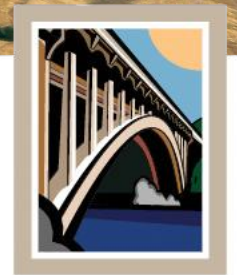


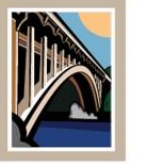


Folsom Plan Area Quarterly Update January 2020



CITY OF
FOLSOM

FPA Quarterly Update Outline



CITY OF
FOLSOM

Planning Activity

Infrastructure and Site Engineering Activity

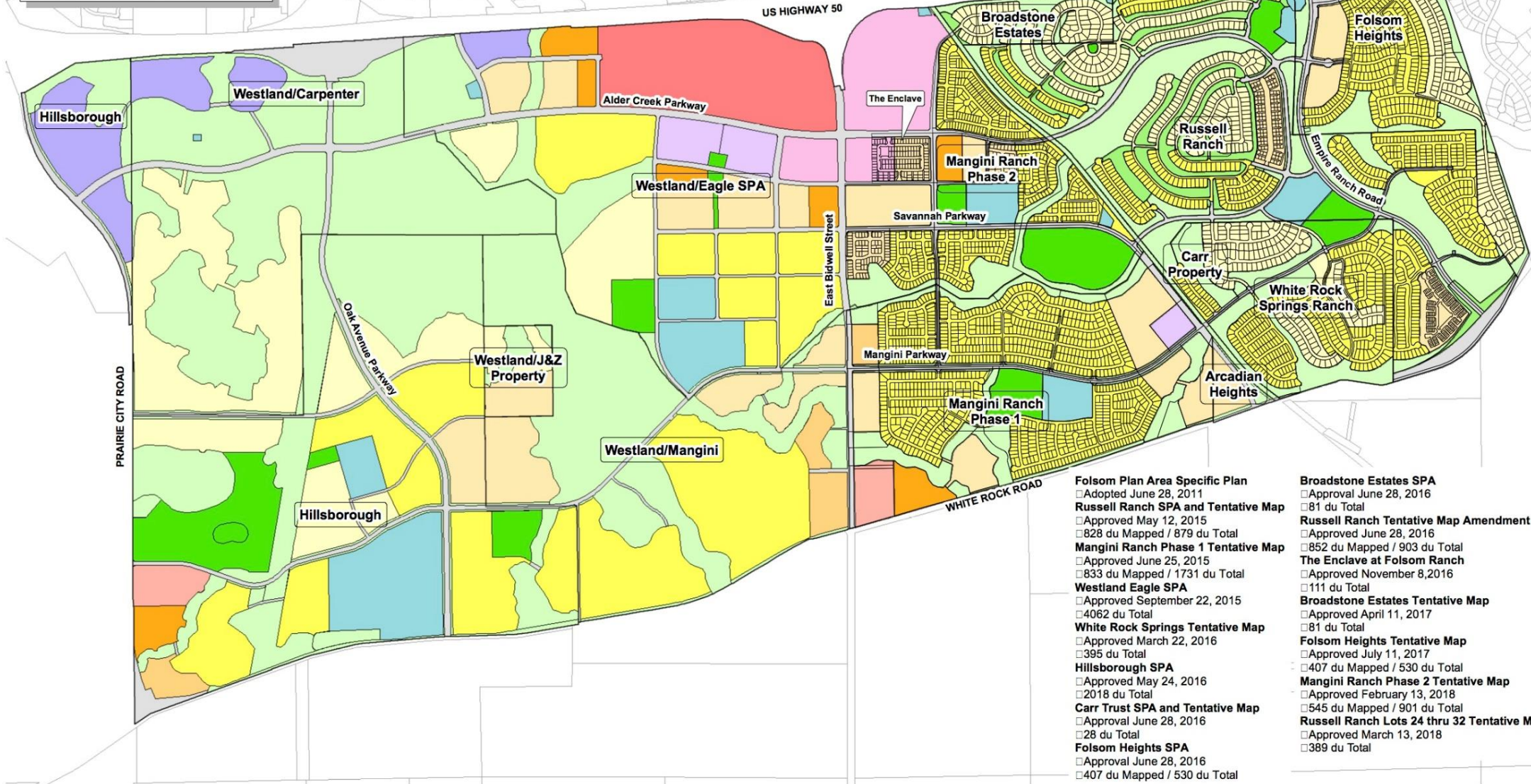
Map Activity

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
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial



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

Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements

Planning Activity (last 90 days)

New Submittals and Pending Applications



CITY OF
FOLSOM

New Applications

Rockcross Vesting TSM for 118 single family lots (Lennar)

Mangini Phase 2 Village 4 thru 8 Design Review (KB Homes)

