

FOLSOM

Folsom Plan Area Quarterly Update September 2018

FPA Quarterly Update Outline



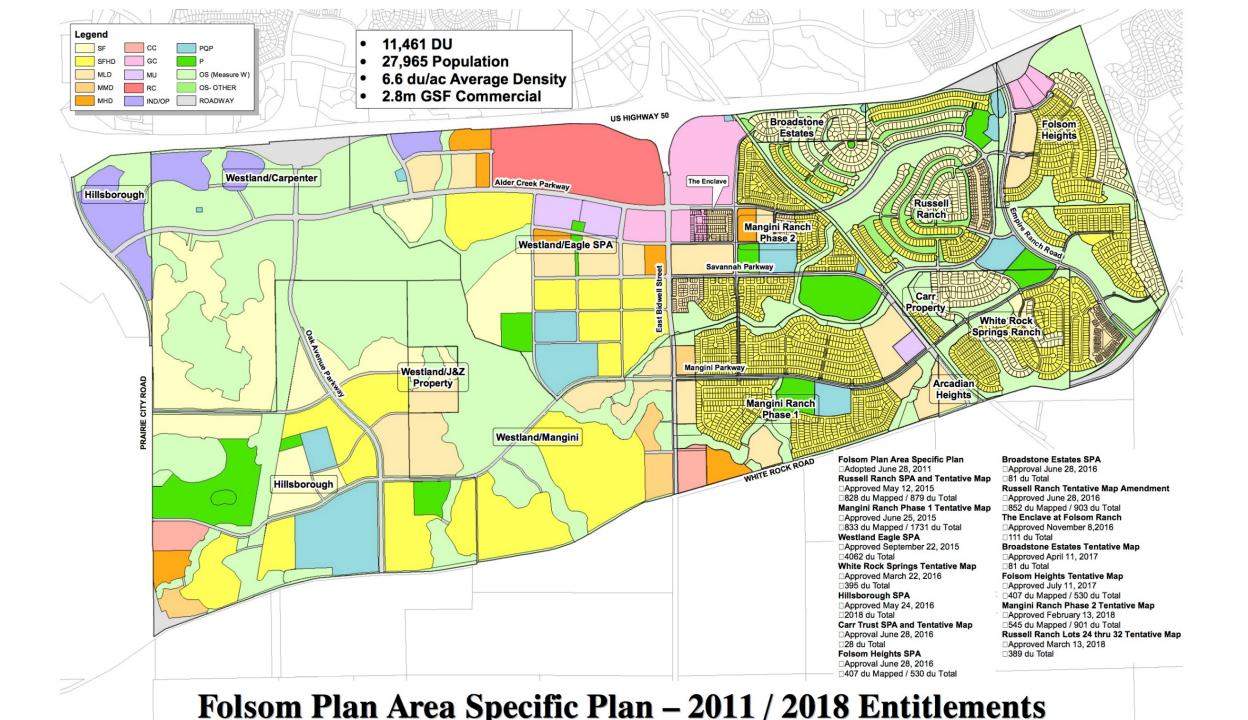
Planning Activity

Infrastructure and Site Engineering Activity

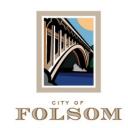
Map Activity

Building Activity

Public Information/City Website



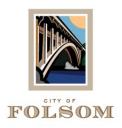
Planning Activity



The Shops at Folsom Ranch
Spanos Multifamily Apartments (on hold)
Pre-Application Meetings
School District

