



Folsom Plan Area Quarterly Update September 2018



CITY OF
FOLSOM

FPA Quarterly Update Outline



CITY OF
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Planning Activity

Infrastructure and Site Engineering Activity

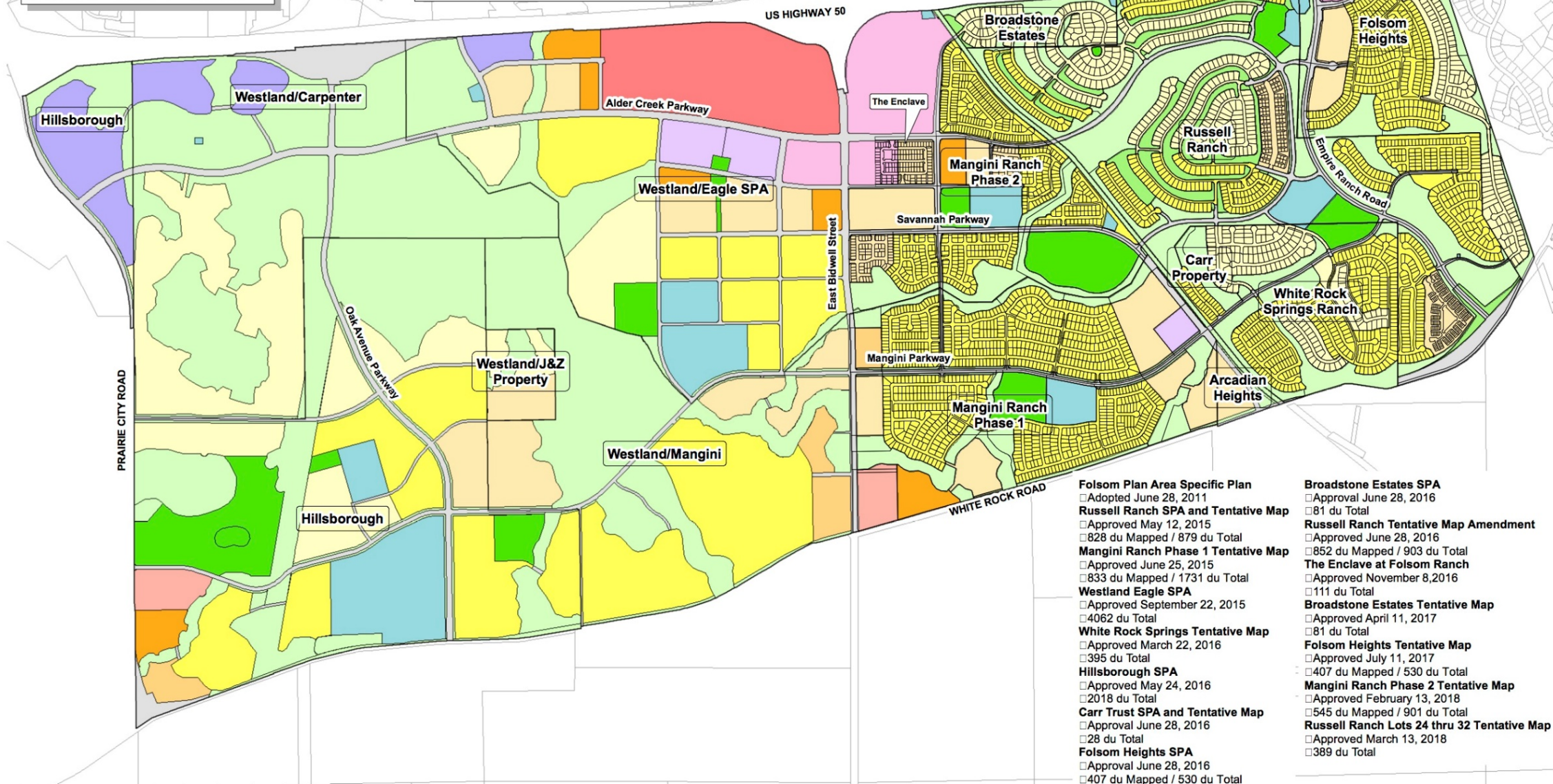
Map Activity

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



- | | |
|--|--|
| <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 |
|--|--|

Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements

Planning Activity



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The Shops at Folsom Ranch

Spanos Multifamily Apartments (on hold)

Pre-Application Meetings

School District

The Shops at Folsom Ranch

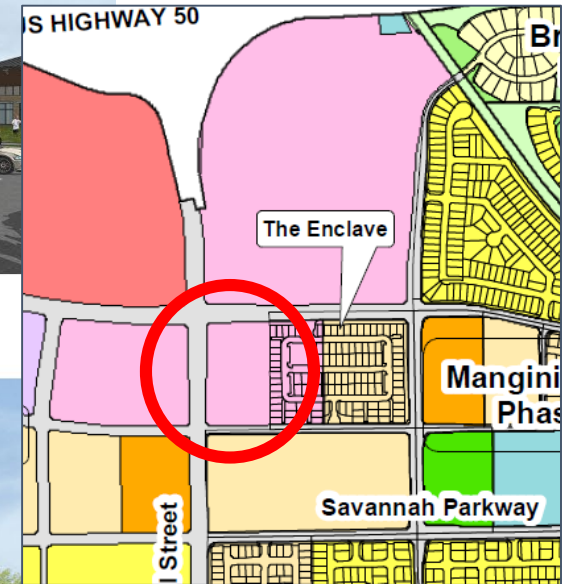
SW Corner of East Bidwell and Alder Creek Parkway