Pending Applications

Mangini Ranch Phase 1 Lot 10 VTSM and PD Permit

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

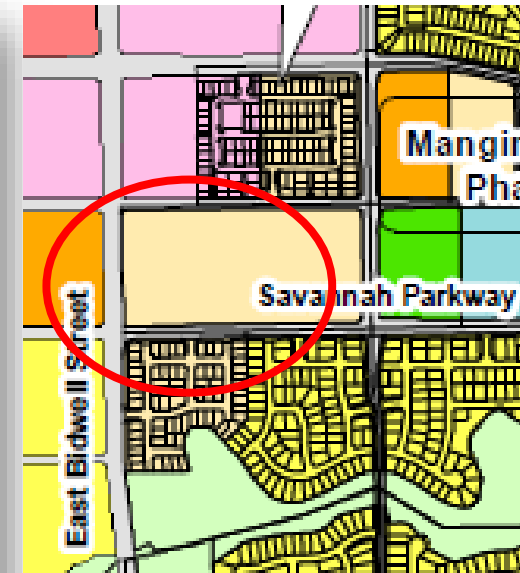
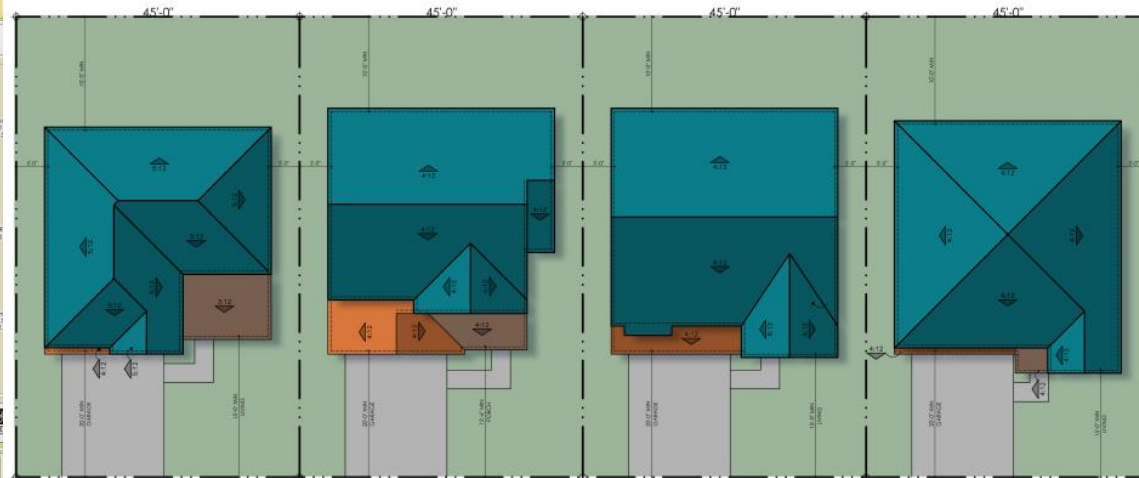
Toll Brothers GPA, SPA, VTSM and PD Permit

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

New Application: Rockcross Vesting Tentative Subdivision Map



CITY OF
FOLSOM



118 lots
Lennar



PLAN 1 | SPANISH COLONIAL



PLAN 2 | CRAFTSMAN



PLAN 3 | AMERICAN TRADITIONAL



PLAN 4 | SPANISH COLONIAL

New Application: Mangini Phase 2 Villages 4 - 8

Residential Design Review



CITY OF
FOLSOM

KB Homes

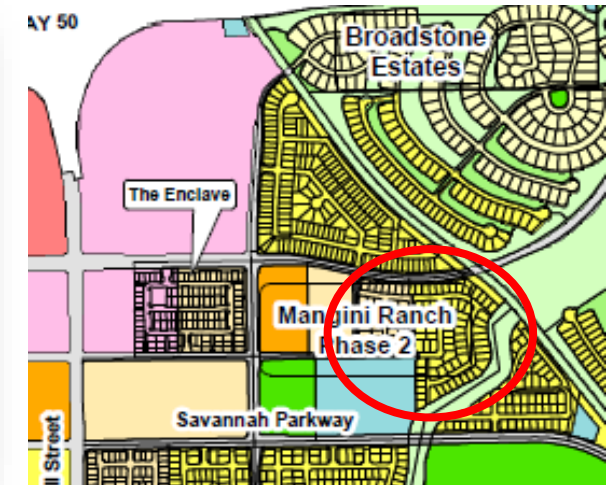


Elevation 'A' - Spanish
1685

Elevation 'B' - Craftsman
2696

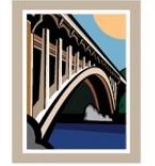
Elevation 'C' - Farmhouse
2278

Elevation 'D' - Cottage
1429



Planning Activity (last 90 days)

City Actions on Proposed Entitlements



CITY OF
FOLSOM

Planning Commission

The Enclave at Folsom Ranch Design Review

White Rock Springs Ranch Village 1 Design Review

Folsom Plan Area Parcel 85A Tentative Parcel Map

City Council

White Rock Springs Ranch Villages 2 thru 9 Final Maps

Mangini Ranch Phase 1 Villages 6 and 7 Final Maps

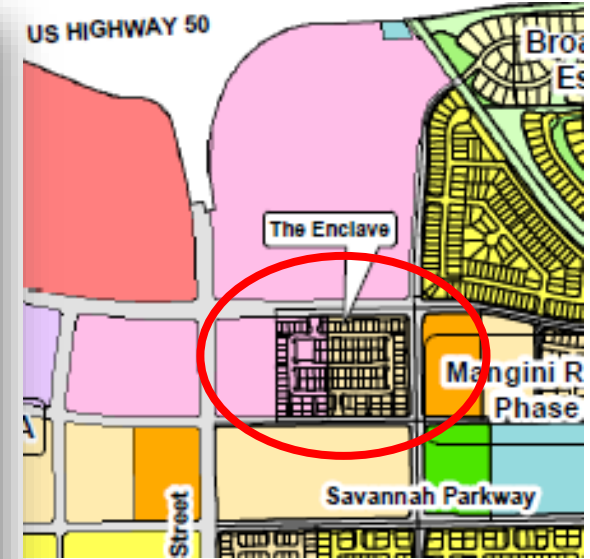
Mangini Ranch Phase 2 Village 7 Final Map

PC Approved: The Enclave

Residential Design Review



CITY OF
FOLSOM



111 lots
KB Homes



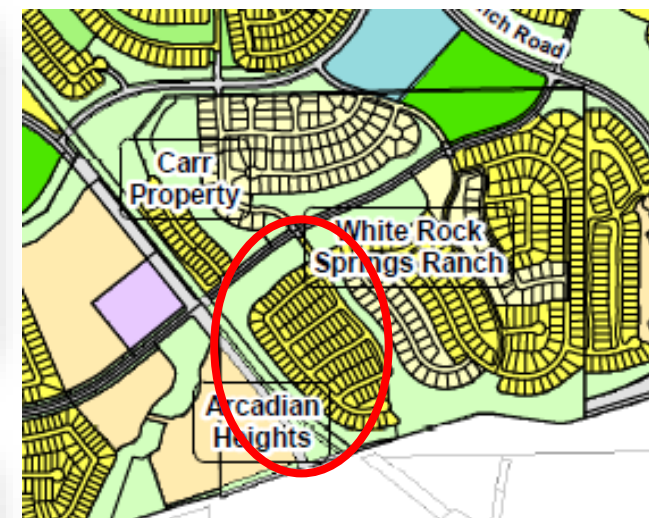
PC Approved: White Rock Springs Ranch V1

