



CITY OF
FOLSOM
 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



Measure W



Folsom voters overwhelmingly approved Measure W in 2004, approving the city's annexation of the Folsom Plan Area and detailing conditions for development. This new community adheres to Measure W requirements that stipulated:

- The city secure a new water supply for the area
- Current residents not be required to pay fees for construction of new infrastructure, including schools and roads in the new community
- 30 percent of the total land area be maintained as natural open space for the preservation of oak woodlands and sensitive habitat

Water



To address Measure W requirements, the Folsom Plan Area will use as its supply new water made available by optimizing the effectiveness and efficiency of the city's water system. Folsom's water use reductions over the past several decades and the city's long-term efforts to identify and stop water loss within the system, increased efficiency through the use of water meters and other best practices have created a new water supply that can be stored in Folsom Reservoir and made available to the Plan Area under existing city rights and contracts. In addition to improved green technology, new homes and businesses in the Plan Area will have the latest in innovative, water-efficient plumbing and landscaping to maximize efficient water use.

Open Space, Trails & Parks



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. 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 provide a connection to shopping, transit, schools, parks, woodlands, the American River Parkway and beyond. In addition, 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.

Schools



Once complete over the next 25 to 30 years, the area will have five new elementary schools, a middle school and 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.

Transportation & Infrastructure



The Plan Area is designed to encourage people to walk, cycle, take the bus and carpool. The community 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 bikeways, as well as a public transit corridor and local bus routes. In addition, 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.

Learn More about the Folsom Plan Area

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