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6

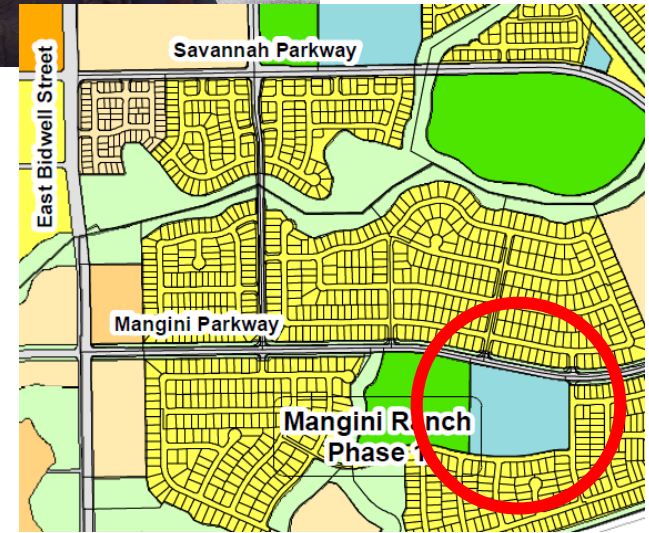


FCUSD Elementary School

Mangini Parkway in Mangini Ranch Phase 1



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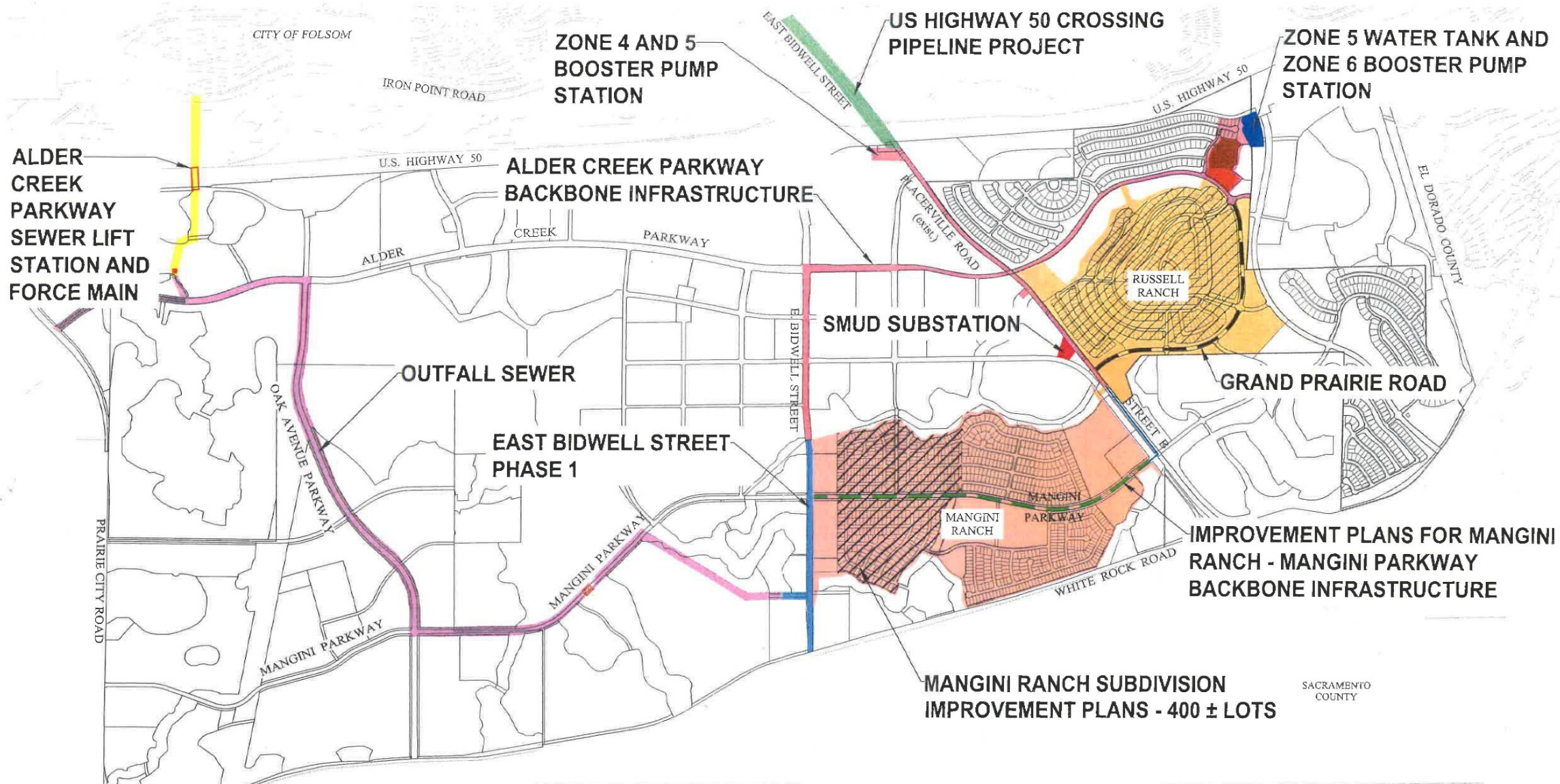


Infrastructure/Site Engineering Activity



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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



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ZONE 4 AND 5 BOOSTER PUMP STATION

US HIGHWAY 50 CROSSING PIPELINE PROJECT

ZONE 5 WATER TANK AND ZONE 6 BOOSTER PUMP STATION

ALDER CREEK PARKWAY SEWER LIFT STATION AND FORCE MAIN

ALDER CREEK PARKWAY BACKBONE INFRASTRUCTURE

SMUD SUBSTATION

OUTFALL SEWER

EAST BIDWELL STREET PHASE 1

GRAND PRAIRIE ROAD

IMPROVEMENT PLANS FOR MANGINI RANCH - MANGINI PARKWAY BACKBONE INFRASTRUCTURE

MANGINI RANCH SUBDIVISION IMPROVEMENT PLANS - 400 ± LOTS

SACRAMENTO COUNTY



PROJECTS:

- Alder Creek Parkway Backbone Infrastructure
- Zone 5 Water Tank & Zone 6 Booster Pump Station - Phase 1 Grading Plans
- Improvement Plans for Folsom Ranch Sewer
- Improvement Plans for FPA US Highway 50 Crossing Pipeline Project
- Alder Creek Parkway Sewer Lift Station and Force Main
- Improvement Plans for East Bidwell Street - Phase 1
- SMUD Substation
- Mangini Ranch Phase 1 Subdivision Improvement Plans (4 separate plan sets)
- Improvement Plans for Russell Ranch - Grand Prairie Road
- Improvement Plans for Mangini Ranch - Mangini Parkway Backbone Infrastructure

