



Folsom Plan Area Quarterly Update December 2018



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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

Folsom Plan Area Approvals



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Project Conception (2004 – 2005)

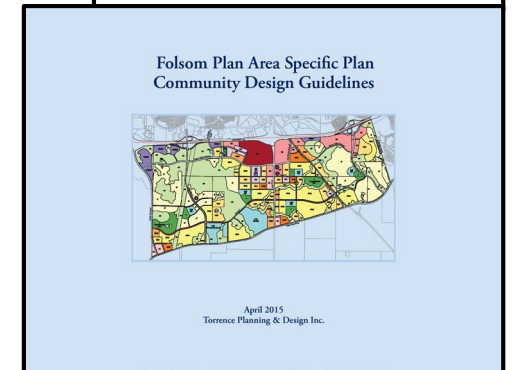
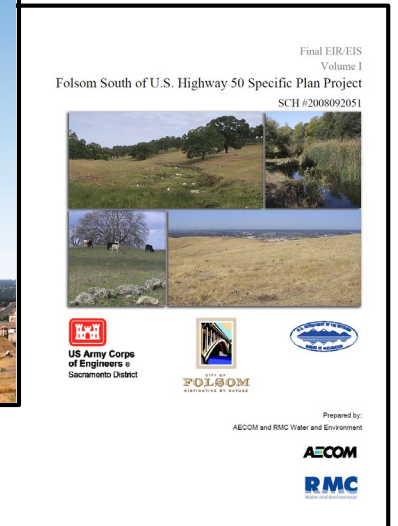
- Measure W
- Vision/Land Planning Concepts

Specific Plan Approval (2011 - 2012)

- Development Agreement
- Specific Plan Adoption/Certification of EIR
- Rezoning and Annexation

Refinements (2013 - present)

- Open Space Management Plan
- Public Facilities and Financing Plan
- Design Guidelines
- Specific Plan Amendments
- Tentative Subdivision Maps



Subsequent Planning Entitlements



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Specific Plan Amendments

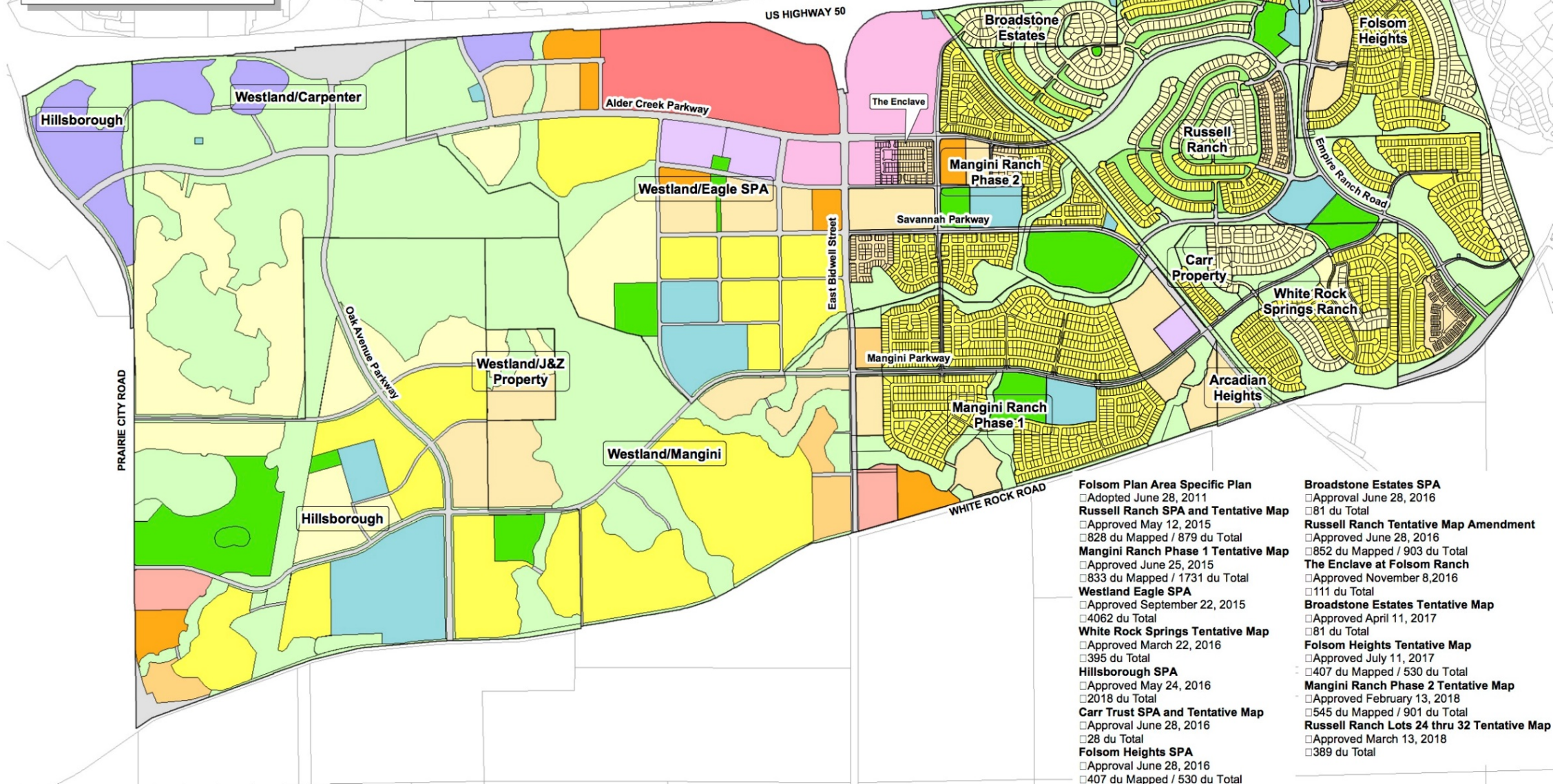
Westland Eagle
Russell Ranch
Hillsborough
Carr Trust
Folsom Heights
Broadstone Estates