Residential Design Review



CITY OF
FOLSOM

121 sf lots
Richmond American Homes

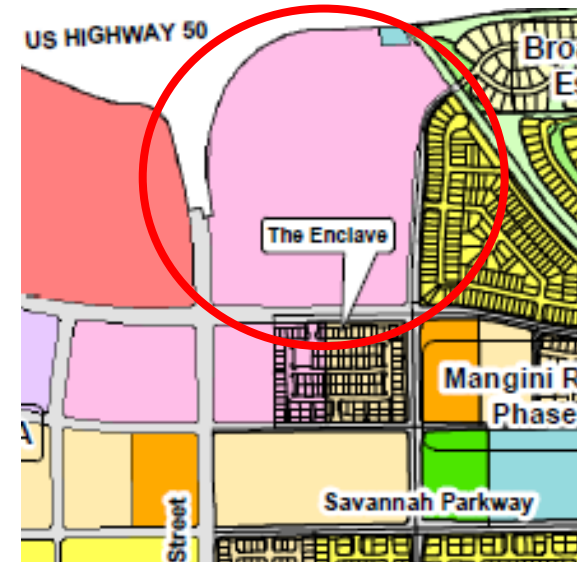
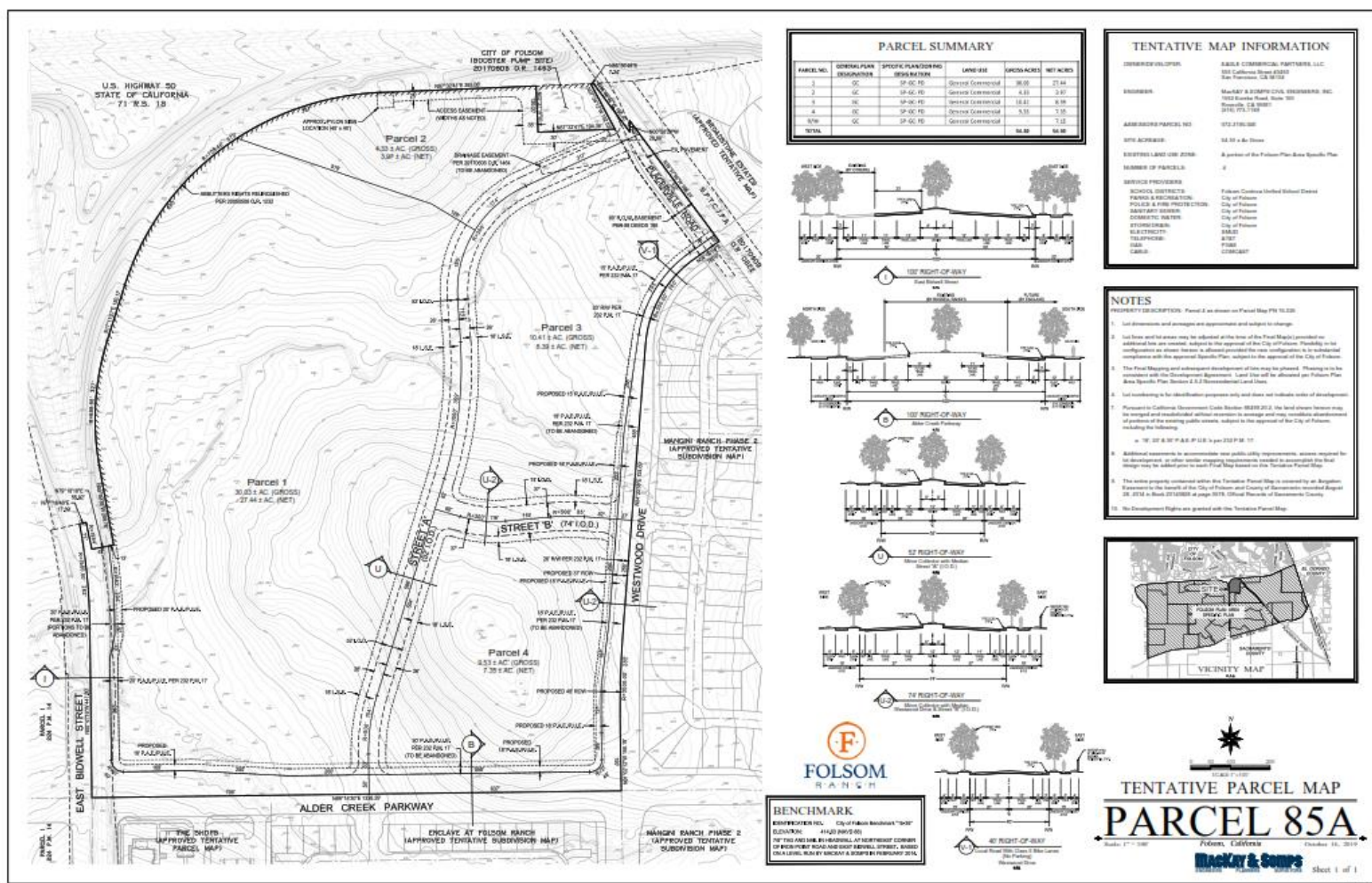