The Shops at Folsom Ranch

SW Corner of East Bidwell and Alder Creek Parkway



Mangini

Savannah Parkway

The Enclave

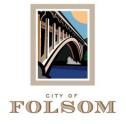








FCUSD Elementary School Mangini Parkway in Mangini Ranch Phase 1



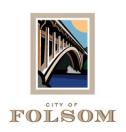








Infrastructure/Site Engineering Activity



Mangini Ranch – Sewer & Lift Station

Zone 4/5 Booster Pump Station

Zone 5/6 Tank & Booster Pump Station

Mangini Ranch Ph. 1 – Mass Grading

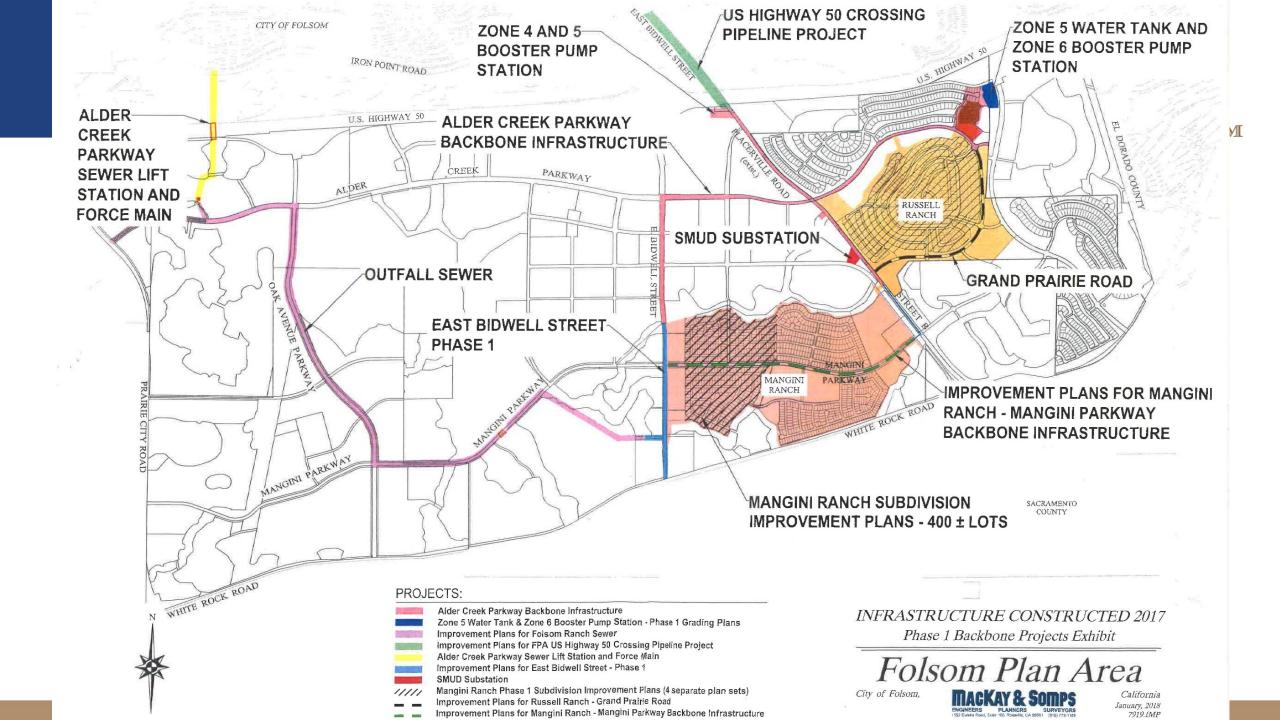
Mangini Ranch – Mangini Parkway

Russell Ranch Ph. 1 – Alder Creek Parkway

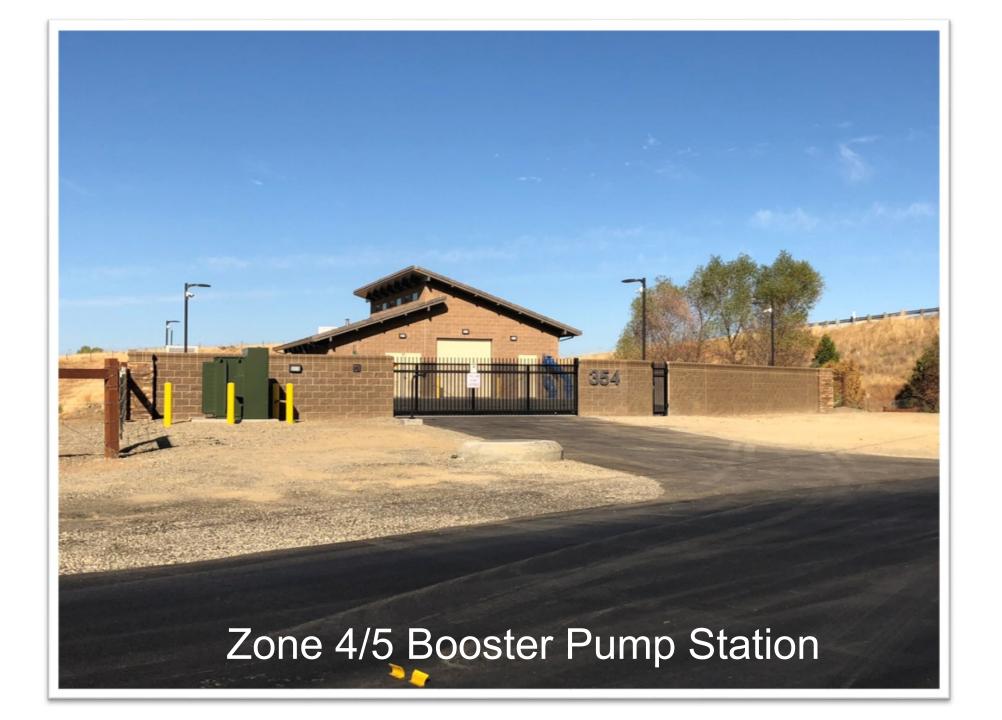
Russell Ranch Ph. 1 – Grand Prairie Road