Tentative Subdivision Maps

Russell Ranch
Mangini Ranch 1 and 2
White Rock Springs
Carr Trust
Enclave
Broadstone Estates
Folsom Heights

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



- | | |
|--|--|
| <p>Folsom Plan Area Specific Plan</p> <ul style="list-style-type: none"> Adopted June 28, 2011 <p>Russell Ranch SPA and Tentative Map</p> <ul style="list-style-type: none"> Approved May 12, 2015 828 du Mapped / 879 du Total <p>Mangini Ranch Phase 1 Tentative Map</p> <ul style="list-style-type: none"> Approved June 25, 2015 833 du Mapped / 1731 du Total <p>Westland Eagle SPA</p> <ul style="list-style-type: none"> Approved September 22, 2015 4062 du Total <p>White Rock Springs Tentative Map</p> <ul style="list-style-type: none"> Approved March 22, 2016 395 du Total <p>Hillsborough SPA</p> <ul style="list-style-type: none"> Approved May 24, 2016 2018 du Total <p>Carr Trust SPA and Tentative Map</p> <ul style="list-style-type: none"> Approval June 28, 2016 28 du Total <p>Folsom Heights SPA</p> <ul style="list-style-type: none"> Approval June 28, 2016 407 du Mapped / 530 du Total | <p>Broadstone Estates SPA</p> <ul style="list-style-type: none"> Approval June 28, 2016 81 du Total <p>Russell Ranch Tentative Map Amendment</p> <ul style="list-style-type: none"> Approved June 28, 2016 852 du Mapped / 903 du Total <p>The Enclave at Folsom Ranch</p> <ul style="list-style-type: none"> Approved November 8, 2016 111 du Total <p>Broadstone Estates Tentative Map</p> <ul style="list-style-type: none"> Approved April 11, 2017 81 du Total <p>Folsom Heights Tentative Map</p> <ul style="list-style-type: none"> Approved July 11, 2017 407 du Mapped / 530 du Total <p>Mangini Ranch Phase 2 Tentative Map</p> <ul style="list-style-type: none"> Approved February 13, 2018 545 du Mapped / 901 du Total <p>Russell Ranch Lots 24 thru 32 Tentative Map</p> <ul style="list-style-type: none"> Approved March 13, 2018 389 du Total |
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Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements

Planning Activity (last 90 days)



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1. The Shops at Folsom Ranch (PC approved 11-7)
2. Russell Ranch Phase 1 Villages 6 and 8 Residential Design Review (PC approved 11-7)
3. Russell Ranch Phase 1, Villages 3, 5, and 7 Residential Design Review (PC approved 11-7)
4. Russell Ranch Mater Plan Clubhouse Design Review (PC approved 12-5)
5. Toll Brothers Regency at Folsom Ranch (submitted in November, under review)
6. Spanos Multifamily Apartments (remains on hold)

The Shops at Folsom Ranch

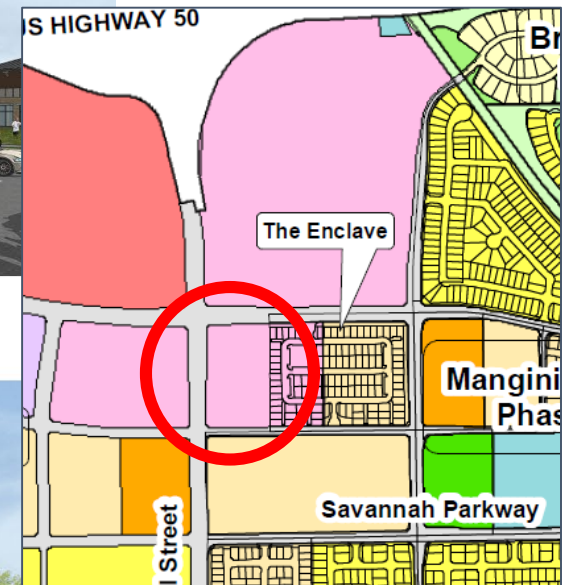
SW Corner of East Bidwell and Alder Creek Parkway