PC Approved: Parcel 85A

Tentative Parcel Map



CITY OF
FOLSOM



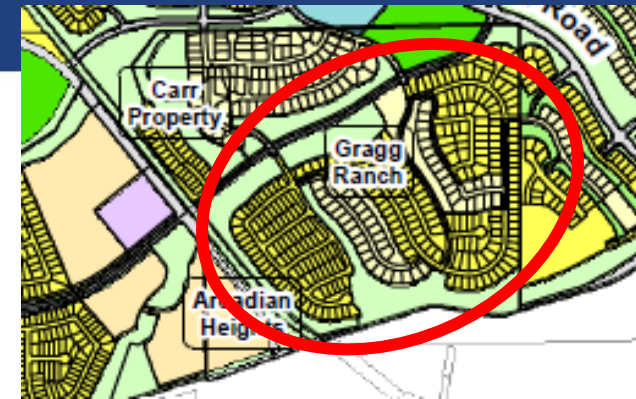
54 Acre Parcel into 4 Parcels

CC Approved: Final Maps for White Rock Springs Ranch



CITY OF
FOLSOM

White Rock Springs Ranch V2 - 3 81 sf lots



White Rock Springs Ranch V4 - 7 135 sf lots



White Rock Springs Ranch V8 - 9 86 sf lots



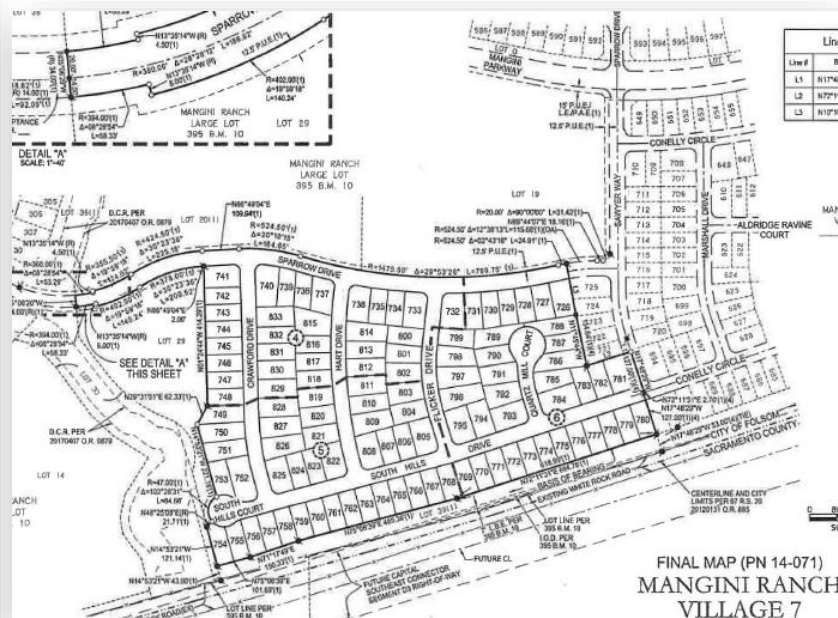
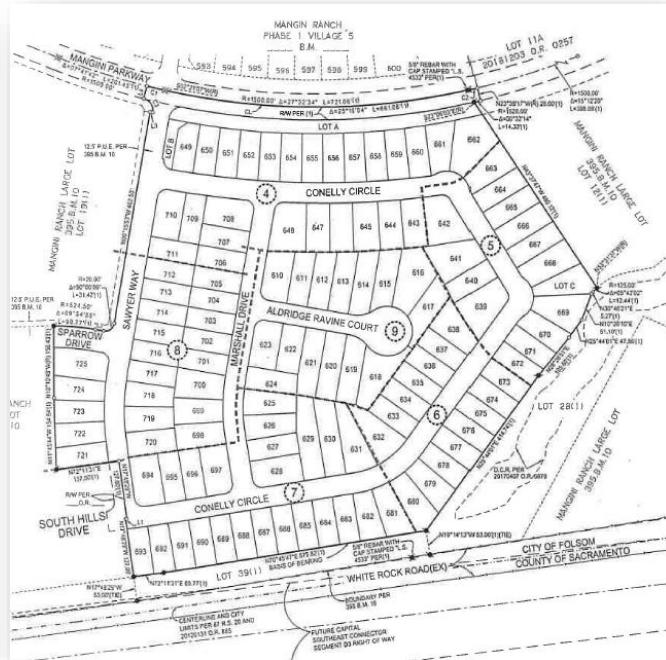
CC Approved: Final Maps for Mangini Ranch Phases 1 and 2



CITY OF
FOLSOM

Mangini Ranch P1 V6
116 sf lots

Mangini Ranch P1 V7
108 sf lots



Mangini Ranch P2 V7
68 sf lots



Infrastructure/Site Engineering Activity (Last 90 Days)



CITY OF
FOLSOM



Mangini Ranch Phase 1B (V3 – 7)

Subdivision Improvements



CITY OF
FOLSOM

Completed December 2019



Russell Ranch Ph. 1

Alder Creek Parkway, Grand Prairie Road



CITY OF
FOLSOM

Estimated Completion February 2020



Russell Ranch Ph. 1

Alder Creek Parkway, Grand Prairie Road



CITY OF
FOLSOM



White Rock Springs Ranch Phase 1

Subdivision Improvements



CITY OF
FOLSOM

Estimated Completion Summer 2020



Enclave Subdivision

Subdivision Improvements



CITY OF
FOLSOM



Estimated Completion
Spring 2020



Mangini Ranch Phase 2

Mass Grading



CITY OF
FOLSOM



Ongoing



Small Lot Final Map Activity

(To date in the Plan Area)



CITY OF
FOLSOM

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)	Villages 3 and 4 (2 maps)
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 (1 map)
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 (2 maps)
Russell Ranch Phase 2 (398 dwelling units)		
Total SF Lots Ready for Permits	1585 lots mapped	355 lots pending

Permit Tracking



CITY OF
FOLSOM

FOLSOM PLAN AREA BUILDING PERMIT OVERVIEW

AS OF 01/14/20

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	% BUILD OUT (ISSUED PERMITS/ TEN LOT TOTAL)
MANGINI RANCH PHASE 1	VILLAGES 1-9	833	698	83.79%	199	239	28.69%	438	52.58%
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%	21	0	0.00%	21	5.33%
CARR TRUST	NONE	28	28	100.00%	0	0	0.00%	0	0.00%
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%	220	239	10.36%	459	19.90%

AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (TENTATIVE MAP)	PERMIT ACTIVITY				HOMEBUILDER		
						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%	34	74	68.52%	TAYLOR MORRISON SERVICES, INC	
MANGINI RANCH	1	2	DAKOTA	SFHD	98	98	100.00%	24	74	75.51%	TAYLOR MORRISON SERVICES, INC	
MANGINI RANCH	1	3	BROOKSTONE	SFHD	49	0	0.00%	0	0	0.00%	0	
MANGINI RANCH	1	4	WATERSTONE	SFHD	86	0	0.00%	0	0	0.00%	0	
MANGINI RANCH	1	5	BROOKSTONE	SFHD	87	51	58.62%	51	0	0.00%	TRIPPOINTE HOMES, INC	
MANGINI RANCH	1	6	VILLAGE 6	SFHD	116	0	0.00%	0	0	0.00%	0	
MANGINI RANCH	1	7	VILLAGE 7	SFHD	108	0	0.00%	0	0	0.00%	0	
MANGINI RANCH	1	8	OAKLEAF	SFHD	78	78	100.00%	34	44	56.41%	LENNAR/CAL ATLANTIC GROUP, INC	
MANGINI RANCH	1	9	COPPERWOOD	SFHD	103	103	100.00%	56	47	45.63%	LENNAR/CAL ATLANTIC GROUP, INC	
TOTALS						833	438	52.58%	199	239	28.69%	

AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (TENTATIVE MAP)	PERMIT ACTIVITY				HOMEBUILDER	
						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	2	1	VILLAGE 1	SFHD	88	0	0.00%	0	0	0.00%	0
MANGINI RANCH	2	2	VILLAGE 2	SFHD	74	0	0.00%	0	0	0.00%	0
MANGINI RANCH	2	3	VILLAGE 3	SFHD	53	0	0.00%	0	0	0.00%	0
MANGINI RANCH	2	4	VILLAGE 4	SFHD	73	0	0.00%	0	0	0.00%	0
MANGINI											
MANGINI											
MANGINI											
MANGINI											

459 Building Permits issued
239 Homes Final Inspected

IG PERMIT OVERVIEW

AS OF 01/14/20

PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (TENTATIVE MAP)	PERMIT ACTIVITY				HOMEBUILDER		
					TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN LOT TOTAL)	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)		% FINALED (CO/TEN LOT TOTAL)	
1	1	GOLDEN HILLS	SF/SFHD*	52	0	0.00%	0	0	0.00%	0	
1	2	GOLDEN HILLS	SF	25	0	0.00%	0	0	0.00%	0	
1	3	SILVER CREST	SF	26	0	0.00%	0	0	0.00%	0	
1	4	STEEL CANYON	MLD	114	8	7.02%	8	0	0.00%	MERITAGE HOMES	
1	5	SILVER CREST	SF	41	0	0.00%	0	0	0.00%	0	
1	6	IRON RIDGE	SFHD	43	3	6.98%	3	0	0.00%	ANTHEM UNITED HOMES	
1	7	SILVER CREST	SFHD	41	7	17.07%	7	0	0.00%	THE NEW HOME COMPANY	
1	8	IRON RIDGE	SFHD	52	3	5.77%	3	0	0.00%	ANTHEM UNITED HOMES	
TOTALS					394	21	5.33%	21	0	0.00%	

PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT TOTAL	PERMIT ACTIVITY				HOMEBUILDER		
					TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN LOT TOTAL)	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)		% FINALED (CO/TEN LOT TOTAL)	
NONE	NONE	NONE	SFHD	28	0	0.00%	0	0	0.00%	0	
TOTALS					28	0	0.00%	0	0	0.00%	

PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT COUNT (TENTATIVE MAP)	PERMIT ACTIVITY				HOMEBUILDER		
					TOTAL PERMITS ISSUED	% BUILD OUT (ISSUED PERMITS/ TEN LOT TOTAL)	LOTS UNDER CONSTRUCTION	LOTS WITH CERT OF OCC. (CO)		% FINALED (CO/TEN LOT TOTAL)	
1	1	VILLAGE 1	SFHD	93	0	0.00%	0	0	0.00%	0	
1	8	VILLAGE 8	SF	44	0	0.00%	0	0	0.00%	0	
1	9	VILLAGE 9	SF	42	0	0.00%	0	0	0.00%	0	
2	2	VILLAGE 2	SF	29	0	0.00%	0	0	0.00%	0	
GS RANCH	2	3	VILLAGE 3	SFHD	52	0	0.00%	0	0	0.00%	0
GS RANCH	2	4	VILLAGE 4	SFHD	50	0	0.00%	0	0	0.00%	0
GS RANCH	2	5	VILLAGE 5	SF	21	0	0.00%	0	0	0.00%	0
GS RANCH	2	6	VILLAGE 6	SFHD	24	0	0.00%	0	0	0.00%	0
GS RANCH	2	7	VILLAGE 7	SFHD	40	0	0.00%	0	0	0.00%	0
TOTALS					395	0	0.00%	0	0	0.00%	

AREA	PHASE	VILLAGE	VILLAGE NAME	ZONING	LOT TOTAL	PERMIT ACTIVITY				HOMEBUILDER	
						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%	0
TOTALS						111	0	0.00%	0	0.00%	