Russell Ranch Ph. 1 – Grading

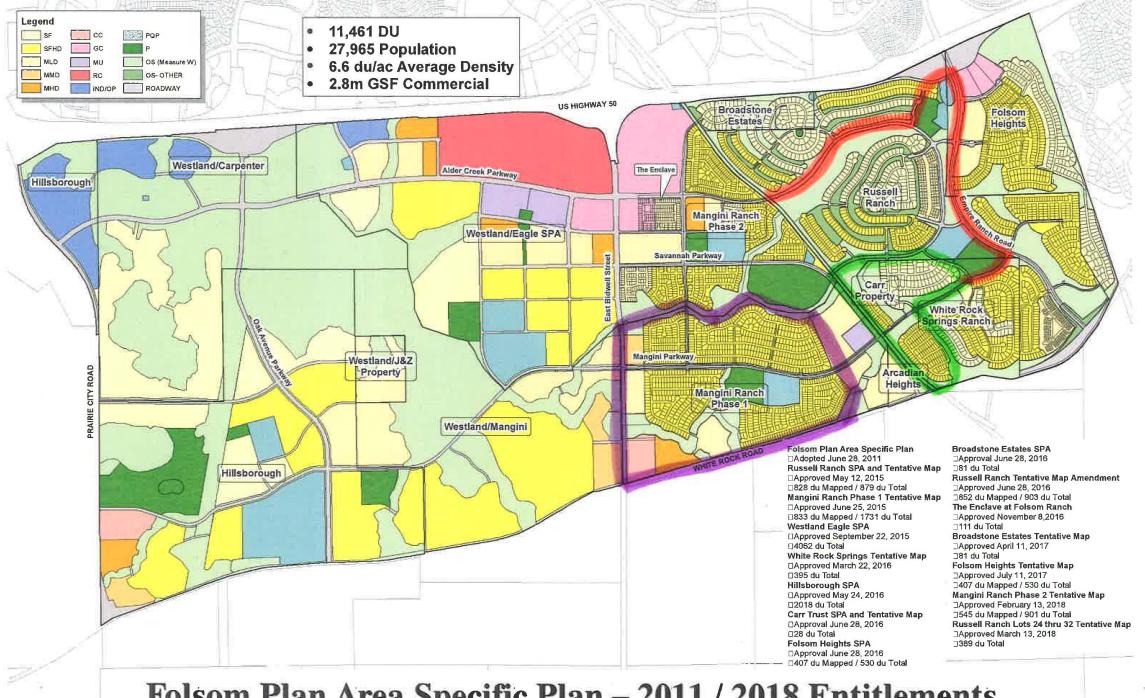
Landscaping and Lighting







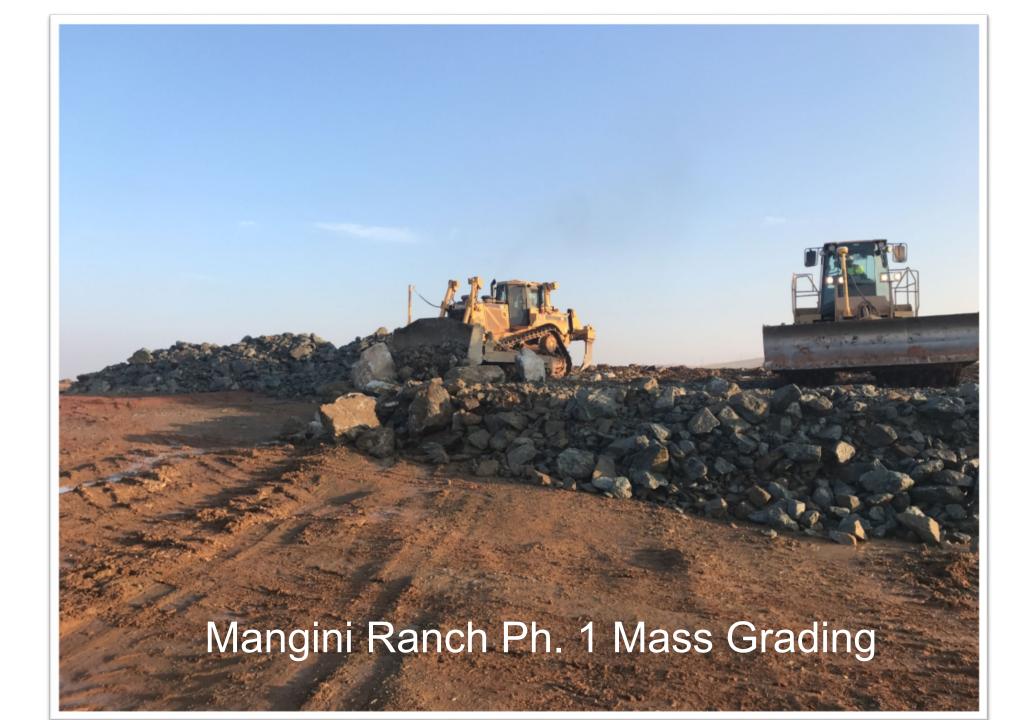




Folsom Plan Area Specific Plan - 2011 / 2018 Entitlements

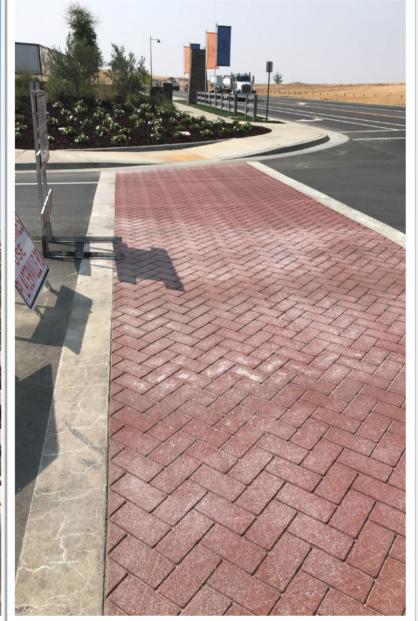


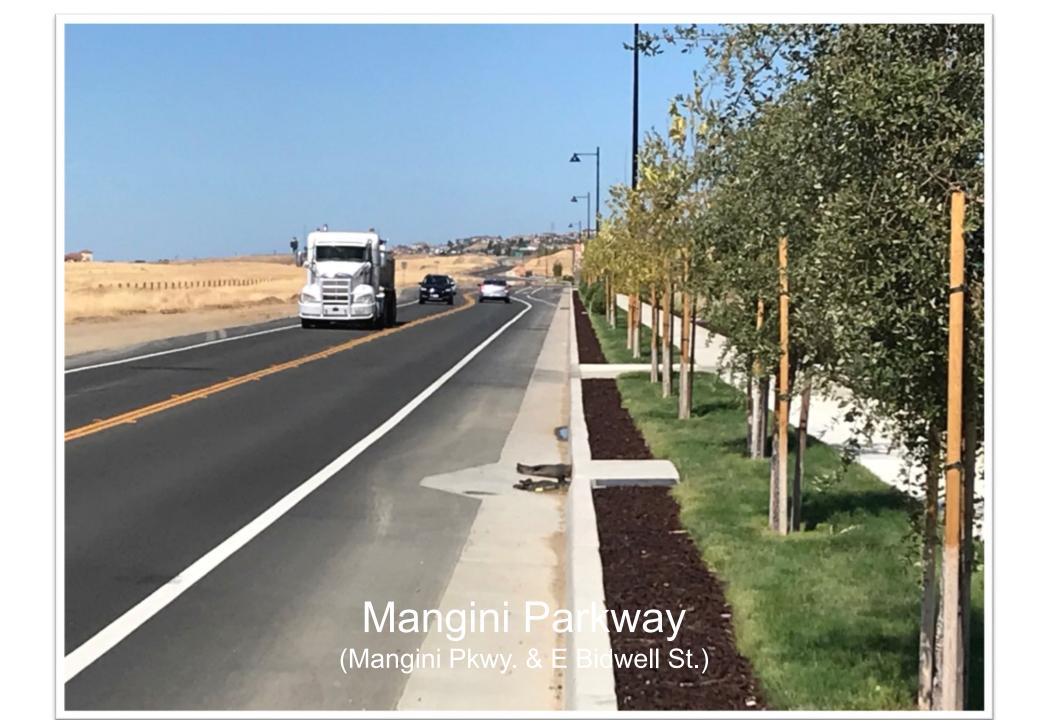