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6

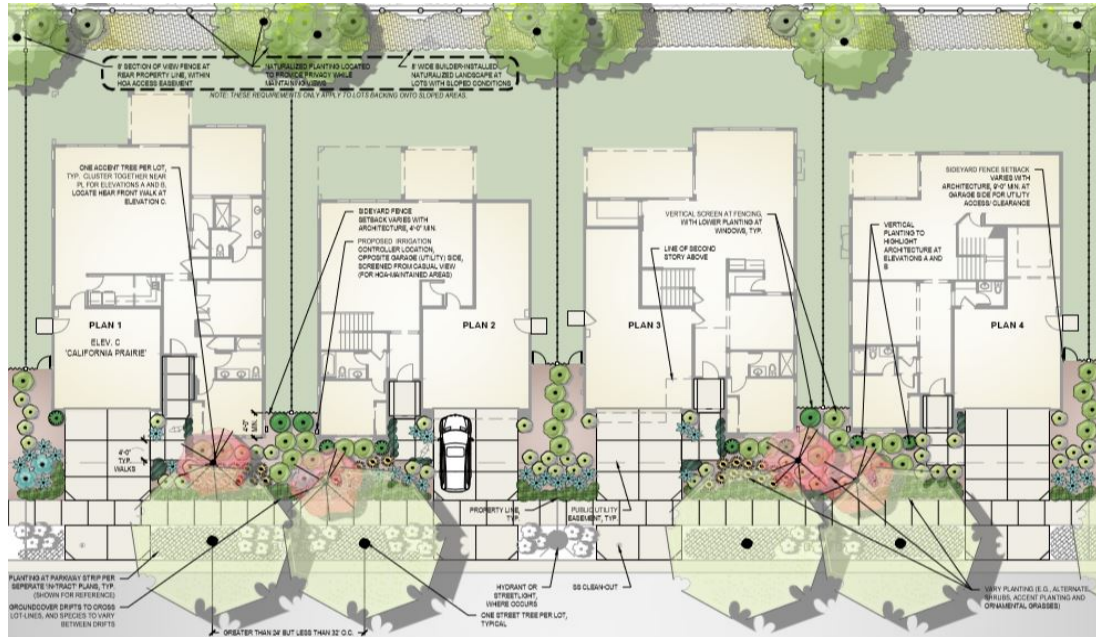


Russell Ranch Phase I Villages 6 and 8

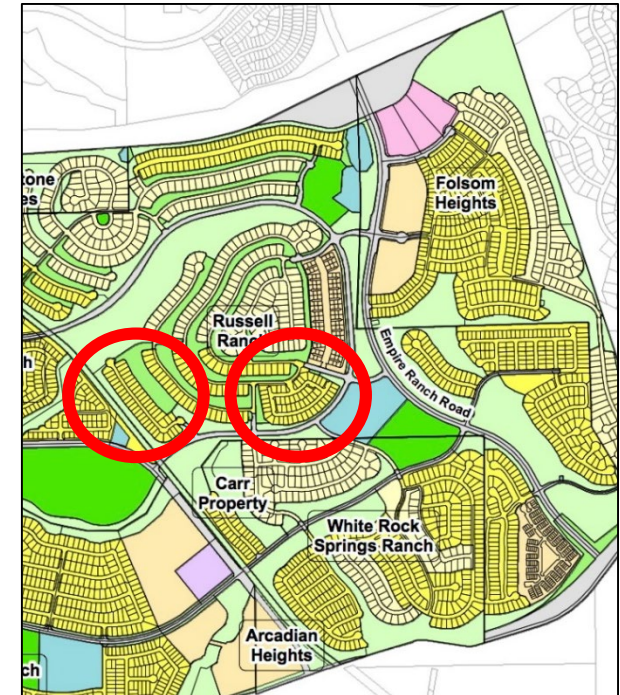
Residential Design Review for Master Home Plans



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95 Homes
4 Master Plans:
3 Arch Styles each
9 color/material options each

