

FOLSOM

Folsom Plan Area Quarterly Update December 2018

FPA Quarterly Update Outline



Planning Activity

Infrastructure and Site Engineering Activity

Map Activity

Building Activity

Public Information/City Website

Folsom Plan Area Approvals



Project Conception (2004 – 2005)

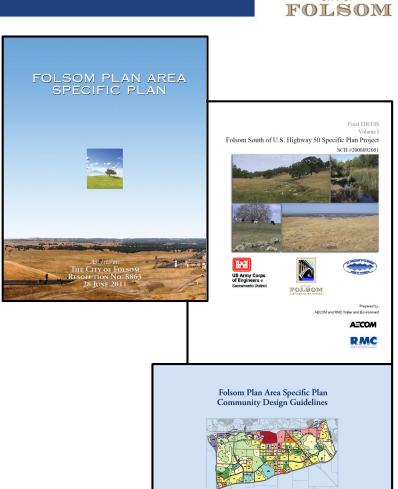
- Measure W
- Vision/Land Planning Concepts

Specific Plan Approval (2011 - 2012)

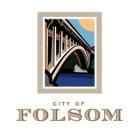
- Development Agreement
- Specific Plan Adoption/Certification of EIR
- Prezoning and Annexation

Refinements (2013 - present)

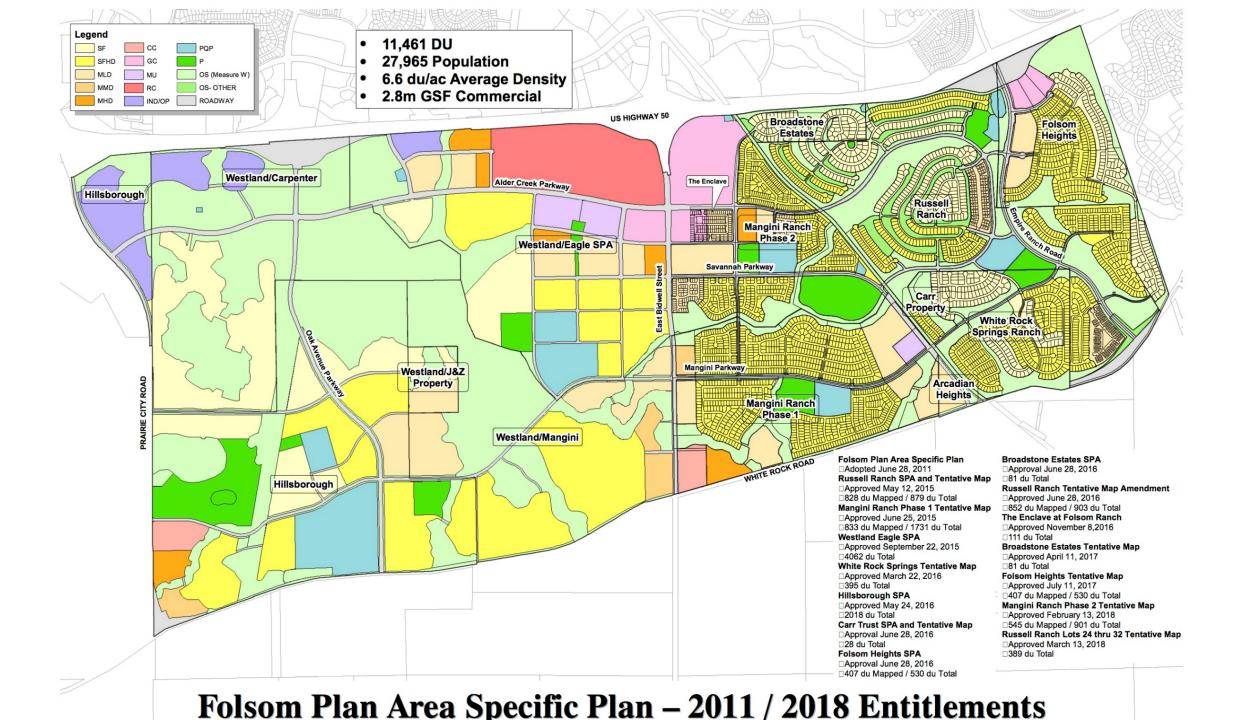
- Open Space Management Plan
- Public Facilities and Financing Plan
- Design Guidelines
- Specific Plan Amendments
- Tentative Subdivision Maps