INFRASTRUCTURE CONSTRUCTED 2017
Phase 1 Backbone Projects Exhibit

Folsom Plan Area

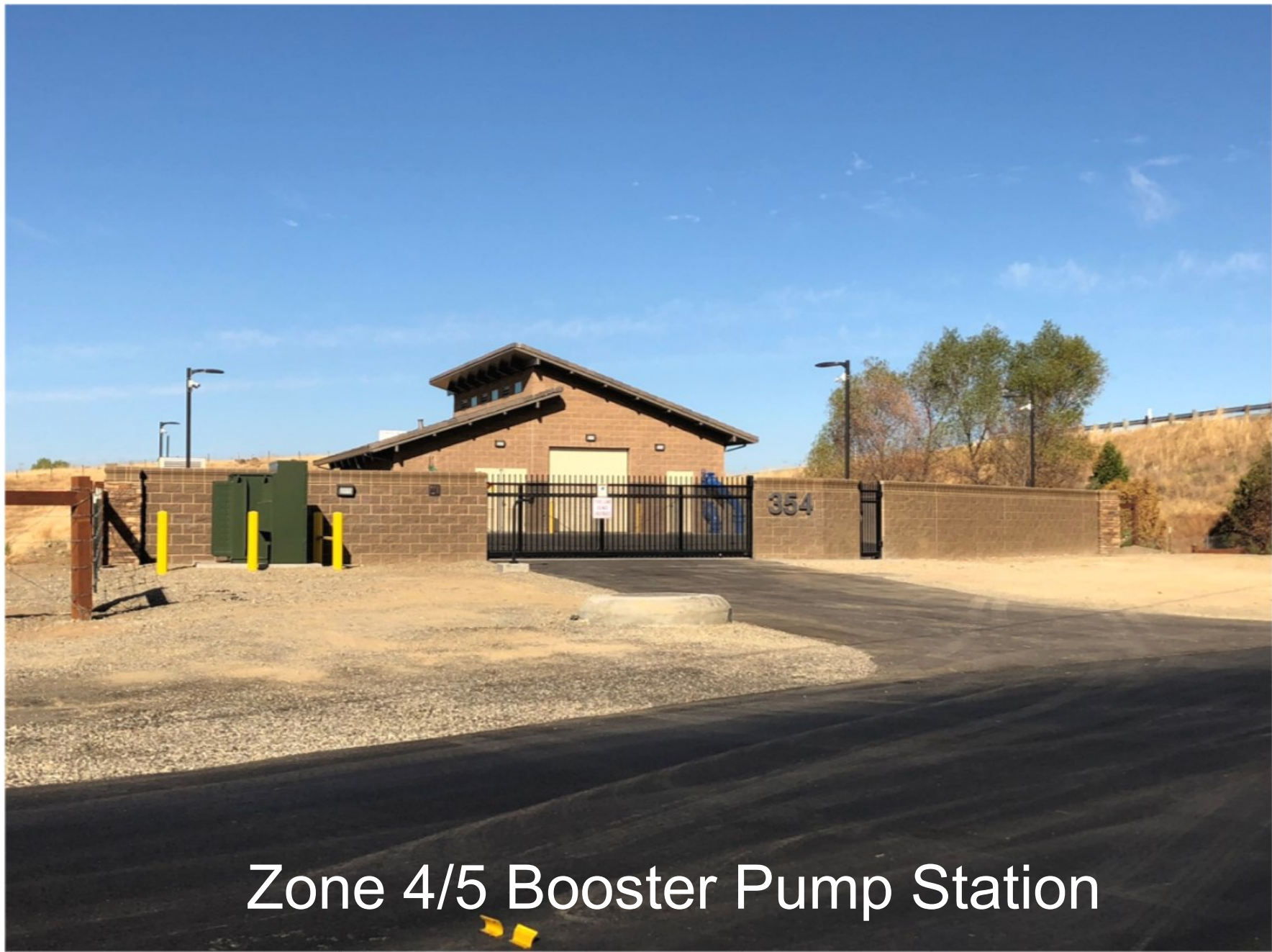
City of Folsom,



California
 January, 2018
 7919.IMP



Mangini Ranch Sewer & Lift Station



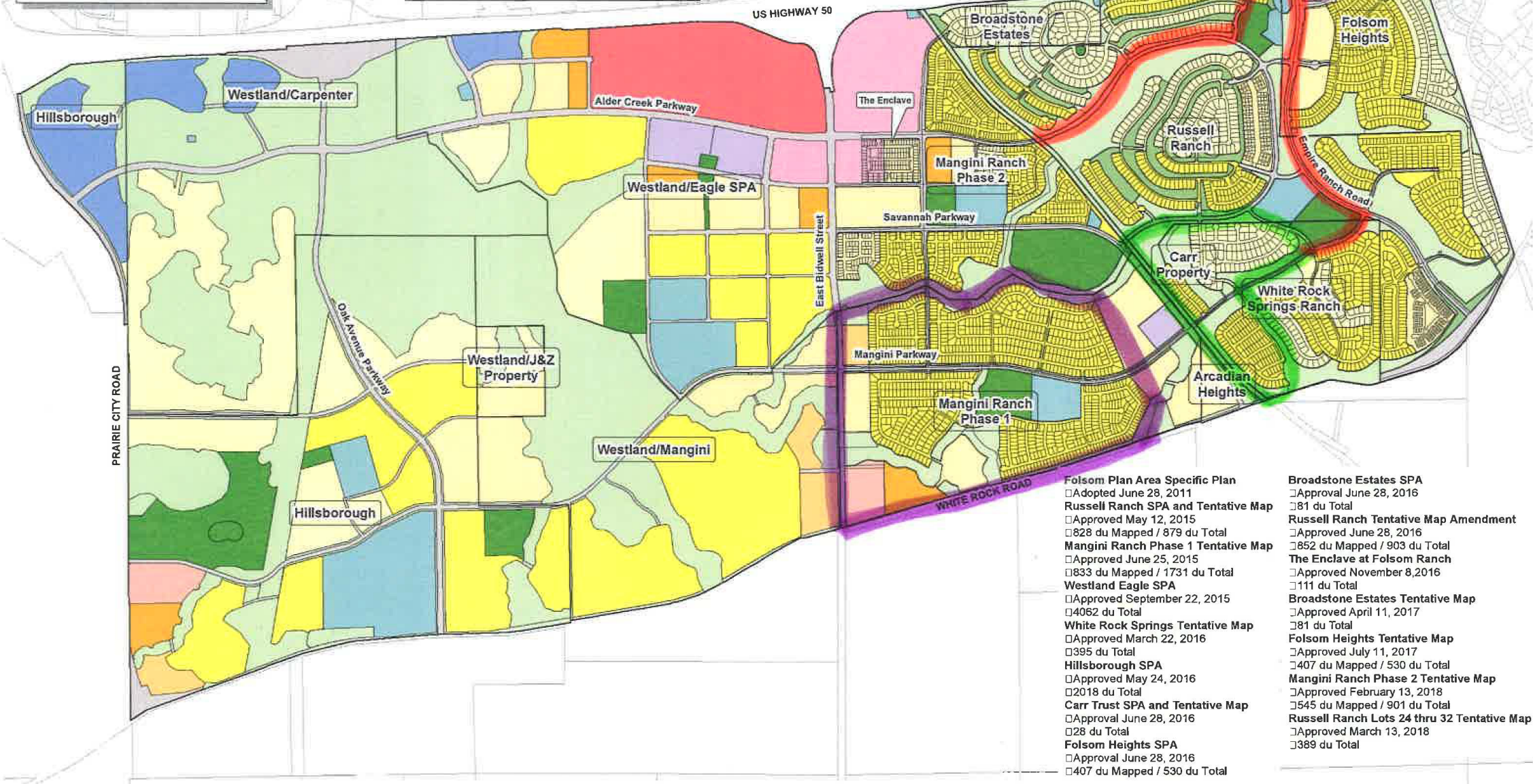
Zone 4/5 Booster Pump Station



Zone 5/6 Tank & Booster Pump Station

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Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements



Mangini Ranch Ph. 1 Mass Grading



Mangini Ranch Ph. 1 Mass Grading



Mangini Ranch Ph. 1 Mass Grading



Mangini Ranch Ph. 1 Mass Grading



Mangini Parkway
(Mangini Pkwy. & E Bidwell St.)