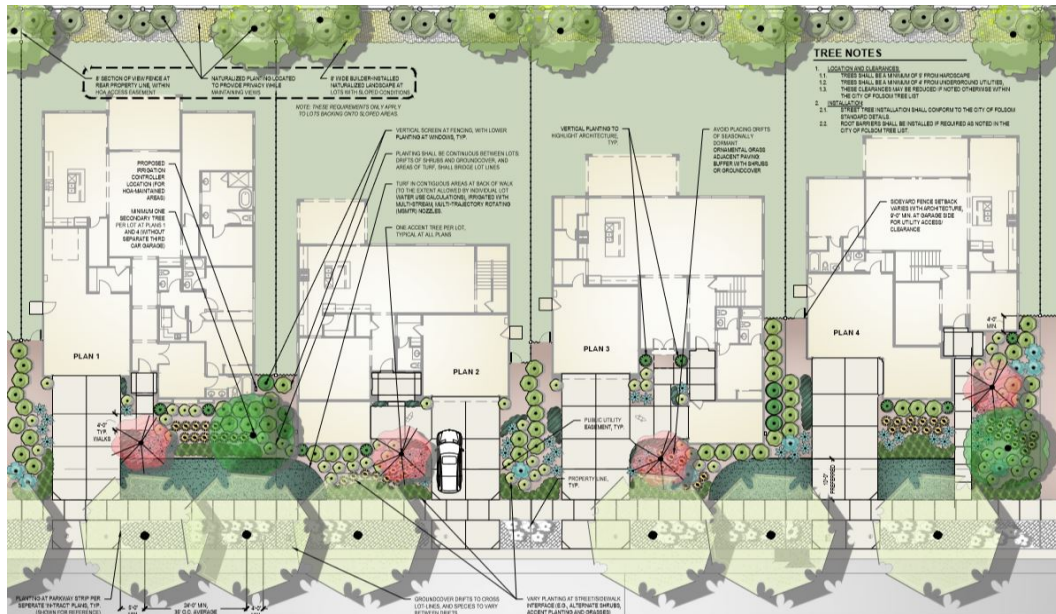


Russell Ranch Phase I Villages 3, 5, and 7

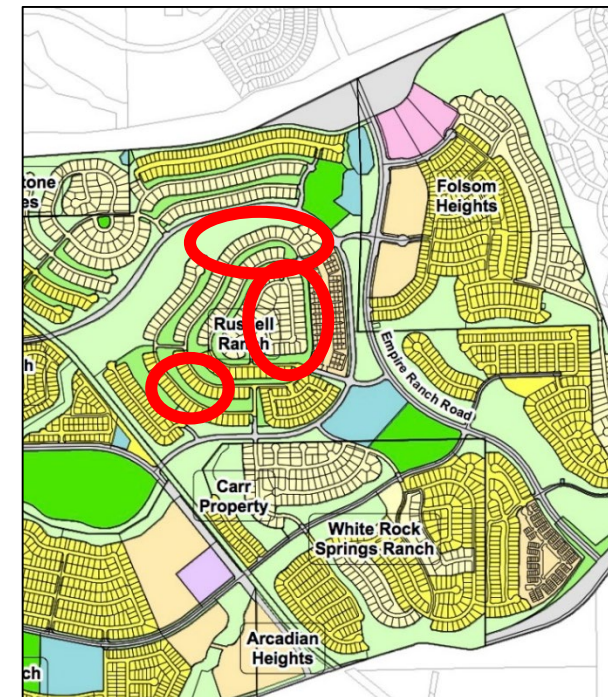
Residential Design Review for Master Home Plans



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108 Homes
4 Master Plans:
3 Arch Styles each
9 color/material options each

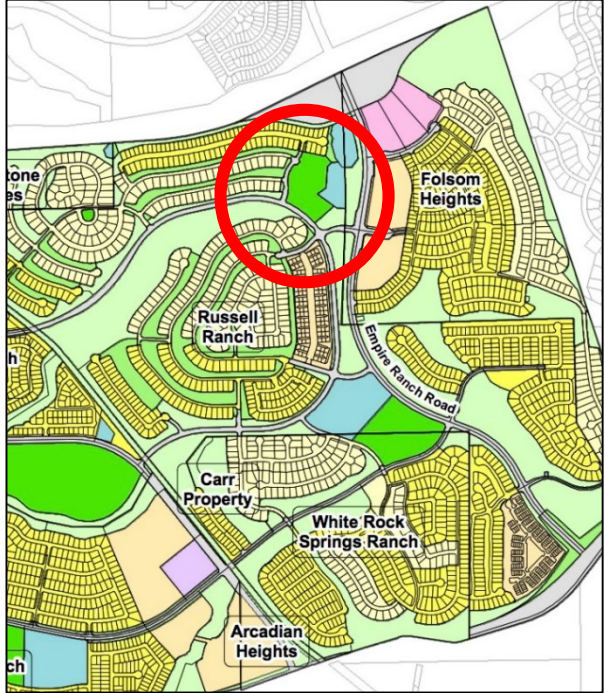


Russell Ranch Master Plan Clubhouse

Design Review



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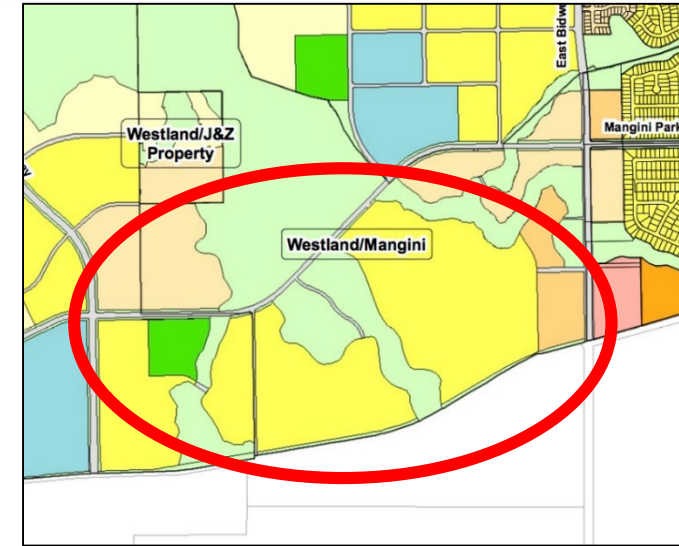
Toll Brothers Regency at Folsom Ranch