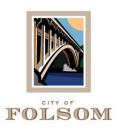
Subsequent Planning Entitlements



Specific Plan Amendments	Tentative Subdivision Maps	
Westland Eagle	Russell Ranch	
Russell Ranch	Mangini Ranch 1 and 2	
Hillsborough	White Rock Springs	
Carr Trust	Carr Trust	
Folsom Heights	Enclave	
Broadstone Estates	Broadstone Estates	
	Folsom Heights	



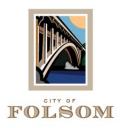
Planning Activity (last 90 days)



- 1. The Shops at Folsom Ranch (PC approved 11-7)
- 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)
- Russell Ranch Mater Plan Clubhouse Design Review (PC approved 12-5)
- 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



Mangini

Savannah Parkway

The Enclave



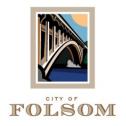


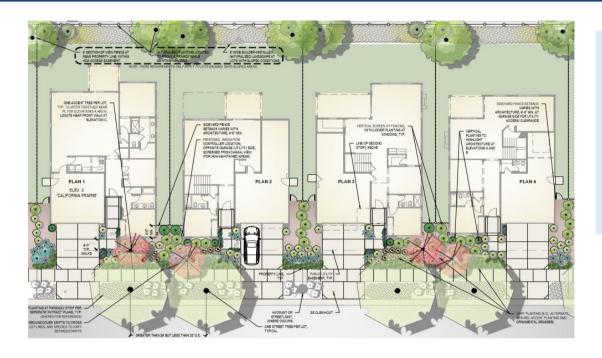




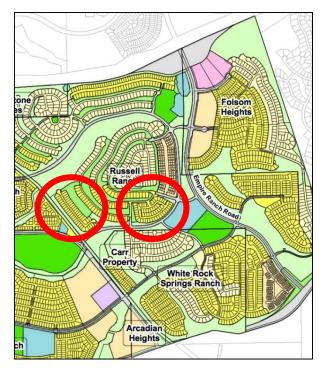
Russell Ranch Phase I Villages 6 and 8

Residential Design Review for Master Home Plans





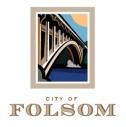
95 Homes
4 Master Plans:
3 Arch Styles each
9 color/material
options each

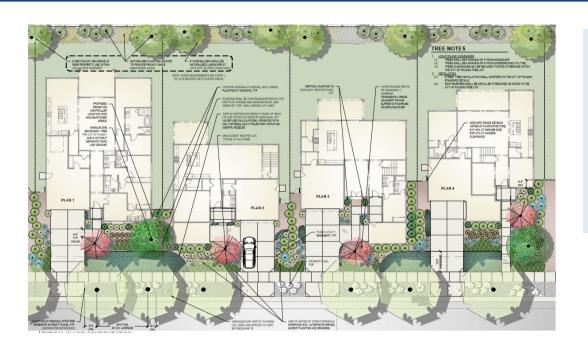




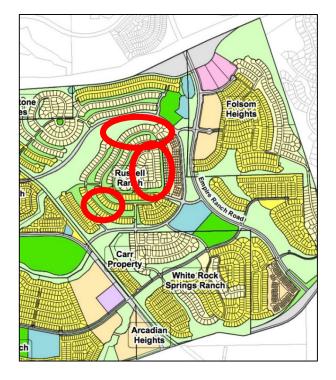
Russell Ranch Phase I Villages 3, 5, and 7

Residential Design Review for Master Home Plans





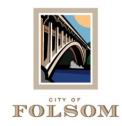
108 Homes
4 Master Plans:
3 Arch Styles each
9 color/material
options each