Mangini Parkway
(Mangini Pkwy. & E Bidwell St.)



Mangini Parkway
(Mangini Pkwy. & E Bidwell St.)



Russell Ranch Ph.1
(Alder Creek Pkwy.)



Russell Ranch Ph.1
(Alder Creek Pkwy.)



Russell Ranch Ph.1
(Grand Prairie Rd.)



Russell Ranch Ph.1
(Grand Prairie Rd.)



Russell Ranch Ph. 1 Grading



Russell Ranch Ph. 1 Grading



View from Rec Center



Lighting and Landscaping



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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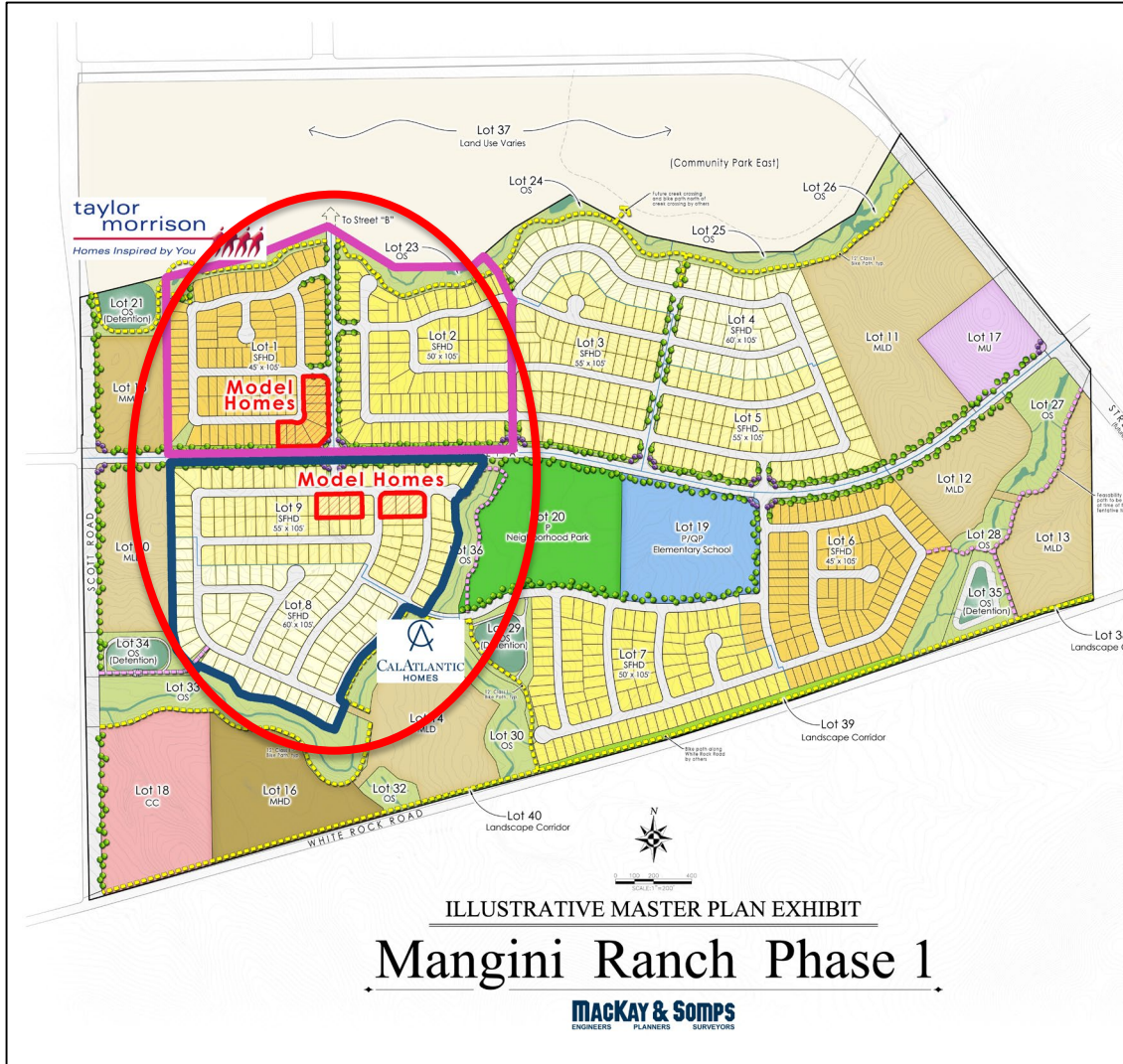
First Neighborhoods in FPA (starting in 2018)