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



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PARKS			
	REC. CENTER	PARK	PARK
PHASE I	5.0 AC	0.5 AC	0.5 AC
PHASE II	2.5 AC		
PHASE III	1.5 AC		
PROJECT PARKS TOTAL:	10.00 ACRES TOTAL		



Age Restricted Development
~1,200 units



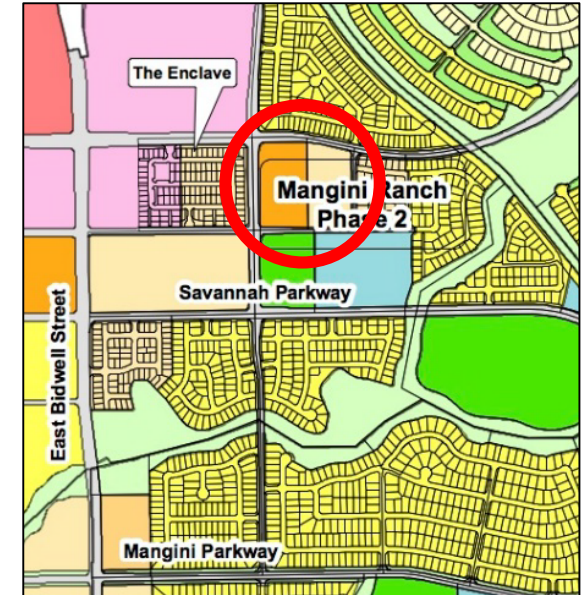
Spanos Multifamily Apartment Project (On Hold)



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265 apartment units



FRONT ELEVATION

Infrastructure/Site Engineering Activity

(last 90 days)



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Mangini Ranch Ph. 1B (V3 – 7) – Mass Grading

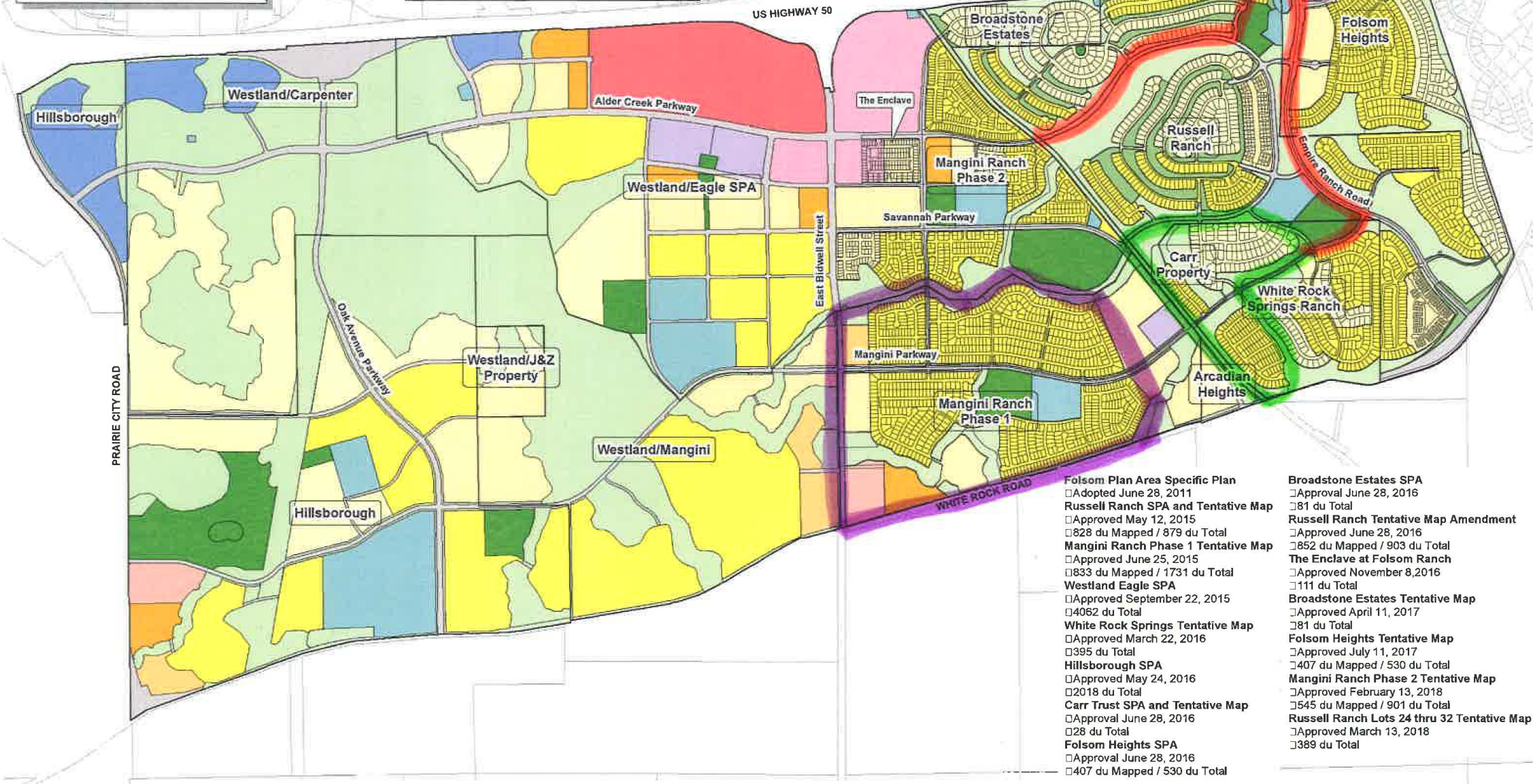
Russell Ranch Ph. 1 – Alder Creek Parkway,
Grand Prairie Road, Grading, Landscaping and
Lighting Underway

