

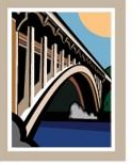


Folsom Plan Area Quarterly Update April 2019



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FPA Quarterly Update Outline



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Planning Activity

Infrastructure and Site Engineering Activity

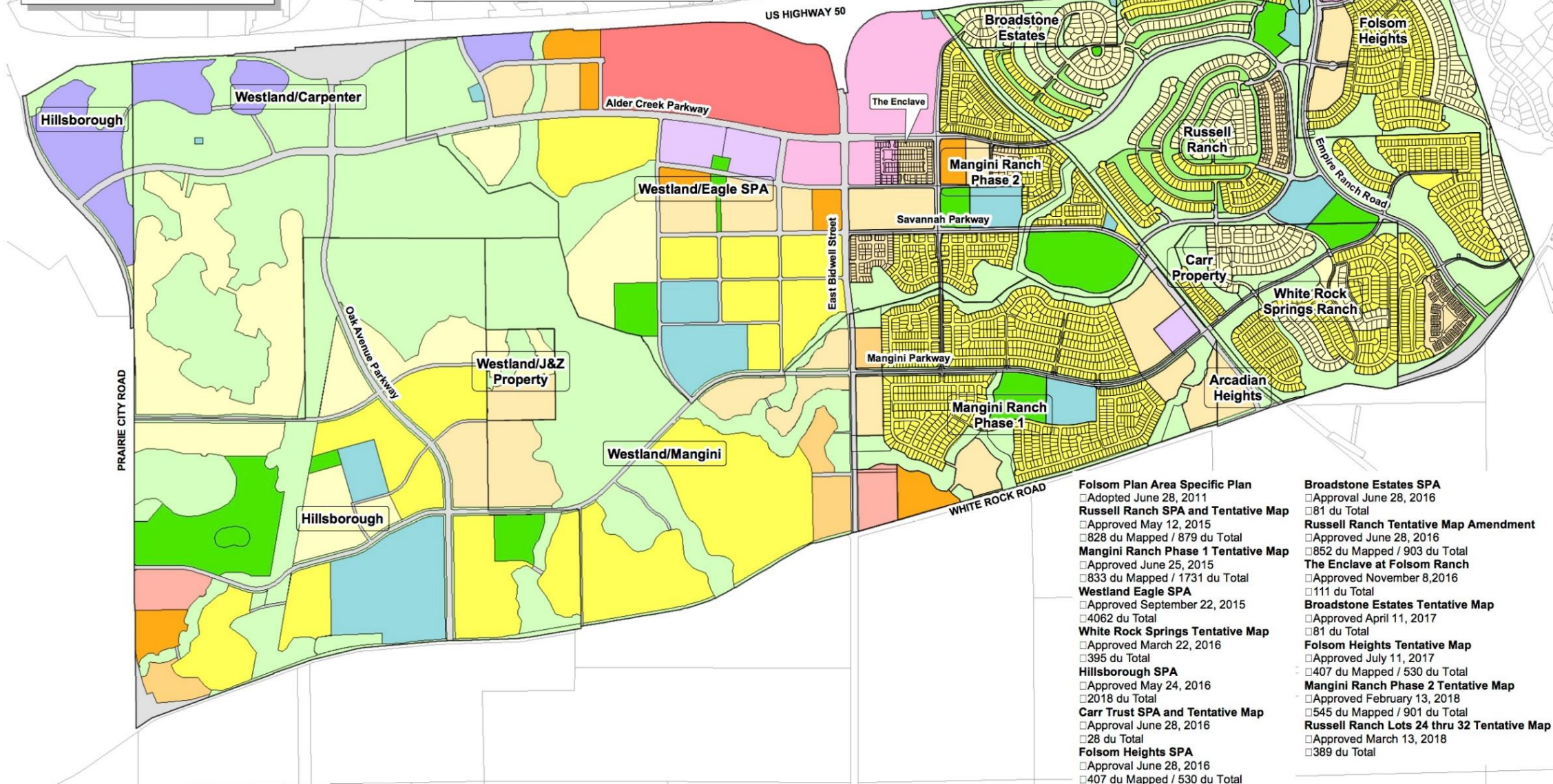
Map Activity

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

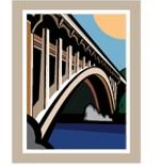
- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial



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)



