

Appendix E: Development Build-out Projections

Folsom Cordova Unified School District
Future Development

Subdivision	Location	HS	MS	ES	SFID of Dev.	Type	Total Units	Unbuilt Units	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	SF TOTAL	SFA TOTAL	MF TOTAL
Capital Village	North of International Dr. south of Data and Disk Drives, east of	CHS	MTMS	NAV	1/4 MF		265	85			40	45									85
Capital Village	North of International Dr. south of Data and Disk Drives, east of	CHS	MTMS	NAV	1/4 SF		562	284		50	50	50	50	50	34				284		
Sheepleaders Townhomes	NE Corner of Folsom Blvd. and Pt. East Road	CHS	MTMS	CV	1/4 SFA		56	56												56	
Stone Creek (Village of Zinfandel)	Zinfandel Drive, south of 50; north of Mather Airport	CHS	MTMS	NAV	1/4 SF		1,494	197	25	25	25	25	25	25	22				197		
Stone Creek Condos	Zinfandel Drive, south of 50; north of Mather Airport	CHS	MTMS	NAV	1/4 MF		214	214													214
Summerset Apartments	Vehicle Drive near the corner of Zinfandel DR	CHS	MTMS	WM	1/4 MF		34	34		17	17										34
Terra Loma Condos	Terra Loma Drive off W. La Loma Drive	CHS	MMS	CM	1/4 MF		11	11		11											11
The Crossings at RC (Affordable)	Woodberry/Crockett Way	CHS	MMS	RCE	1/4 MF		12	12			12										12
Trinity Garden Estates	Corner of Trinity River Drive and Colona Road	CHS	MTMS	PJS	1/4 MF		21	21			21										21
Addison Place	Southeast corner of Sibley and Glenn	FHS	SMS	TJ	2 SF		31	31			15	16							31		
American River Canyon Unit 8B	East of Santa Juanita Avenue on the Sac/Placer Co. Line	FHS	SMS	CS	2 SF		103	13	2	2	2	2	5						13		
American River Canyon 8A	North of ARC Drive, east Canyon Falls Dr.	FHS	SMS	CS	2 SF		20	5	1	1	1	1	1						5		
American River Canyon Unit 4A	East of Cascade Falls Dr; north of Oak Avenue Parkway	FHS	SMS	CS	2 SF		19	8	1	1	2	2	2						8		
American River Canyon Unit 8B	West of Cascade Falls Dr; north of Oak Avenue Pkwy, West of American	FHS	SMS	CS	2 SF		25	9	1	2	2	2	2						9		
Barnhill Estates	Off of Baldwin Dam Rd North of Oak Ave.	FHS	SMS	CS	2 SF		15	15	2	2	2	4	5						15		
Bidwell Homes	807 Bidwell Street	FHS	SMS	TJ	2 SF		1	1			1								1		
Bidwell Homes	807 Bidwell Street	FHS	SMS	TJ	2 SFA		4	4			4									4	
Estacio Estates	Alayna Way/Folsom Dam Road	FHS	SMS	CS	2 SF		19	9	2	3	4								9		
Folsom Village	240 Leidesdorff St. Entitlements under review	FHS	SMS	TJ	2 SF		7	7			4	3							7		
Granite City Apartments (affordable housing)	1150 Sibley Street Bldg App Submitted 3/2012	FHS	SMS	TJ	2 MF		80	80		40	40										80
Leidesdorff Village (previously Hidden Lake)	1108 Sutter Street Entitlements under review	FHS	SMS	TJ	2 SF		2	2			2								2		
Leidesdorff Village (previously Hidden Lake)	1109 Sutter Street Entitlements under review	FHS	SMS	TJ	2 SFA		57	57			10	10	10	10	10	7					57