Russell Ranch Ph. 1 (V1 -8) – Subdivision
Improvements

White Rock Springs Ranch Ph1 – Mass Grading

Legend		
SF	CC	PQP
SFHD	GC	P
MLD	MU	OS (Measure W)
MMD	RC	OS- OTHER
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Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements







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 (June 2015) 833 dwelling units	Village 1 (May 2018) Village 2 (June 2018) Villages 8 and 9 (May 2018)	
White Rock Springs Ranch (March 2016) 395 dwelling units		Villages 1 through 9 (4 maps)
Carr Trust (June 2016) 28 dwelling units		Carr Trust (1 map)
Russell Ranch (June 2016) 852 dwelling units		Phase 1, Villages 1 – 8 (8 maps)
Enclave at Folsom Ranch (November 2016) 111 dwelling units		Enclave (1 map)
Broadstone Estates (April 2017) 81 dwelling units		
Folsom Heights (July 2017) 407 dwelling units		
Mangini Ranch Phase 2 545 dwelling units		
Russell Ranch Lots 24 – 32 398 dwelling units		

Building Activity



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First Neighborhoods in FPA (started in 2018)

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

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

First resident moved in November 15

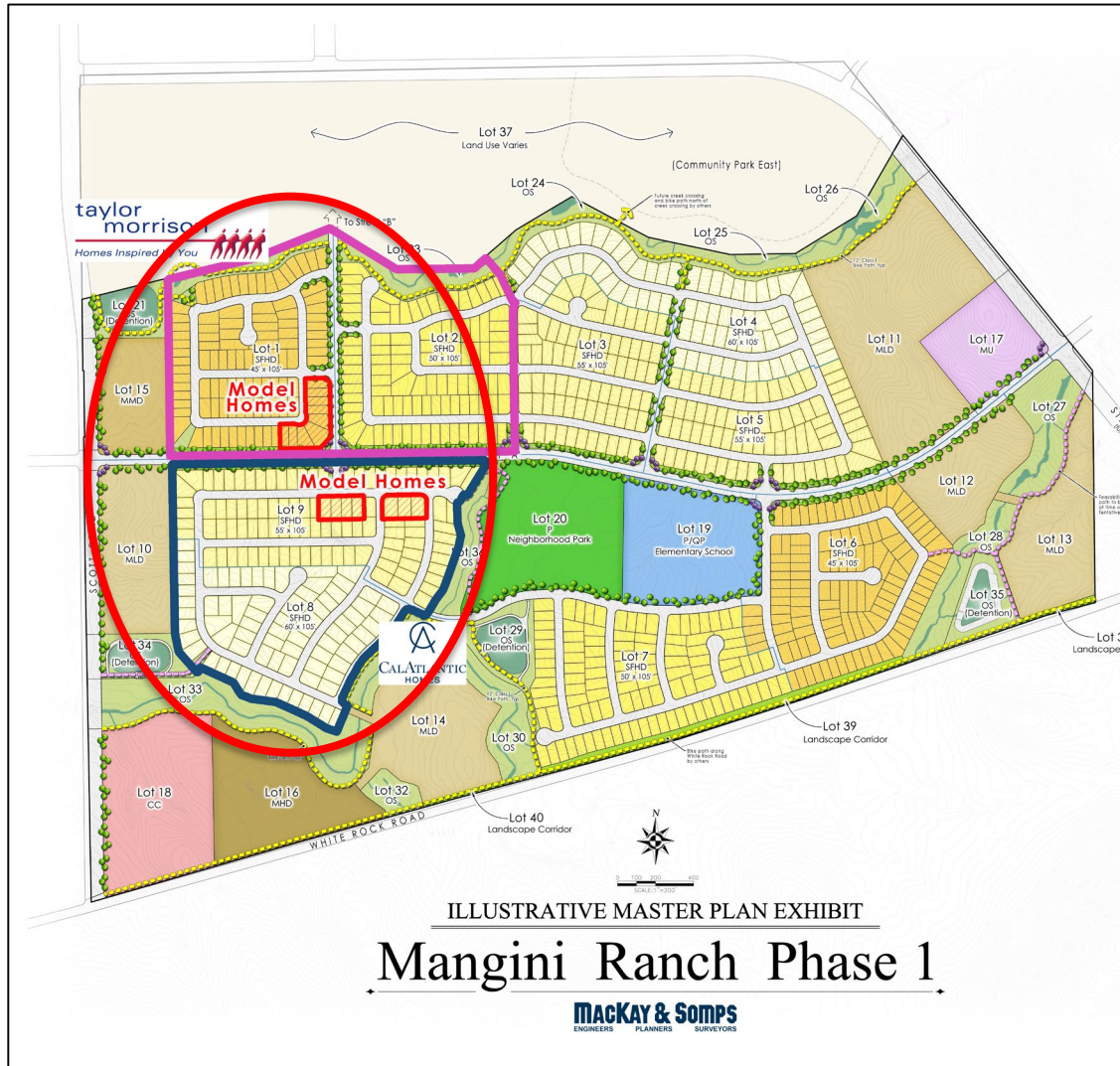
To date, 121 home have been sold

Recent data on buyer geography:

- ~50% existing Folsom residents
- ~65% Folsom and adjoining communities
- ~87% from our region



2018 Folsom Plan Area Neighborhoods



Mangini Ranch Villages 1, 2, 8, & 9

Lennar/Cal Atlantic

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

Lennar/Cal Atlantic (Villages 8 and 9)



PLAN SIX - CALIFORNIA RANCH

PLAN SEVEN - VINEYARD

PLAN FIVE - EUROPEAN COTTAGE

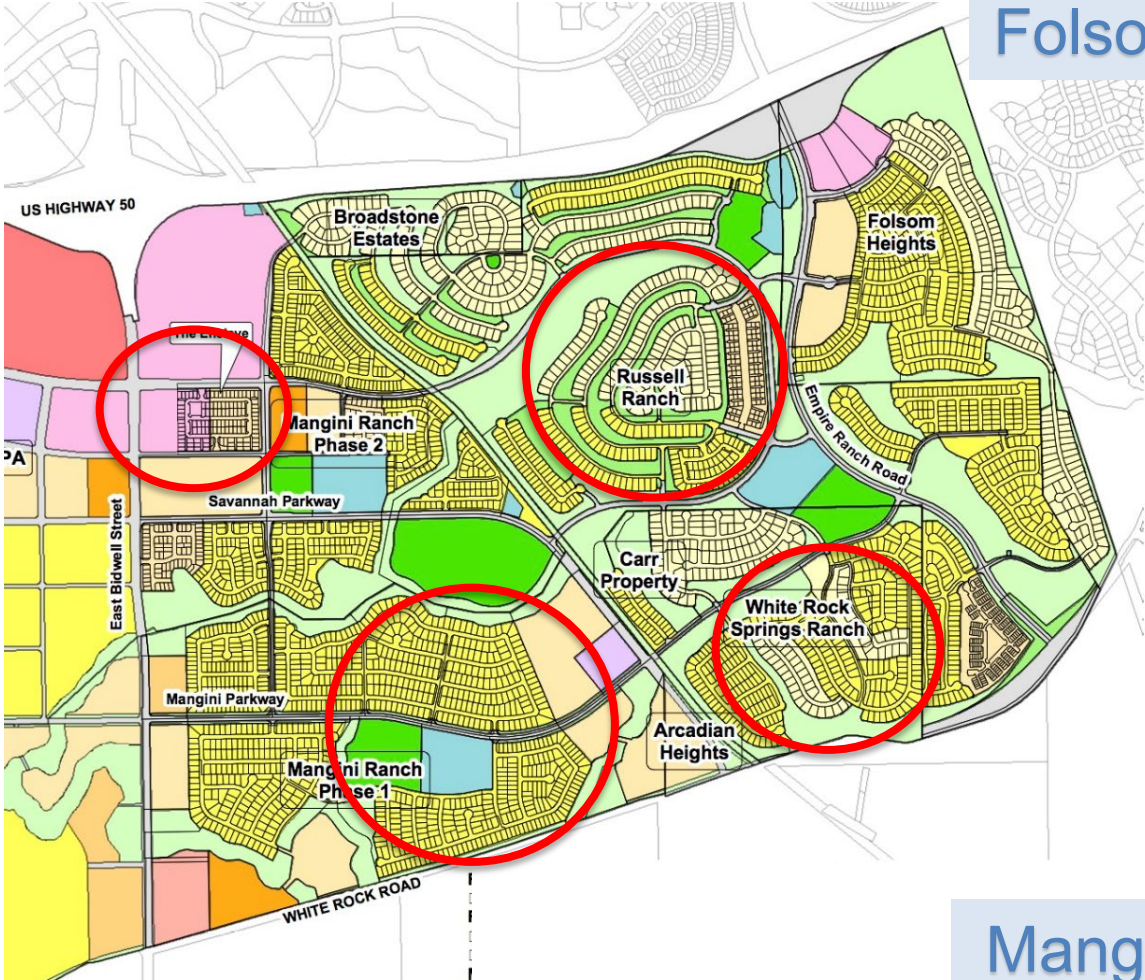
Infrastructure and Building Activity 2019