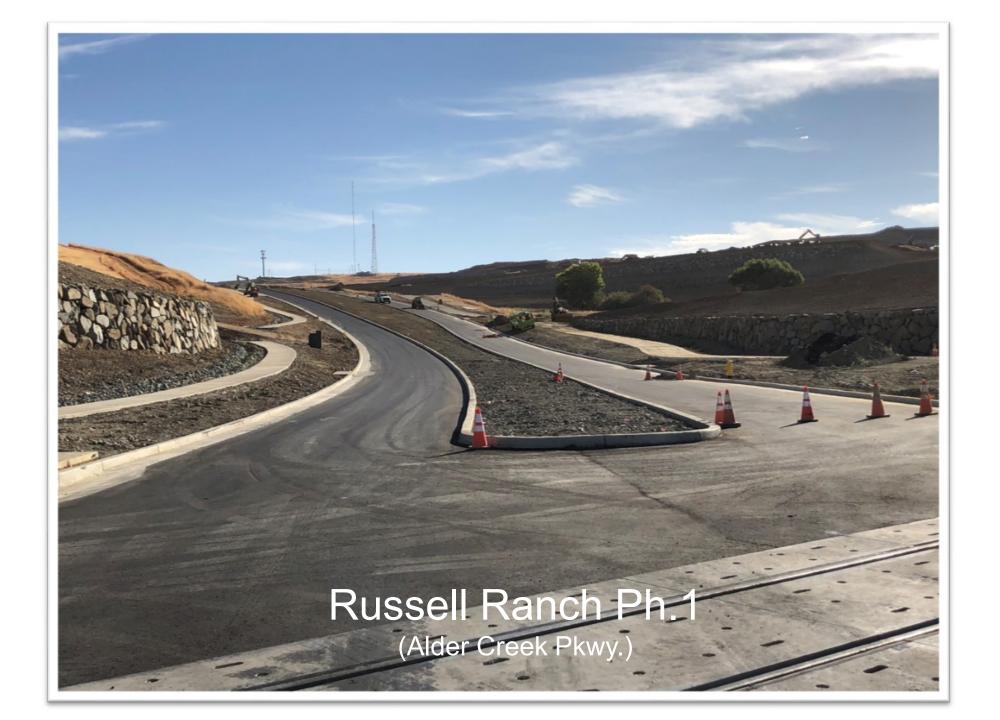




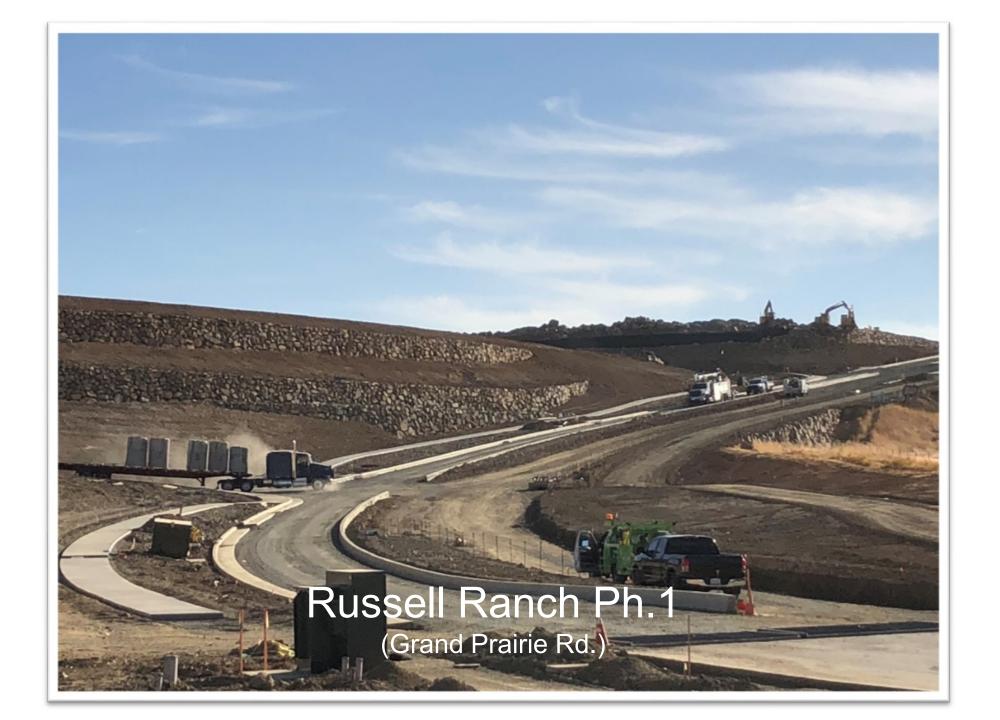




















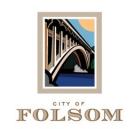




Lighting and Landscaping

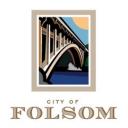


Map Activity



Tentative Maps Approved by City Council	Final Maps Approved by CC	Small Lot Final Maps Submitted