- 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

Lennar/Cal Atlantic

Mangini Ranch Villages 1, 2, 8, & 9



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)

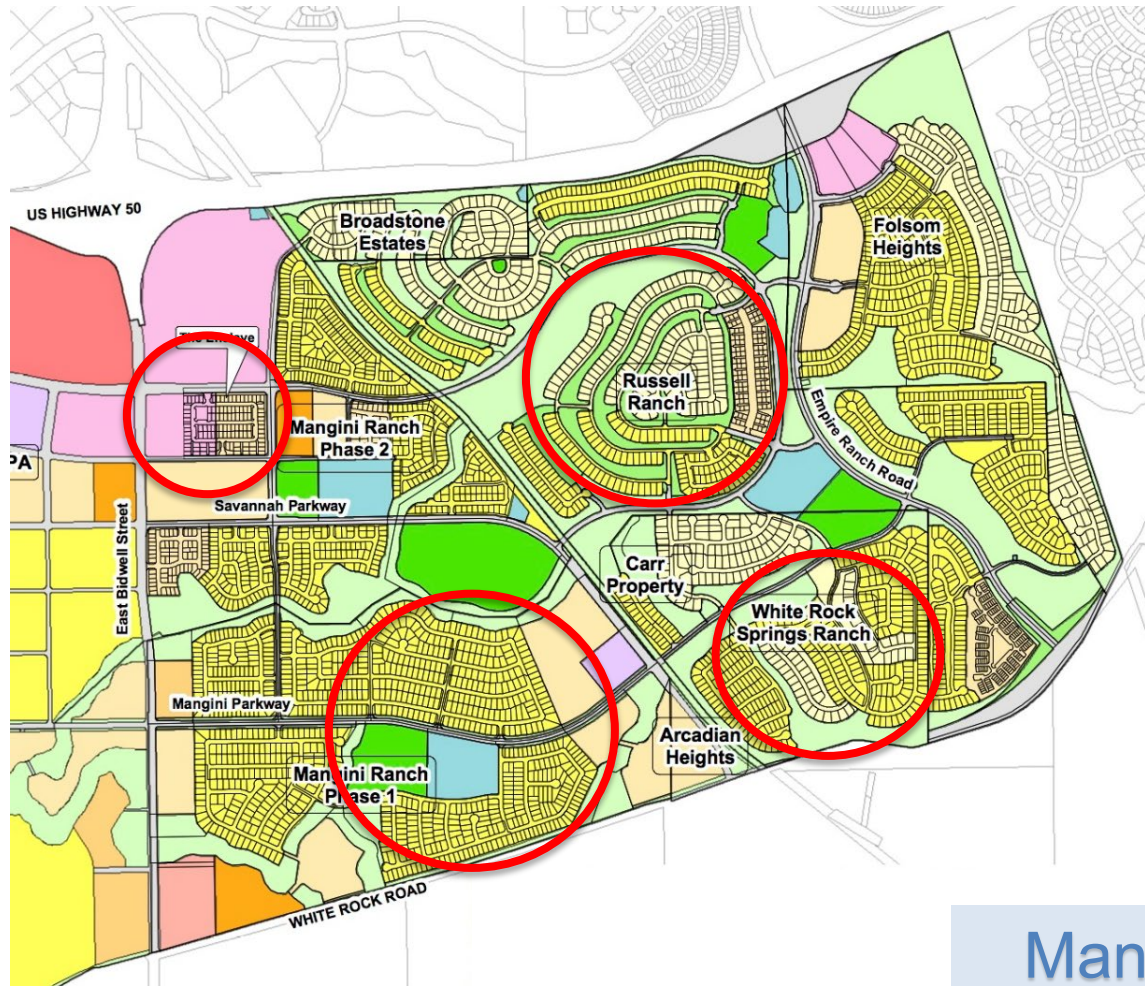


PLAN SIX | CALIFORNIA RANCH

PLAN SEVEN | VINEYARD

PLAN FIVE | EUROPEAN COTTAGE

2019 Folsom Plan Area Neighborhoods



Enclave

Russell Ranch



Mangini Ranch V3-7

White Rock Springs

City of Folsom Website Update

Folsom Plan Area

The screenshot shows the City of Folsom website with a navigation menu on the left containing: Home, Open Space Trails and Parks, Schools, Transportation and Infrastructure, and History. The main content area is titled "Folsom Plan Area" and includes a search bar, a "This page is currently in review and will not appear on the web site" notice, and a "Planned from the ground up" section. Below this is a "Key Facts" section with five bullet points, a "Smart Growth" section with a paragraph, a "Quality of Life" section with a paragraph, and a "Latest News" section with a paragraph and a list of three items. The page footer contains navigation links for Residents, Business, City Services, City Hall, Visitors, and How Do I... and the City of Folsom logo.

The screenshot shows the "Transportation and Infrastructure" page. It features a navigation menu on the left with: Home, Open Space Trails and Parks, Schools, Transportation and Infrastructure, and History. The main content area has a title "Transportation and Infrastructure" and a "This page is currently in review and will not appear on the web site" notice. Below the notice is a large image of a road construction site. The text discusses the design of the Folsom Plan Area to encourage walking and cycling, the inclusion of a transit corridor, and the impact of the area on neighboring streets and highways. It also mentions the city's commitment to addressing concerns about the impact on neighboring streets and highways, and the inclusion of a transit corridor.

The screenshot shows the "History" page. It features a navigation menu on the left with: Home, Open Space Trails and Parks, Schools, Transportation and Infrastructure, and History. The main content area has a title "History" and a "This page is currently in review and will not appear on the web site" notice. Below the notice is a large image of a hand holding a pen over a map. The text