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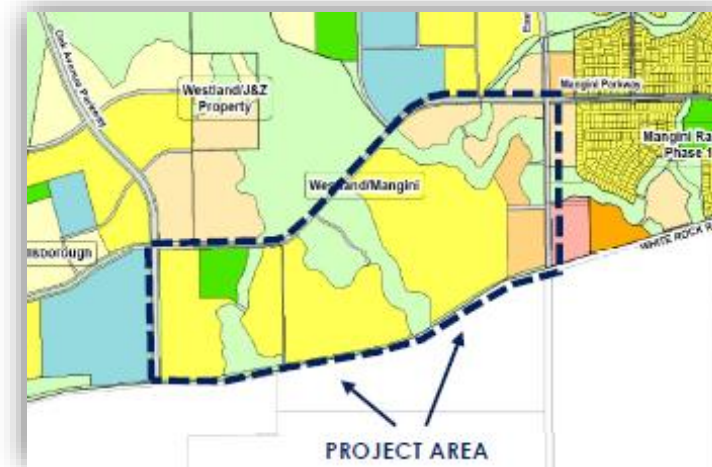
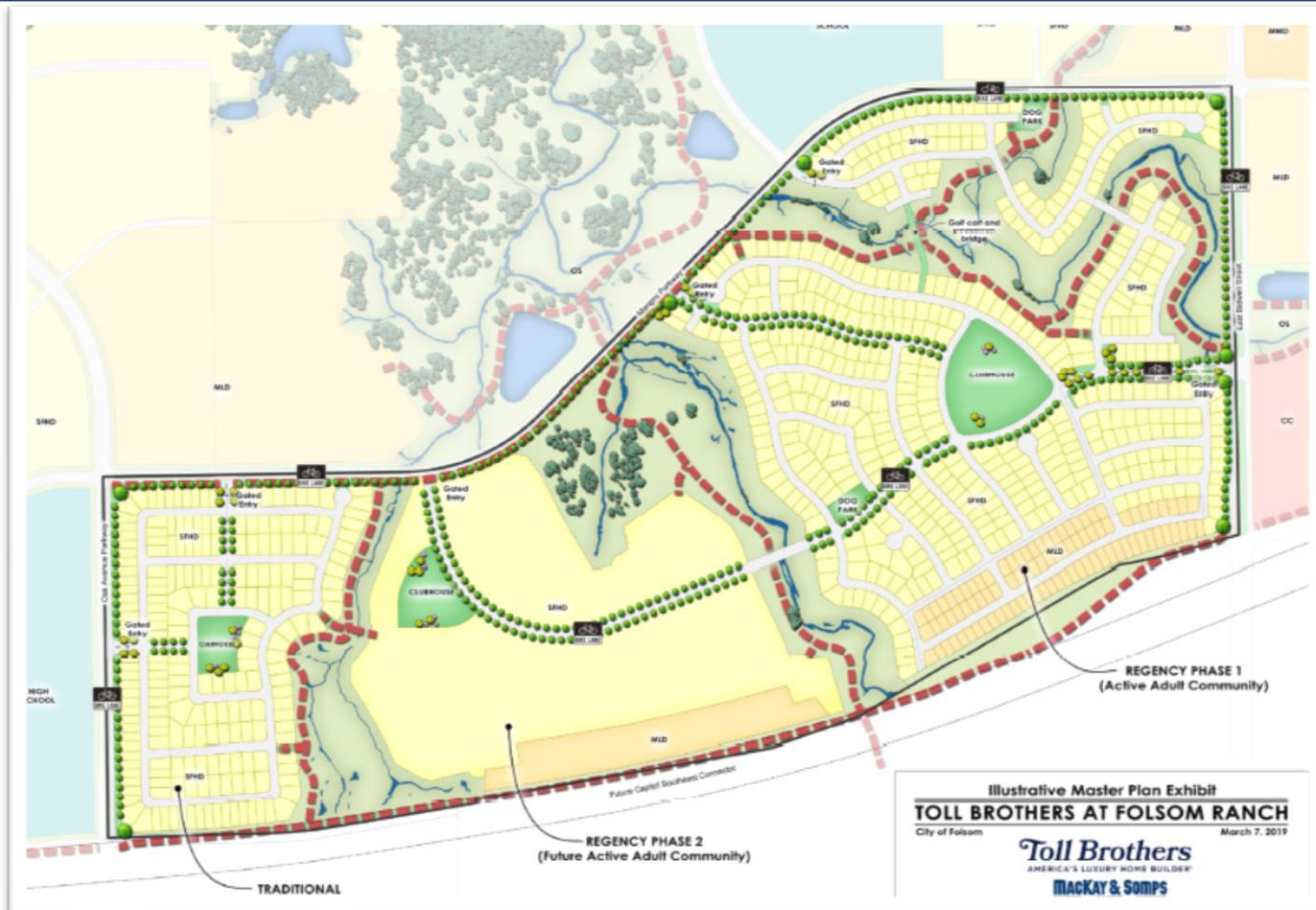
1. Toll Brothers Regency at Folsom Ranch (under review)
2. Mangini Ranch Lot 10 (Creekstone Phase 1) Vesting TSM and PD Permit (under review)
3. Mangini Ranch Lot 15 (Creekstone Phase 2) GPA, SPA, Vesting TSM and PD Permit (under review)
4. Mangini Ranch Villages 3, 4, and 5 PD Permit Modification and Residential Design Review (under review)
5. Russell Ranch Phase 1 Villages 1 and 2 Residential Design Review (PC approved 2-20-19)
6. Mangini Ranch Villages 8 and 9 Residential Design Review (PC approved 3-20-19)
7. Spanos Multifamily Apartments (remains on hold)