Mangini Ranch Phase 1 (June 2015)	Village 1 (May 2018)	
833 dwelling units	Village 2 (June 2018)	
	Villages 8 and 9 (May 2018)	
White Rock Springs Ranch (March 2016)		Villages 1 through 9 (4 maps)
395 dwelling units		
Carr Trust (June 2016)		Carr Trust (1 map)
28 dwelling units		
Russell Ranch (June 2016)		Phase 1, Villages 1 – 8 (8 maps)
852 dwelling units		
Enclave at Folsom Ranch (November 2016)		Enclave (1 map)
111 dwelling units		
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



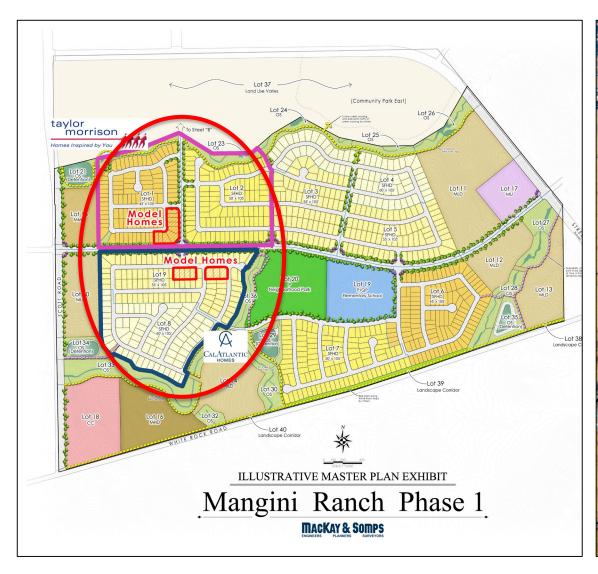
First Neighborhoods in FPA (starting in 2018)