* SEE ATTACHED RUSSELL RANCH VILLAGE 1 ADDRESS MAP FOR SPECIFIC ZONING BREAKDOWN

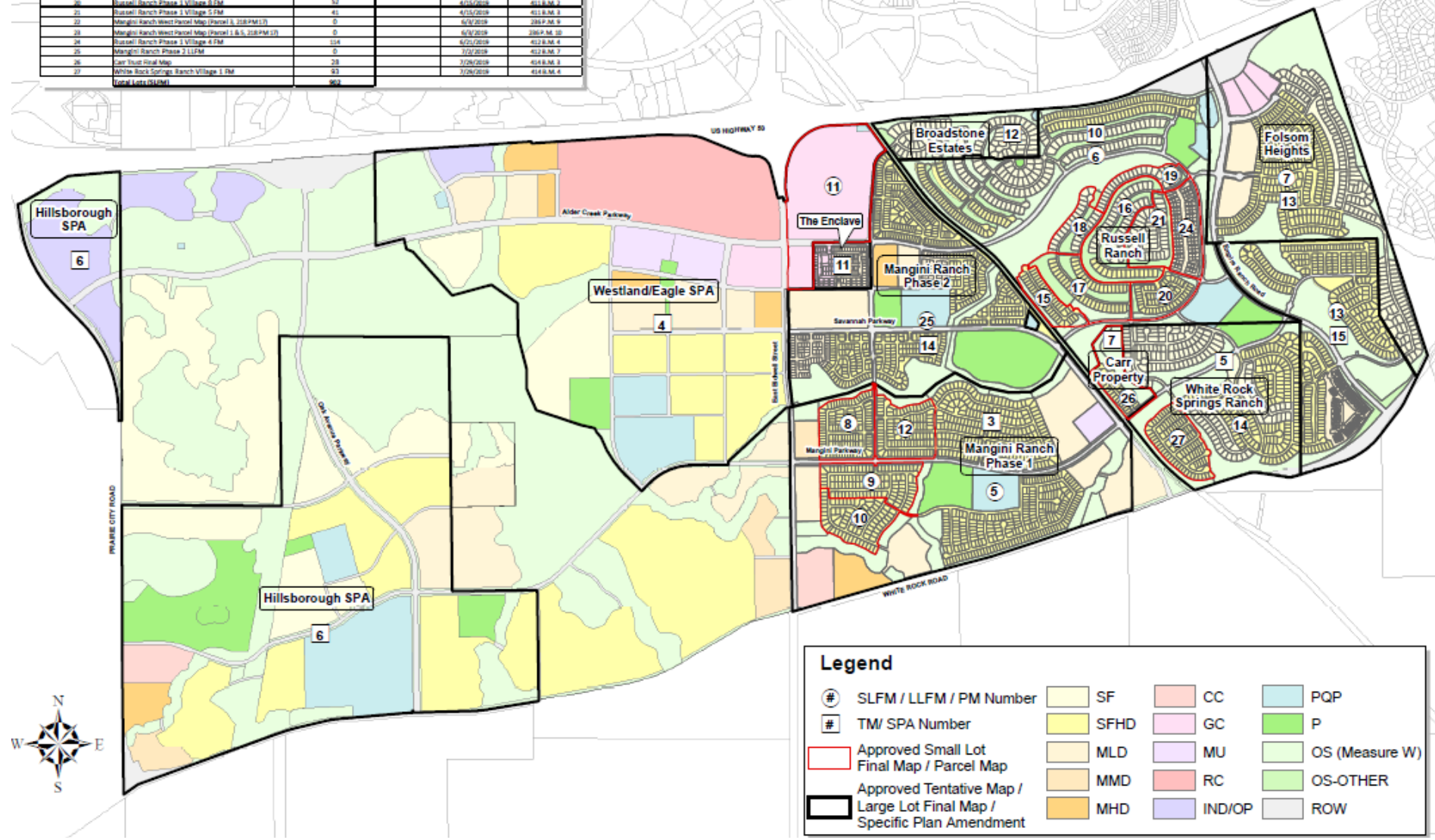
Folsom Plan Area Specific Plan Approved Entitlements and Final Maps

City of Folsom, California
October 3, 2019



TM/SPA Map Number	Parcel Map / Subdivision Map Name	Number of Lots (PQM)	Date Approved	Document ID # or M/L
1	Parcel Map	0	09/11/2002	228P M 17
2	Parcel Map	0	3/22/2013	228P M 9
3	Parcel Map	0	5/28/2015	228P M 5
4	Parcel Map	0	10/19/2015	228P M 28
5	Mangini Ranch LUFM	0	4/27/2017	401A M 30
6	Russell Ranch LUFM	0	9/25/2017	402A M 1
7	Folsom Heights LUFM	0	11/07/2017	401A M 8
8	Mangini Ranch Phase 1 Village 1 FM	108	5/22/2018	401A M 4
9	Mangini Ranch Phase 1 Village 2 FM	99	5/22/2018	401A M 4
10	Mangini Ranch Phase 1 Village 3 FM	78	5/22/2018	401A M 4
11	PA 16-025 Parcel Map	0	6/26/2018	228P M 17
12	Mangini Ranch Phase 1 Village 2 FM	99	1/2/2019	401A M 7
13	Russell Ranch Phase 2 LUFM	0	10/30/2018	401A M 1
14	White Rock Springs Ranch LUFM	0	11/09/2018	401A M 6
15	Russell Ranch Phase 1 Village 5 FM	44	11/05/2018	402A M 7
16	Russell Ranch Phase 1 Village 1 FM	52	4/9/2019	402A M 4
17	Russell Ranch Phase 3 Village 2 FM	41	4/9/2019	402A M 5
18	Russell Ranch Phase 1 Village 2 FM	35	4/9/2019	402A M 6
19	Russell Ranch Phase 1 Village 3 FM	26	4/9/2019	402A M 7
20	Russell Ranch Phase 1 Village 4 FM	32	4/9/2019	402A M 7
21	Russell Ranch Phase 1 Village 5 FM	41	4/15/2019	401A M 1
22	Mangini Ranch West Parcel Map (Parcel 1 & 2, 228P M 17)	0	6/2/2019	228P M 9
23	Mangini Ranch West Parcel Map (Parcel 3 & 4, 228P M 17)	0	6/2/2019	228P M 10
24	Russell Ranch Phase 1 Village 4 FM	114	9/25/2019	402A M 4
25	Mangini Ranch Phase 2 LUFM	0	7/2/2019	402A M 7
26	Carri Trust Final Map	28	11/26/2019	414A M 1
27	White Rock Springs Ranch Village 1 FM	93	7/26/2019	414A M 4
Total Lots (PQM)		992		