Toll Brothers Regency at Folsom Ranch

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



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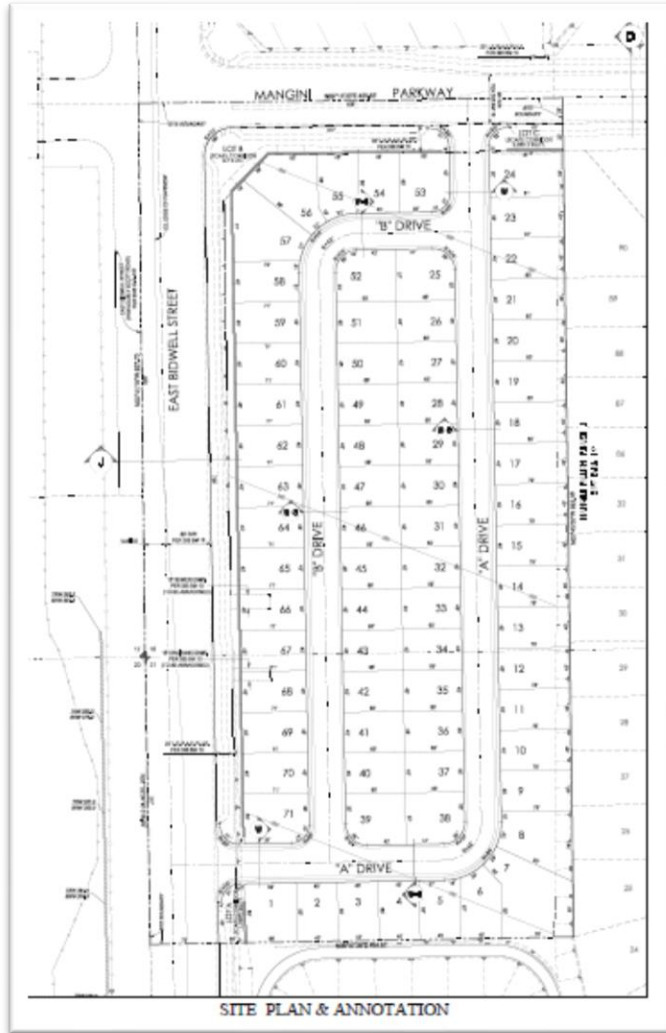
Age Restricted Lots = 583 sf units
Traditional Lots = 214 sf units

Mangini Ranch Lot 10 (Creekstone Phase 1)

Vesting Tentative Subdivision Map and Planned Development Permit



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71 sf units, higher density detached lots (MLD)



PLAN 1AR
SPANISH

PLAN 2BR
FARMHOUSE

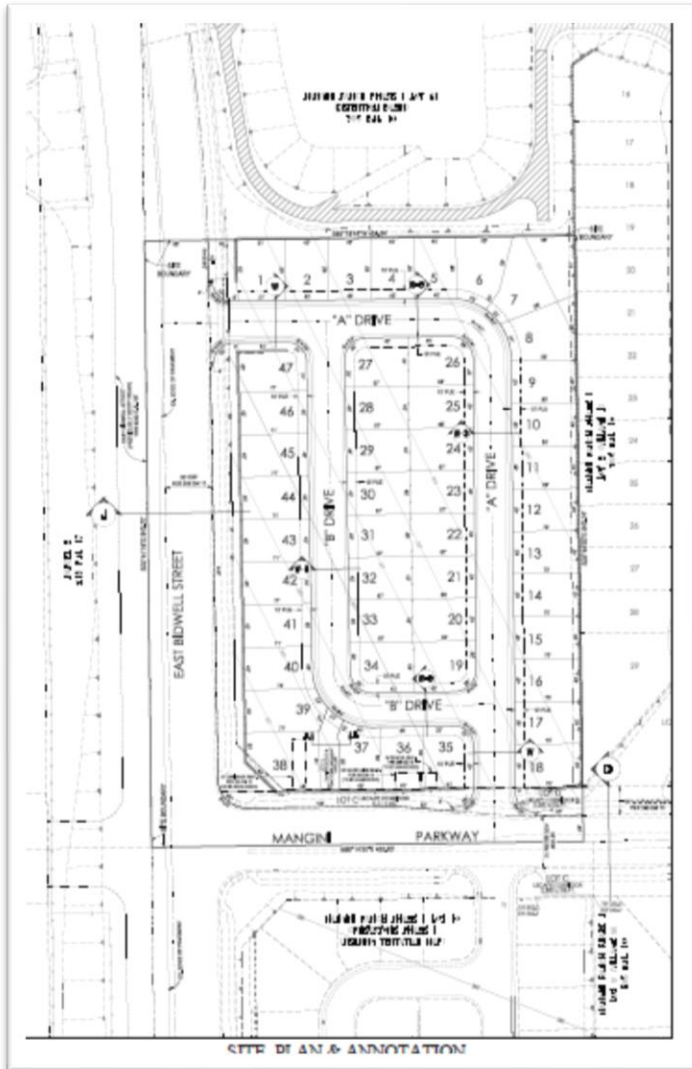
PLAN 3C
ITALIAN

Mangini Lot 15 (Creekstone Phase 2)