discusses the city's work with local residents to envision and plan the City of Folsom Plan Area, the approval of the city's application to expand its sphere of influence, and the city's annexation of the Plan Area in 2004. It also mentions the city's commitment to addressing concerns about the impact on neighboring streets and highways, and the inclusion of a transit corridor.

The screenshot shows the "Water" page. It features a navigation menu on the left with: Home, Open Space Trails and Parks, Schools, Transportation and Infrastructure, and History. The main content area has a title "Water" and a "This page is currently in review and will not appear on the web site" notice. Below the notice is a large image of water splashing. The text discusses the city's water supply, the city's primary water source, the city's water conservation program, and the city's commitment to addressing concerns about the impact on neighboring streets and highways, and the inclusion of a transit corridor.

The screenshot shows the "Open Space, Trails and Parks" page. It features a navigation menu on the left with: Home, Open Space Trails and Parks, Schools, Transportation and Infrastructure, and History. The main content area has a title "Open Space, Trails and Parks" and a "This page is currently in review and will not appear on the web site" notice. Below the notice is a large image of a park with trees. The text discusses the city's commitment to showcasing 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. It also mentions the city's commitment to addressing concerns about the impact on neighboring streets and highways, and the inclusion of a transit corridor.

The screenshot shows the "Schools" page. It features a navigation menu on the left with: Home, Open Space Trails and Parks, Schools, Transportation and Infrastructure, and History. The main content area has a title "Schools" and a "This page is currently in review and will not appear on the web site" notice. Below the notice is a large image of a school building. The text discusses the city's commitment to showcasing 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. It also mentions the city's commitment to addressing concerns about the impact on neighboring streets and highways, and the inclusion of a transit corridor.

Questions?



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