- Mangini Ranch Villages 1, 2, 8, and 9 75 homes sold
 - ➤ Taylor Morrison (Villages 1/2)
 - ➤ Lennar/Cal Atlantic (Villages 8/9)

Next Phase of Building Activity (starting in 2019)

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

2018 Folsom Plan Area Neighborhoods









Taylor Morrison (Villages 1 and 2)





ITALIAN VILLA - PLAN 5

EUROPEAN COTTAGE - PLAN 8



CRAFTSMAN - PLAN 7 SPANISH COLONIAL - PLAN 8 FARMHOUSE - PLAN 6

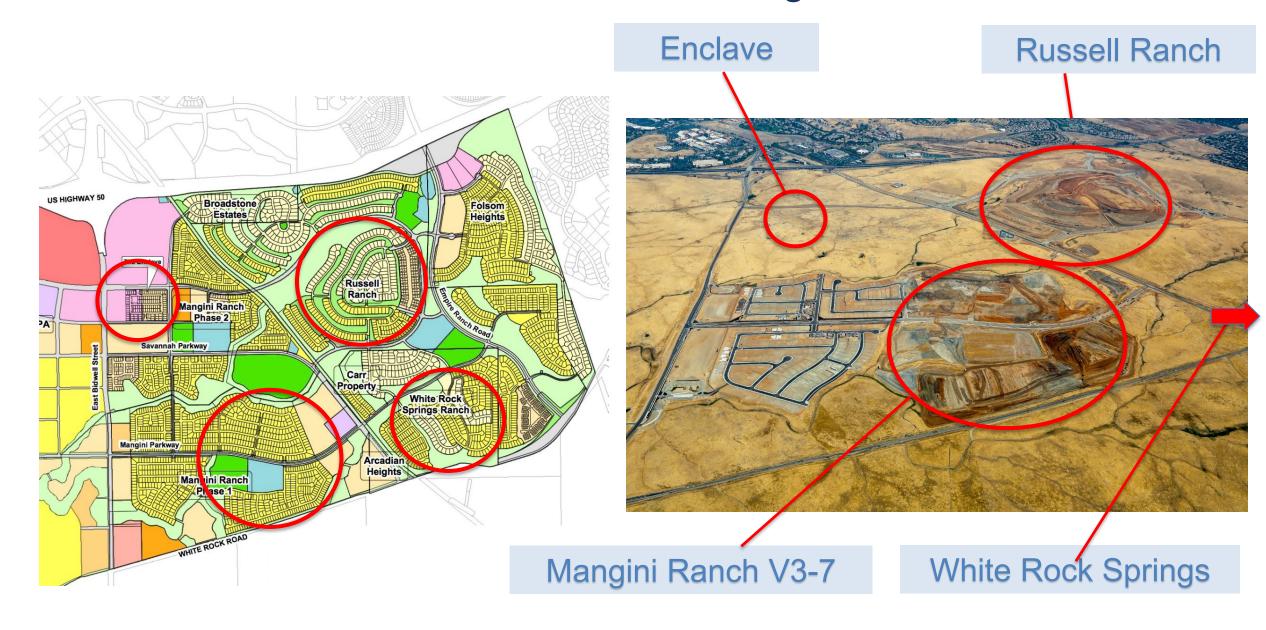
Lennar/Cal Atlantic (Villages 8 and 9)







2019 Folsom Plan Area Neighborhoods



City of Folsom Website Update Folsom Plan Area



History



way that protects the interests of current residents while adding value to the city as a whole.

served, its valuable natural resources protected and that "piecemeal" development is avoided.

Against this backdrop. Folsom voters overwhelmingly approved Measure W in 2004, approving the city's annexation of the land

- . Current residents not be required to pay fees for construction of new infrastructure, including schools and roads in the new

Over the years, the city hosted dozens of visioning sessions and outreach officials, outside agencies and other interested stakeholders to plan the area's evolution. The result was a series of five possible development 2005. From there, the Plan Area land use plan continued to underso. 2011 alone with a joint Environmental Impact Report and Environmen mnact Statement as required by law



Open Space, Trails and Parks



The City of Folsom Plan Area has been designed to showcase the best of Folsom's unique lifestyle, including an exceptional natural setting, and to exemplify how an interconnected framework of open space is essential to a vibrant, livable community.