GPA, SPA, Vesting Tentative Subdivision Map and PD Permit



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MMD to MLD
47 sf units, higher density
detached lots (MLD)

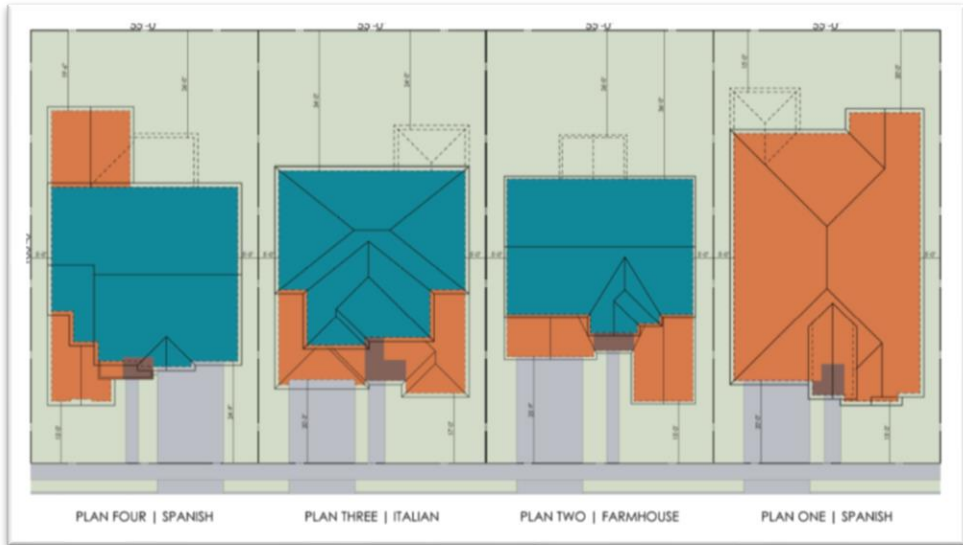


Mangini Ranch Villages 3, 4, and 5

Planned Development Permit Modification, Residential Design Review



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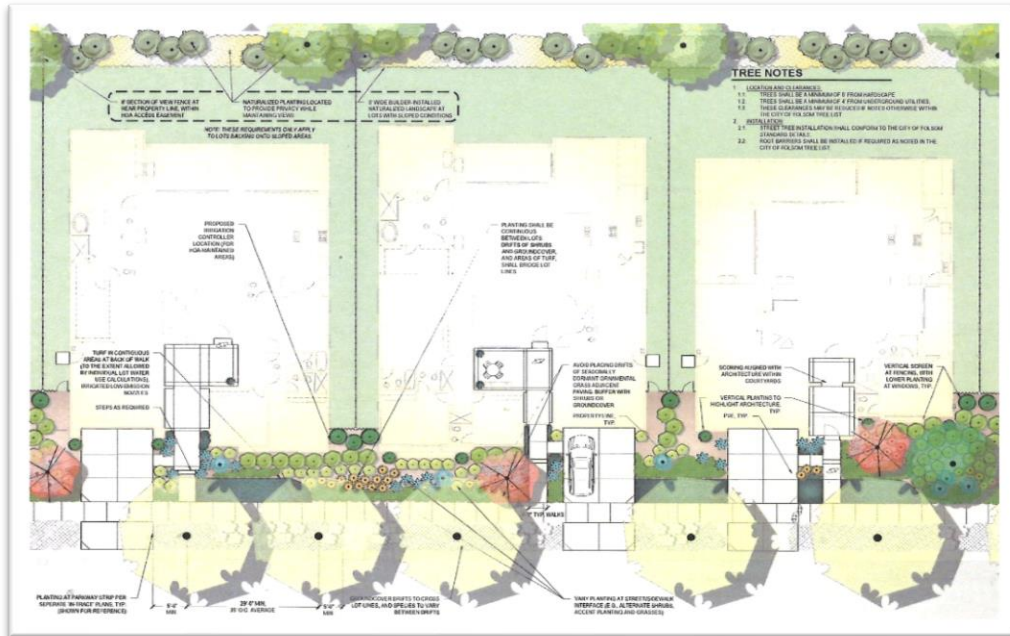
222 sf lots
Modifications for front yard setback and lot coverage
TRI Point Homes DR

Russell Ranch Phase 1 Villages 1 and 2

Residential Design Review (PC approved February 20)