TM/SPA Number	Tentative Map/SPA Map Name	Number of Lots	Date Approved
1	Folsom Plan Area Specific Plan	0	6/28/2011
2	Russell Ranch SPA and Tentative Map	879	5/13/2015
3	Mangini Ranch Phase 1 Tentative Map	171	6/22/2015
4	Westland/Eagle SPA	460	9/22/2015
5	White Rock Springs Tentative Map	395	9/22/2015
6	Hillsborough SPA	208	5/28/2016
7	Carri Trust SPA and Tentative Map	28	6/28/2016
8	Folsom Heights SPA	530	6/28/2016
9	Broadstone Estates SPA	461	6/28/2016
10	Russell Ranch Tentative Map Amendment	461	9/22/2016
11	The Enclave at Folsom Ranch	511	11/09/2016
12	Broadstone Estates Tentative Map	81	4/11/2017
13	Folsom Heights Tentative Map	530	7/17/2017
14	Mangini Ranch Phase 2 Tentative Map	401	2/19/2018
15	Russell Ranch Lots 24 thru 32 Tentative Map	300	6/26/2018



Legend

#	SLFM / LUFM / PM Number	SF	CC	PQP
#	TM/ SPA Number	SFHD	GC	P
[Red Outline]	Approved Small Lot Final Map / Parcel Map	MLD	MU	OS (Measure W)
[Black Outline]	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)



CITY OF
FOLSOM

Mangini Ranch Phase 1:

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



Lennar



New Home Company

Russell Ranch Phase 1:

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



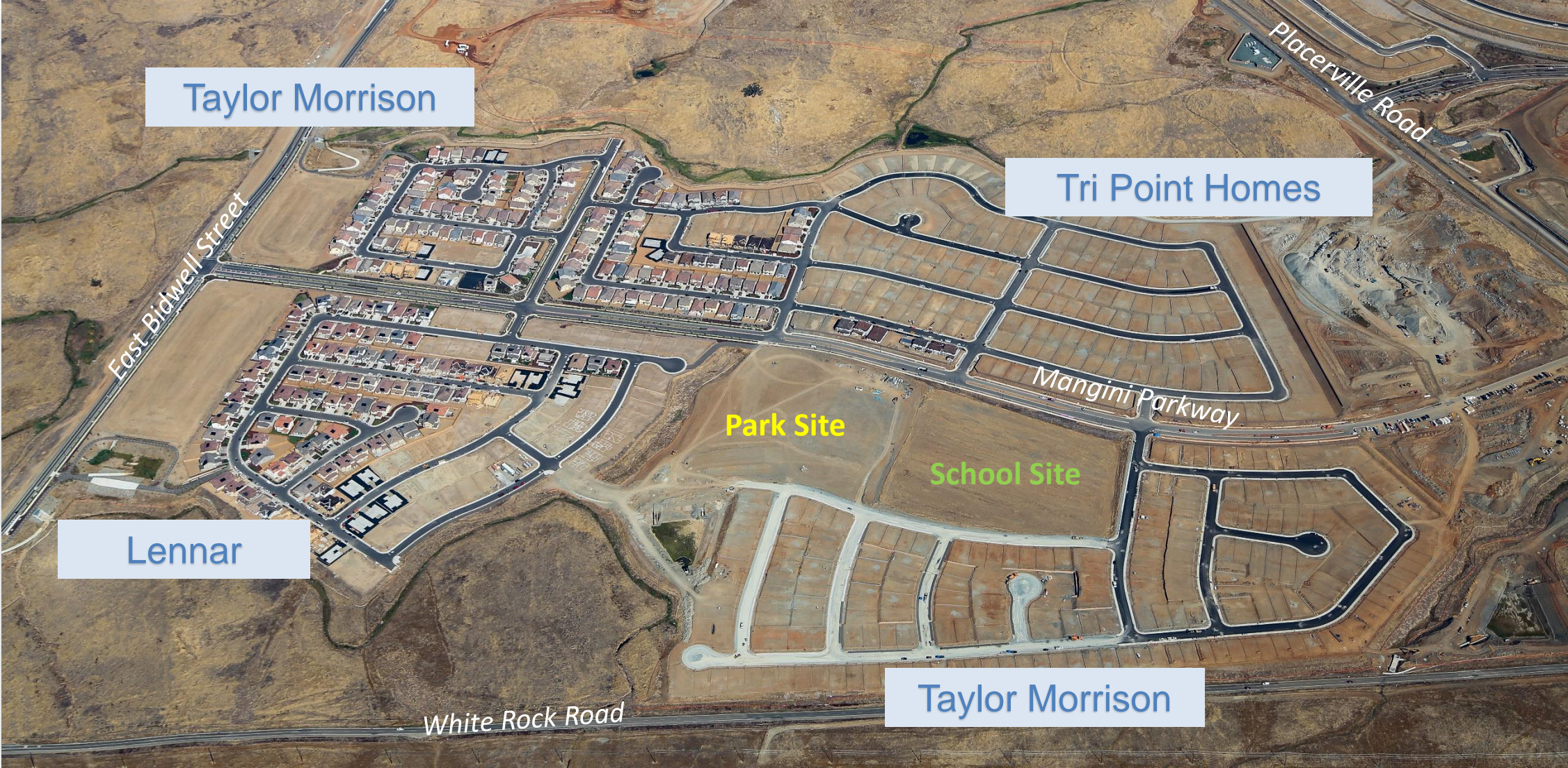
Meritage



Anthem United

335 Homes have been sold (majority Folsom residents)

Mangini Ranch Phase 1 Neighborhoods



Russell Ranch Phase 1 Neighborhoods



Meritage
Homes V4

The New Home
Company V7

Anthem United
V6 and 8

Placerville Road

Highway 50

Alder Creek Parkway

Grand Prairie Road

City of Folsom Website Update and Fact Sheet

The screenshot shows the City of Folsom website with the following content:

- Navigation:** Water, Open Space Trails and Parks, Schools, Transportation and Infrastructure, History, Contact.
- Search:** Search the City.
- Home:** Home > Planning Services > Approve Master Plans > Folsom Plan Area
- Buttons:** Approve, Decline
- Section Header:** Folsom Plan Area
- Text:** 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.
- Text:** Planned from the ground up over the past decade, the Folsom Plan Area has been designed to reflect the commitment to prudent planning and high standards that are the hallmarks of Folsom today.
- Image:** An artistic rendering of a modern residential street with multi-story buildings, trees, and a pedestrian walkway.
- Section Header:** Key Facts
- List-Group:**
 - 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.
- Image:** An aerial view of the Folsom Plan Area showing a mix of residential and commercial buildings.
- Section Header:** Smart Growth
- Text:** The Folsom Plan Area will include a mix of homes, businesses, parks and open space all within close proximity to one another and interconnected by a network of tree-lined streets, trails and walkways. A central feature of the Plan Area is a transit corridor, located at the community's core, which will feature easy walkability and multiple transportation options. A dedicated transit corridor, Alder Creek Parkway, will run along the majority of the Plan Area alongside Highway 50 and will link to regional light rail, providing future high-speed transit options between the Plan Area and destinations throughout the region.
- Image:** An artistic rendering of a transit corridor with a modern train and a pedestrian walkway.
- Section Header:** Quality of Life
- Text:** 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:
- List-Group:**
 - About 11,000 quality homes will serve a diversity of family needs and income levels, including single-family homes, townhomes, apartments, condominiums and live/work studios.
 - The community will include a variety of places for residents to work, including shops and offices, expected to provide up to 8,000 local jobs.
 - The area will have over 130 acres of public parks, including two large community parks and smaller parks accessible to every neighborhood.
 - More than 30 miles of paths and bike trails will wind through the community, connecting residents to shopping, transit, schools, parks, woodlands, the American River Parkway and beyond.
 - Once complete in the next 25 to 30 years, the community will host five new elementary schools and a combined middle/high school.
- Image:** An artistic rendering of a modern residential house.
- Section Header:** Latest News
- Text:** After more than a decade of planning, construction has started in the Folsom Plan Area. The first homes are expected to be completed at Folsom Ranch (the area west of Placerville Road) in 2018 and at Russell Ranch (east of Placerville Road to the county line) in 2019. Below you can find the latest information about the community. Archived news is available in the Newsroom.
- List-Group:**
 - Folsom Plan Area Update
 - New Road Opens in Folsom Plan Area, Section of Placerville Road Closing Monday
 - Placerville Road Closure for Folsom Plan Area Infrastructure and Road Improvements
 - Infrastructure and Road Improvements Begins South of Highway 50
- Page-Footer:** Residents, Businesses, City Services, City Hall, Visitors, How Do I...

The screenshot shows the City of Folsom website with the following content:

- Navigation:** Water, Open Space Trails and Parks, Schools, Transportation and Infrastructure, History, Contact.
- Section Header:** History
- Text:** For more than a decade, the city has been working the way that protects the interests of current residents of the Plan Area with the condition that a completed, its valuable natural resources protected and preserved.
- List-Group:**
 - The city secure a new water supply for the area.
 - Current residents not be required to pay fees for community.
 - 30 percent of the total land area be maintained a habitat.
- Text:** Over the years, the city hosted dozens of visioning meetings with hundreds of community members, providing input on the future of the Plan Area.
- Section Header:** Transportation and Infrastructure
- Text:** Following the success of Transit Oriented Development, the City of Folsom Plan Area is designed to encourage people to walk, cycle, use the bus and transit so that the city can be more vibrant and diverse. The area will include a mix of homes, businesses, parks and open space all within close proximity to one another. The community will have a public transit corridor and local bus routes. A system of "transit centers" designed to accommodate all users and just minutes, connect residential neighborhoods that encourage walking and an interconnected system of bike and walking paths that provide alternative modes of travel.
- Text:** The area is also planned to address concerns about the community's impact on neighboring areas and U.S. Highway 50. A dedicated transit corridor, Alder Creek Parkway, will run the majority of the Plan Area alongside Highway 50. The route will provide direct access to the transit and will link to regional light rail, providing future high-speed transit options between the Plan Area and destinations throughout the region.
- Text:** The City of Folsom is also partnering with four other jurisdictions to construct a 24-mile expressway and parallel truck/bussolent east south of Highway 50 and 24 Avenue.
- Image:** An aerial view of the Folsom Plan Area showing a mix of residential and commercial buildings.
- Section Header:** Water
- Text:** Measure W, overwhelming passed by Folsom voters in 2004, approved the city's annexation of the Plan Area and detailed conditions for developing the area. Significant among these conditions was the stipulation that the city secure a new water supply for the community.
- Image:** A close-up image of water splashing.
- Section Header:** Open Space, Trails and Parks
- Text:** 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.
- Text:** 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.
- Text:** As planned, the Plan Area's open space network is one of the largest designated public open space areas in the City of Folsom and the Sacramento region.
- Text:** In 130 acres of public parks, including two large are important to defining a community's character and socialize. Parks within the Plan Area are by walking and bicycle paths.
- Section Header:** Schools
- Text:** The 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.
- Text:** 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 school is scheduled to open as early as 2020. It's designed as two-story single building that will accommodate 668 students in kindergarten through fifth grade. Remaining schools planned for the area will be constructed as neighborhoods emerge. Middle and high school students will be able to attend existing schools north of Highway 50 until the middle/high school is complete.
- Text:** Schools in the Plan Area are funded by developer fees, state funds and a general obligation bond passed in 2007 and not by existing Folsom residents, per the requirements of Measure W passed by voters in 2004. In addition to schools, the area will include public amenities such as a municipal service center and library, police and fire stations and other public services and facilities to serve the community.
- Image:** An artistic rendering of a modern school building.
- Image:** An aerial view of a school campus.

- 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.**



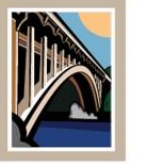
- ### Key Facts
- Planned as a state-of-the-art model for community building that follows best practices for Smart Growth and Transit Oriented Development
 - Designed to showcase the best of Folsom's unique lifestyle, including an exceptional natural setting, neighborhoods for a mix of family needs and 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



Learn More about the Folsom Plan Area
 Contact Scott Johnson, Planning Manager, sjohnson@folsom.ca.us, 916-461-6206, folsom.ca.us

Questions?



CITY OF
FOLSOM