More than 30 percent—over 1,000 acres—of the total Plan Area is being maintained as permanently protected open space to preserve sensitive habitat areas, as specified in Measure W passed by Folsom voters in 2004. This protected area includes thick stands of oak woodlands, Alder Creek and streams that flow into it, wetlands, ponds, hillsides and scenic vistas. A network of more than 30 miles of bike paths, trails and picnic areas will wind through the Plan Area for residents to enjoy the area's natural setting, as well as to connect residents to shopping, transit, schools, parks, woodlands, the American River Parkway and beyond.



As planned, the Plan Area's open space network is one of the largest designated public open space areas in the City of Folsom

In addition to preserved open space, the Folsom Plan Area will have more than 130 acres of public parks, including two large community parks and smaller parks accessible to every neighborhood. Parks are important to defining a community's character by providing places for children to play and for friends and families to gather and socialize. Parks within the Plan Area are planned to be close to schools, within a half-mile from homes and connected by walking and bicycle paths











Folsom Plan Area

of the city has also been called the Folsom Plan Area Specific Plan (FPASP) and the Development South of 50.



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



incared at the community's core which will feature easy walkability and multiple transportation options. A dedicated transfer



winning schools, quality parks and amerities. Folsom's Plan Area has been planned to reflect that same vision:

- . The community will include a variety of places for residents to work, including shops and offices, expect
- schools, parks, woodlands, the American River Parkway and beyond



completed at Folsom Ranch (the area west of Placerville Boad) in 2018 and at Russell Banch (east of Placerville Road to th county (ine) in 2019. Below you can find the latest information about the community. Archived news is available in the

- . New Road Opens in Folsom Plan Area, Section of Placerville Road Closing Monday

Transportation and Infrastructure



edicated transit corridor. Alder Creek Farkway, will run the majority of the Plan Area aloneside Highway 50. The route will



The City of Folsom has stanced work on backbone infrastructure and road improvements within the Ffan Area. Construction activities include infrastructure and serfect improvements such as resets, several streets and daffies, in addition, the Sacramento Manipular Unity potential building a substantion to serve fife ever early devictival provers.

Water



Measure W. overwhelming passed by Folsom voters in 2004, approved the city's annexation of the Plan Area and detailed

To find a new supply. Folsom considered its rights to water in Folsom Reservoir, the city's the latest water-saving technology and landscaping techniques could be incorporated to

water is currently unused in typical years. Over the past several decades, water use in 20 percent by 2020, water system optimization improvements and more efficient plumbing factors, which would otherwise flow down the American River for others to use, will serve

city filed an action in Sarramento Superior Court to validate the water supply plan and agreement to use conserved water to support the Plan Area. The court decreed that the water supply agreement is "lawful yalid and enforceable and in the best interest of Folsom and all persons in any way interested

New homes and businesses in the Plan Area will have the latest in innovative water-saving and other green technology, as well as water-efficient landscaping to maximize efficient water use. Landowners in the Plan Area invested approximately \$8 million to fund the Water System Optimization Review Program to implement state-mandated water conservation regulations and enhance leak and loss detection and water infrastructure repairs at no cost to existing water customers

Schools



he City of Folsom is known for its high-quality schools, and the Plan Area will continue this tradition. The community is located within the boundaries of the Folsom Cordova Unified School District, which serves kindergarten through high school



Once complete over the next 25 to 30 years, the area will have five new elementary schools and a combined middle/high school. The first elementary thool is scheduled to open as early as 2020. It's designed as two-story single lding that will accommodate 668 students in kindergarten through fifth ade. Remaining schools planned for the area will be constructed as ighborhoods emerge. Middle and high school students will be able to

Schools in the Plan Area are funded by developer feet, state funds and a general obligation bond passed in 2007 and not by include public amenities such as a municipal senice center and library police and fire stations and other public services and

Questions?