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77 Homes
3 Master Plans
6 Architectural Styles



Mangini Ranch Villages 8 and 9

Residential Design Review (PC approved March 2019)



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FRONT ELEVATION 'A' - CALIFORNIA RANCH



FRONT ELEVATION 'B' - EUROPEAN COTTAGE



'A' CALIFORNIA RANCH



'B' ITALIANATE

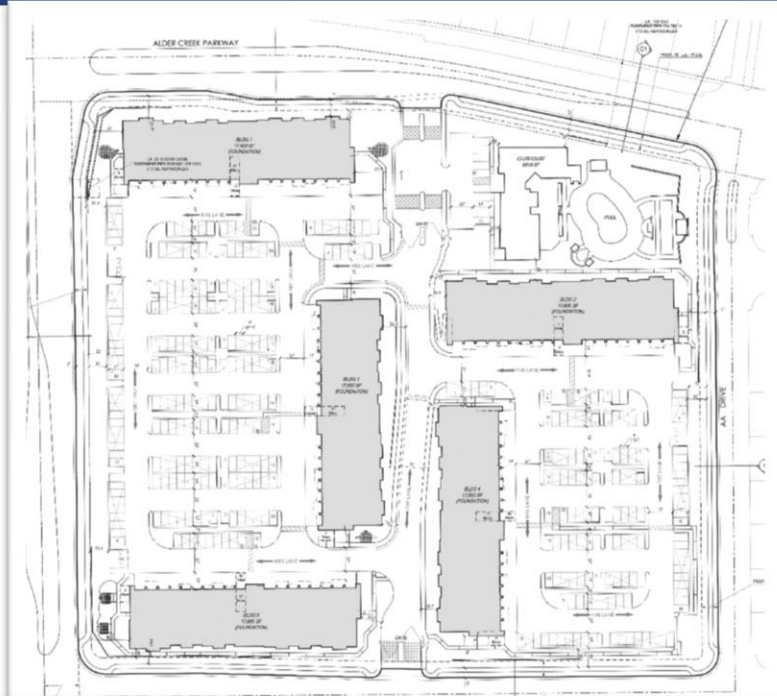
181 home sites
DR originally approved with
7 plans, adding 2 new
multi-generational plans
(Next Gen floor plans)



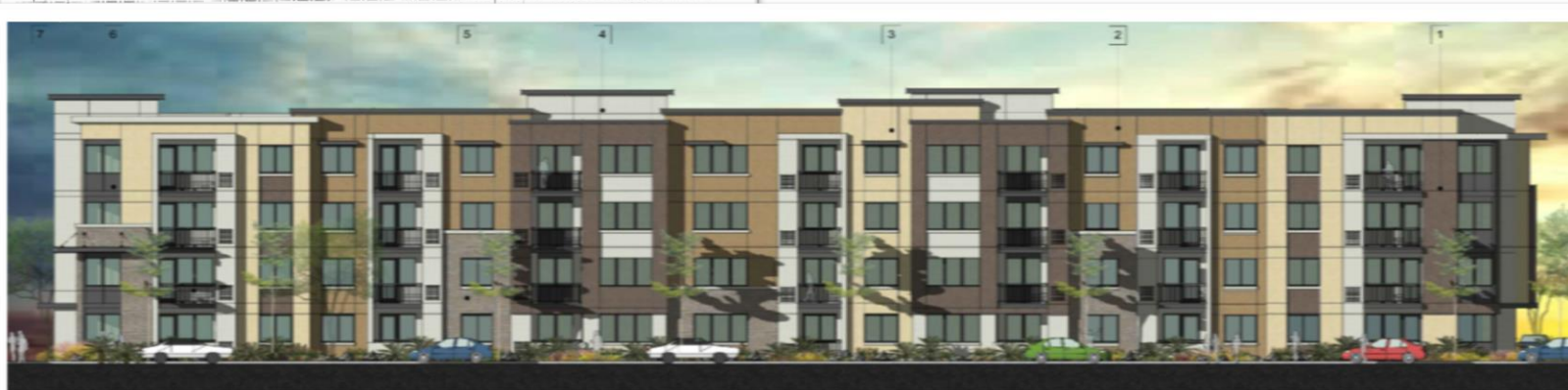
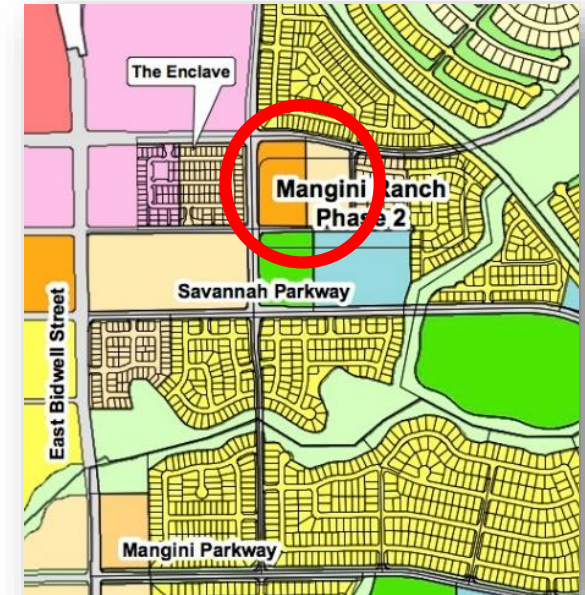
Spanos Multifamily Apartment Project (On Hold)



