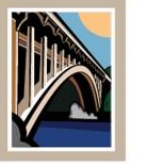
Transportation & Infrastructure



Learn More about the Folsom Plan Area

Contact Scott Johnson, Planning Manager, sjohnson@folsom.ca.us, 916-461-6206, folsom.ca.us

Questions?



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FOLSOM