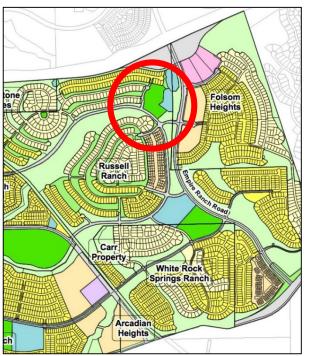


Russell Ranch Master Plan Clubhouse

Design Review

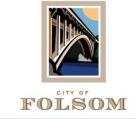






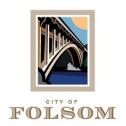
Toll Brothers Regency at Folsom Ranch

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





Spanos Multifamily Apartment Project (On Hold)



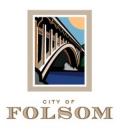


265 apartment units





Infrastructure/Site Engineering Activity (last 90 days)

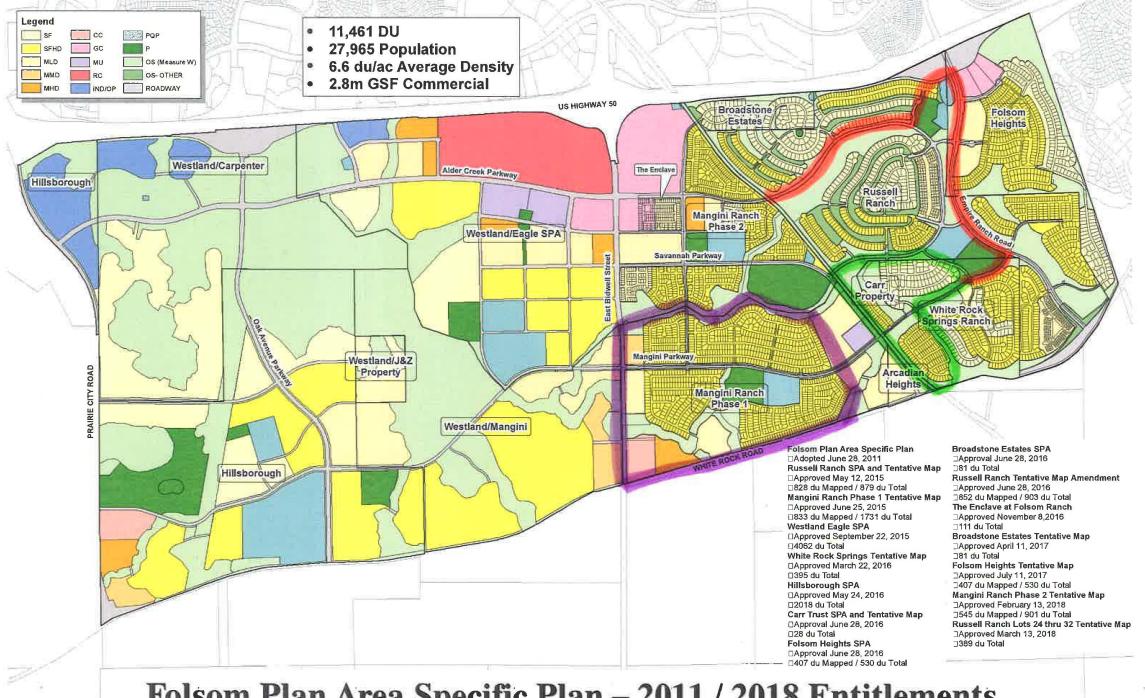


Mangini Ranch Ph. 1B (V3 – 7) – Mass Grading

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



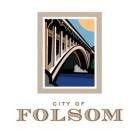
Folsom Plan Area Specific Plan - 2011 / 2018 Entitlements





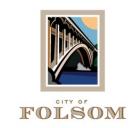


Small Lot Final Map Activity



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 (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







Taylor Morrison (Villages 1 and 2)