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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
Near Term (Enclave/Mangini Ph 2)

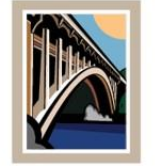








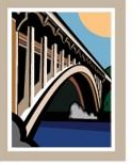
Small Lot Final Map Activity



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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	Village 6 (February 2019) Villages 1, 2, 3, and 7 (March 2019)	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

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

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

221 Building Permits issued

51 Homes received Final Inspections

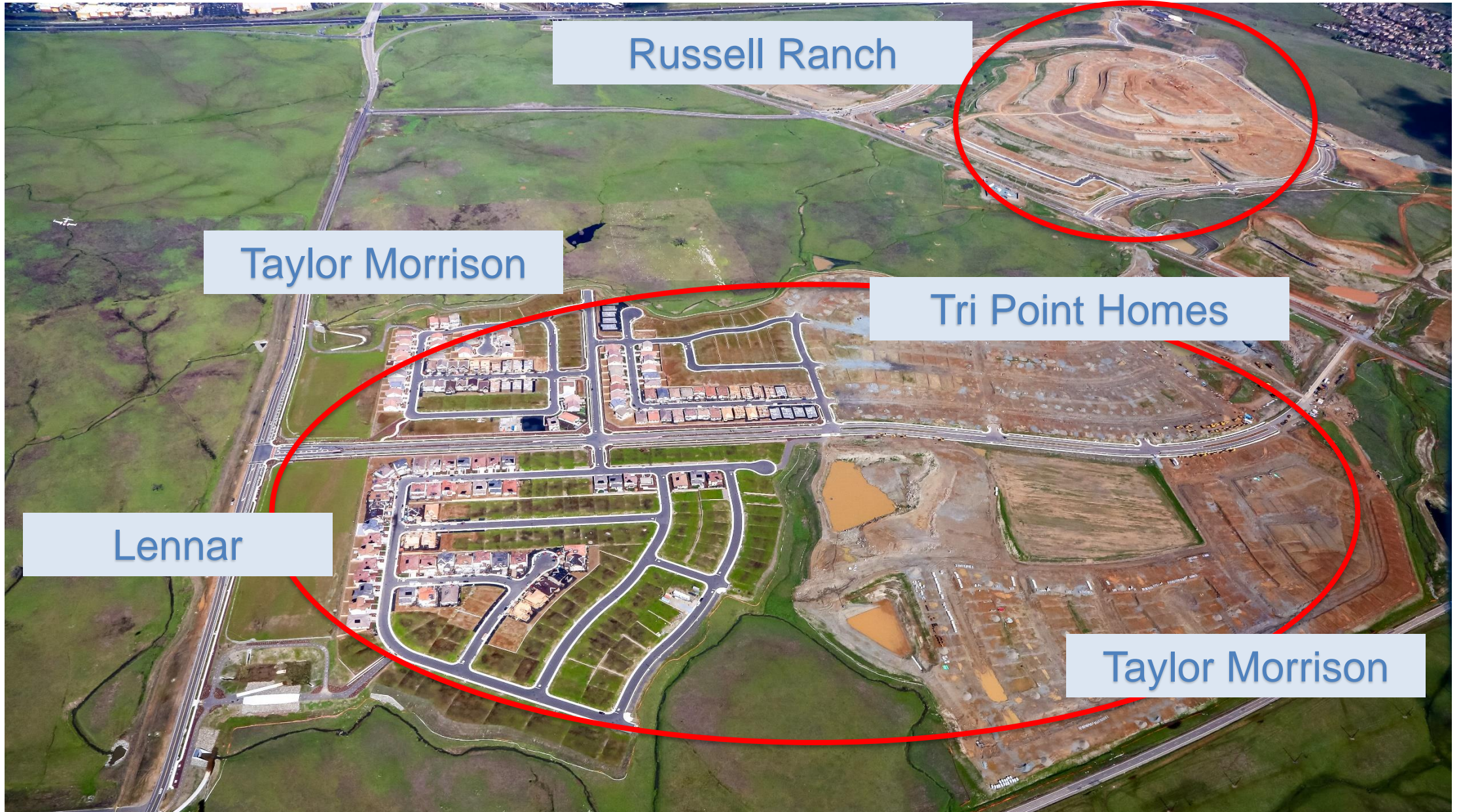
160 homes have been sold

Recent data on buyer geography:

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



2019 Folsom Plan Area Neighborhoods



Russell Ranch

Taylor Morrison

Tri Point Homes

Lennar

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

Russell Ranch (V 3, 5, & 7)



Lennar (Villages 8 and 9)



PLAN SIX | CALIFORNIA RANCH

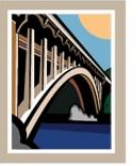
PLAN SEVEN | VINEYARD

PLAN FIVE | EUROPEAN COTTAGE

Russell Ranch (V 6 & 8)



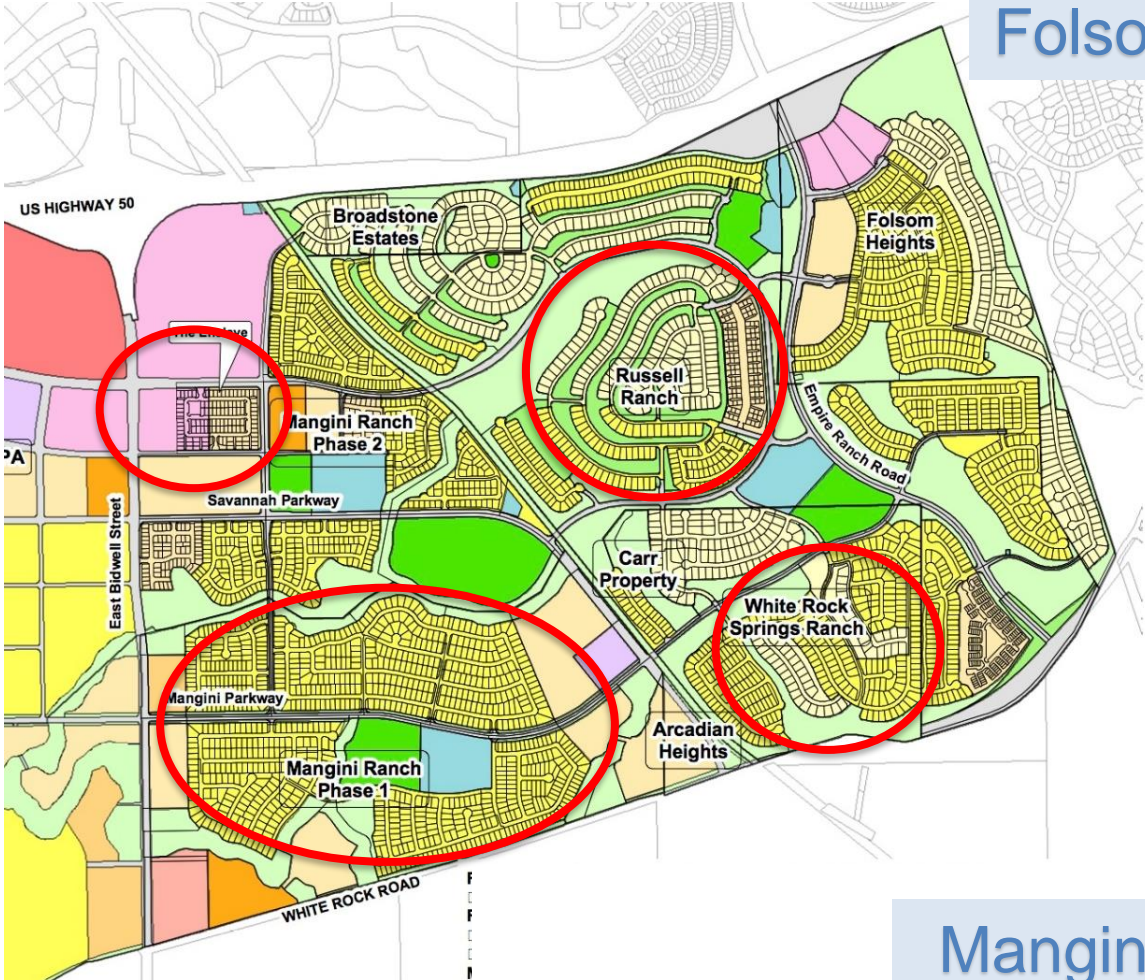
Infrastructure and Building Activity 2019