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- Mangini Ranch Villages 3 – 7
- Russell Ranch Phase 1 Villages 1 – 8
- Russell Ranch Phase 2 Villages 1, 2 and 4
- Carr Trust/White Rock Springs Ranch Villages 1, 8, 9
- Enclave
- The Shops at Folsom Ranch

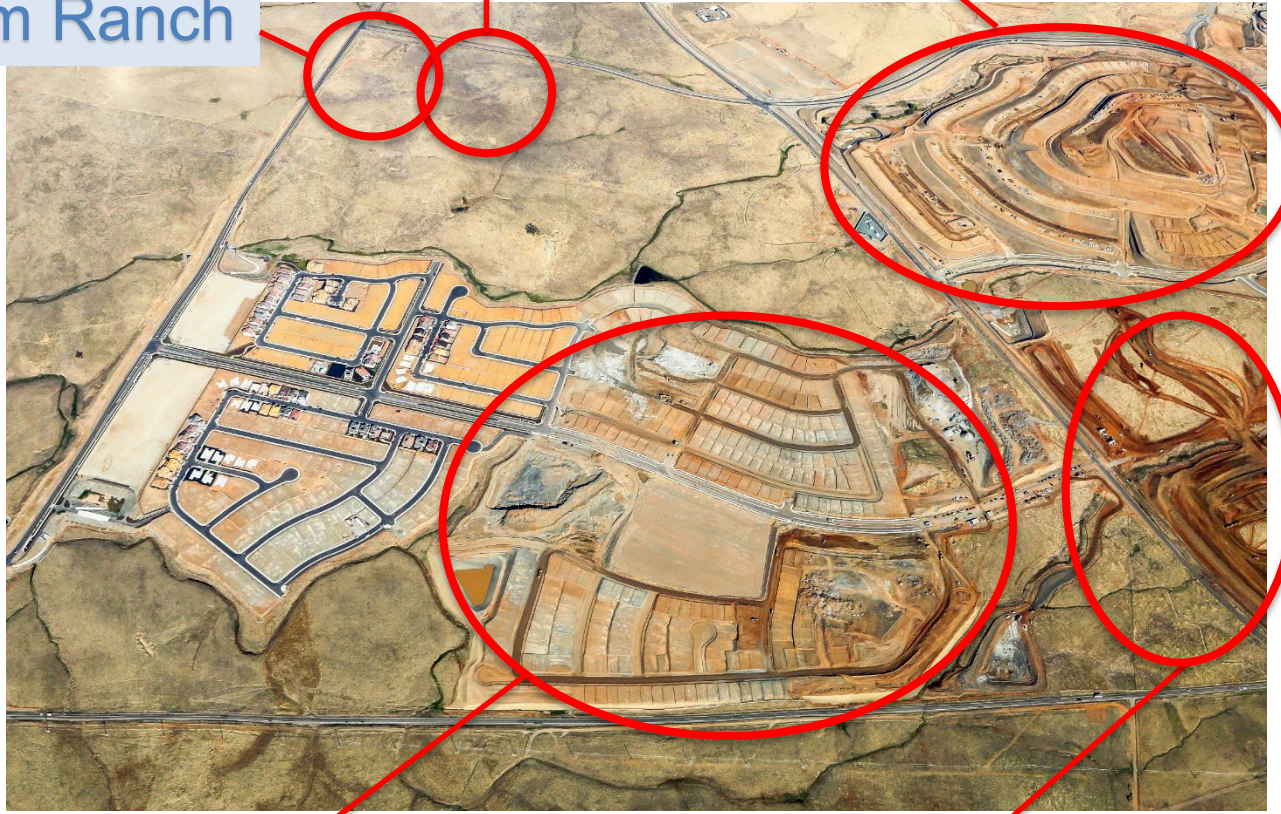
2019 Folsom Plan Area Infrastructure and Building Activity



Shops at Folsom Ranch

Enclave

Russell Ranch



Mangini Ranch V3-7

Carr Trust and White Rock Springs Ranch

Questions?



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