ITALIAN VILLA - PLAN 5

EUROPEAN COTTAGE - PLAN 8



CRAFTSMAN - PLAN 7

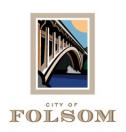
SPANISH COLONIAL - PLAN 8

FARMHOUSE - PLAN 6

Lennar/Cal Atlantic (Villages 8 and 9)

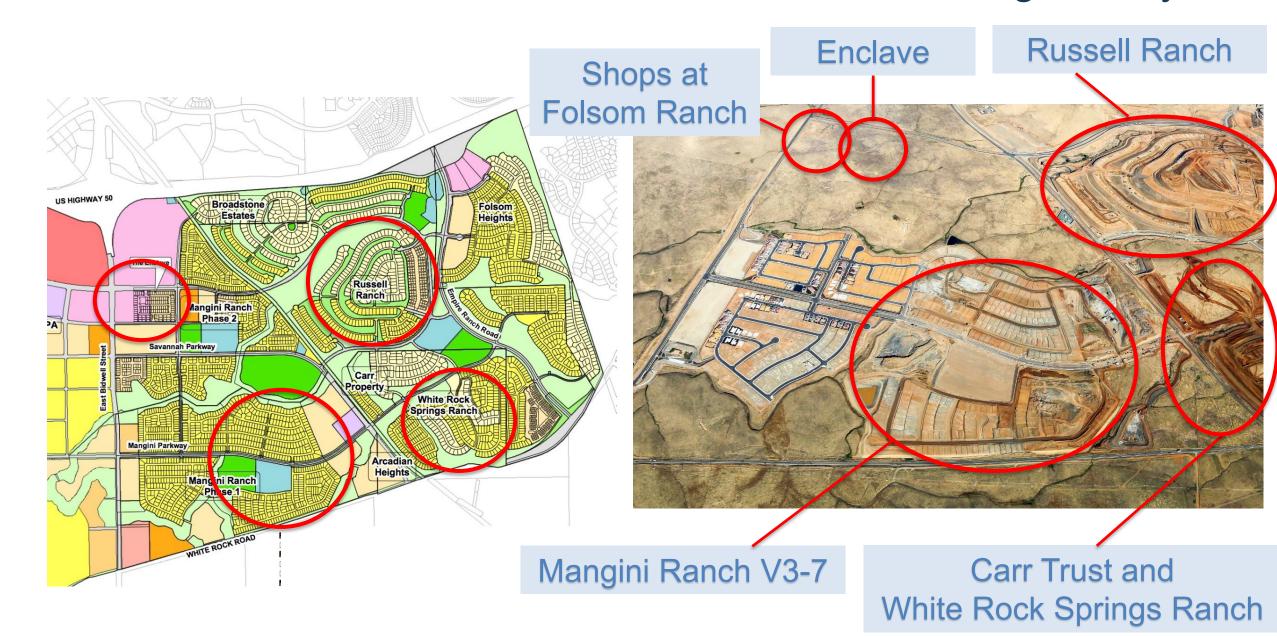


Infrastructure and Building Activity 2019



- 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



City of Folsom Website Update and Fact Sheet

Measure W



Water



Open Space, Trails & Parks



Schools



Transportation Infrastructure





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.



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







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 neighborhoods for a mix of family needs and quality amenities

Reflects the community's vision in of current residents while adding

communities have - thoughtful, ample opportunities for the public to weigh in during the















Folsom Plan Area

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









completed at Folson Banch (the area west of Piscerville Road) in 2018 and at Russell Banch (east of Piscerville Road to the county line) 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



Water

conditions for developing the area. Significant among these conditions was the stipulation that the city secure a new wa

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 esidents to shopping, transit, schools, parks, woodlands, the American River



130 acres of public parks, including two large

orl socialize, Parks within the Plan Area are

walking and bicycle paths

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

Schools



The City of Folsom is known for its high-quality schools, and the Plan Area will continue this tradition. The community



le. Remaining schools planned for the area will be constructed as hborhoods emerge. Middle and high school students will be able to

existing Folsom residents, per the requirements of Measure Wipassed by voters in 2004. In addition to schools, the area will

Learn More about the Folsom Plan Area

Questions?