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

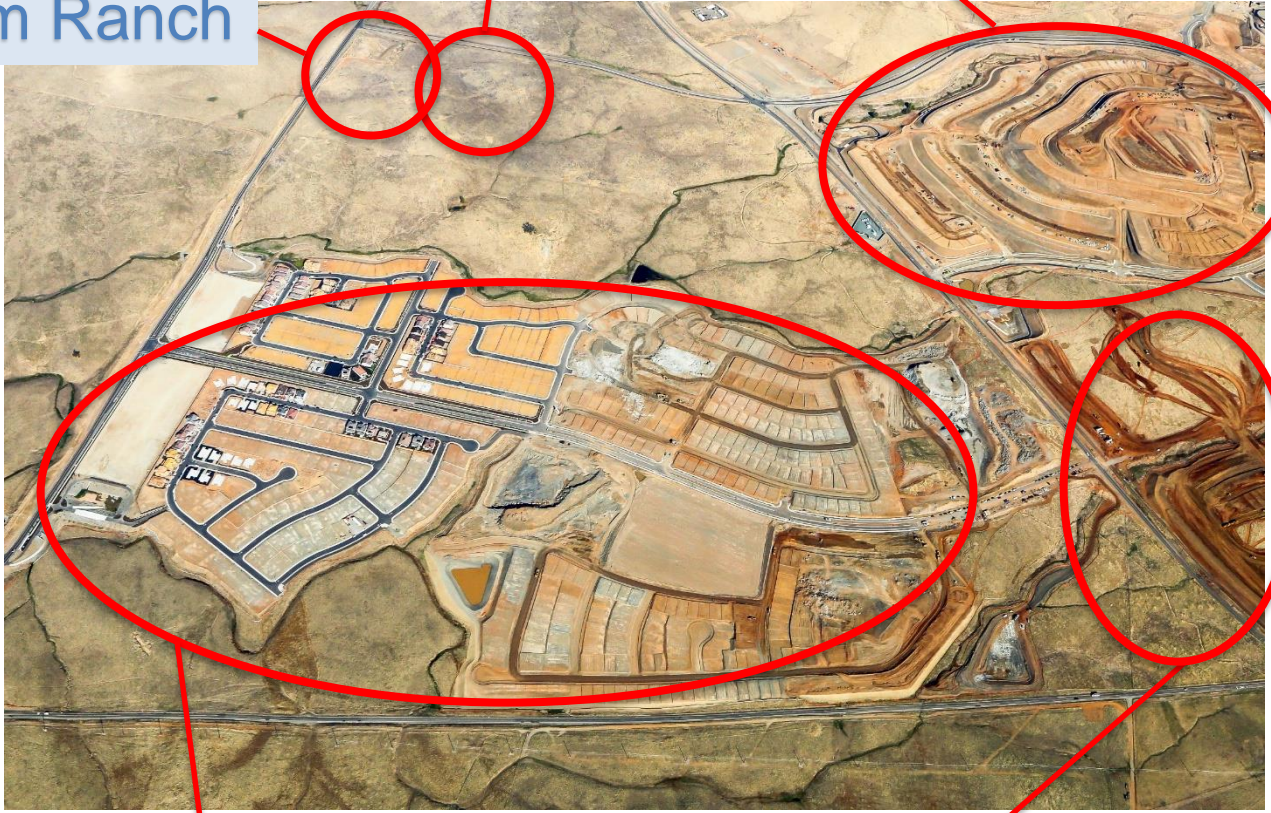
2019 Folsom Plan Area Infrastructure and Building Activity



Shops at Folsom Ranch

Enclave Subdivision

Russell Ranch



Mangini Ranch V1 - 9

Carr Trust and White Rock Springs Ranch

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 hallmark of Folsom today.
- Image:** An illustration of a modern residential street with multi-story buildings, trees, and a pedestrian walkway.
- 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.
- Image:** An aerial view of the Folsom Plan Area showing a mix of residential and commercial buildings.
- Smart Growth:** 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 illustration of a transit corridor with a train and people walking.
- 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:
 - 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 illustration of a modern residential house.
- Latest News:**
 - 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.
 - 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, Business, 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. In 2001, the Sacramento Local Agency Formation Commission approved the Plan Area with the condition that a completed, its valuable natural resources protected and preserved.
- Text:** Against this backdrop, Folsom voters overwhelmingly and deklaring conditions for developing the area. This stipulation:
 - 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 has hosted dozens of visioning meetings with hundreds of community members, providing input on the future of the Plan Area.
- Image:** A map of the Folsom Plan Area showing its location relative to Highway 50 and other landmarks.
- Section Header:** Transportation and Infrastructure.
- Text:** Following the results 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 sustainable. 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-oriented" designed to accommodate a mix of just-in-time transit, transit-oriented 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 freeway 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/bicyclist trail south of Highway 50 and 24 Avenue.
- Image:** A map showing the transit corridor and surrounding areas.
- Section Header:** Water.
- Text:** Measure W, overwhelmingly 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 was the stipulation that the city secure a new water supply for the community.
- Image:** A photograph 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.
- Image:** A photograph of a park with trees and a path.
- 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.
- Image:** An illustration of a modern school building.
- 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.

Measure W



Water



Open Space, Trails & Parks



Schools



Transportation & Infrastructure



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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.**



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 an exceptional natural setting, neighborhoods for a mix of family needs and quality amenities

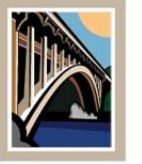
Reflects the community's vision in a way that protects the interests of current residents while adding value to the City

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

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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