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Levy Acres	530 Levy Rd	FHS	SMS	TJ	2	SF	21	4	2	2									4			
The Island Subdivision	Parkshore Drive	FHS	SMS	TJ	2	MF	60	60					20	20								60
The Island Subdivision	Parkshore Drive	FHS	SMS	TJ	2	SF	290	290			25	50	50	50	50	65				290		
The Oaks at Willow Springs	Next to Folsom HS, south of Iron Point Rd.	FHS	SMS	GR	2	SF	211	118	8	15	15	15	15	15	20							118
The Residences at ARC II	North of Oak Avenue Parkway, west of Folsom Auburn Road	FHS	SMS	CS	2	SF	10	9	1	2	3	3										9
Willow Bridge at Willow Springs		FHS	SMS	GR	2	SF	115	115			30	30	30	30	25							115
Aerqjet Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3	1/3	MF	700	700														
Aerqjet Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3	1/3	SF	2,435	2,435														
Aerqjet Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3	1/3	SFA	785	785														
East Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3	1/3	MF	615	615														
East Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3	1/3	SF	1,821	1,821														
East Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3	1/3	SFA	700	700														
Easton Place	Near Hazel Light Rail Station	SFID 3	SFID 3	SFID 3	1/3	MF	450	450							50	50	50	50	50			200
Easton Place	Near Hazel Light Rail Station	SFID 3	SFID 3	SFID 3	1/3	SFA	1,194	1,194							50	50	50	50	50			200
Folsom Planning Area	South of Highway 50	SFID 3	SFID 3	SFID 3	2/3	MF	1,932	1,932					50	50	50	50	50	50	50			300
Folsom Planning Area	South of Highway 50	SFID 3	SFID 3	SFID 3	2/3	SF	4,648	4,648					150	150	250	250	250	250	350	1400		
Folsom Planning Area	South of Highway 50	SFID 3	SFID 3	SFID 3	2/3	SFA	3,630	3,630							50	50	50	50	50			300
Glenborough at Easton	Sacramento County near Folsom Autotall	SFID 3	SFID 3	SFID 3	1/3	MF	953	953					50	50	50	50	50	50	50			350
Glenborough at Easton	Sacramento County near Folsom Autotall	SFID 3	SFID 3	SFID 3	1/3	SF	1,659	1,659					150	250	250	250	350	350	159	1659		
Glenborough at Easton	Sacramento County near Folsom Autotall	SFID 3	SFID 3	SFID 3	1/3	SFA	627	627					50	50	50	50	50	50	50			350
Grant Line West Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3	1/3	MF	615	615														
Grant Line West Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3	1/3	SF	1,760	1,760														

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Grant Line West Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3 1/3	SFA	700	700														
Heritage Falls	North of N. Douglas III	SFID 3	SFID 3	SFID 3 1/3	SF	206	206						50	50	50	56		206			
North Douglas I (La Tierra)	East of Rio del Oro, west of Grant Line Road, north of Douglas Rd.	SFID 3	SFID 3	SFID 3 1/3	SF	666	666			25	25	50	50	50	100	100	100	500			
North Douglas II	Outside the Sunrise/Douglas SPA	SFID 3	SFID 3	SFID 3 1/3	SF	153	153				25	25	25	25	25	28		153			
Rio Del Oro	South of 50; north of Douglas Rd, east of Sunrise	SFID 3	SFID 3	SFID 3 1/3	MF	1,960	1,960								100	100	100				300
Rio Del Oro	South of 50; north of Douglas Rd, east of Sunrise	SFID 3	SFID 3	SFID 3 1/3	SF	7,593	7,593						25	75	75	75	75	325			
Rio Del Oro	South of 50; north of Douglas Rd, east of Sunrise	SFID 3	SFID 3	SFID 3 1/3	SFA	2,048	2,048								50	50	50		200		
Unincorporated East/Southeast Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3 2/3	MF	1,500	1,500														
Unincorporated East/Southeast Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3 2/3	SF	6,750	6,750														
Unincorporated East/Southeast Planning Area	South of 50; future	SFID 3	SFID 3	SFID 3 2/3	SFA	1,750	1,750														
Westborough at Easton	West of Easton/Glenborough	SFID 3	SFID 3	SFID 3 1/3	MF	1,111	1,111								50	50	50	150			
Westborough at Easton	West of Easton/Glenborough	SFID 3	SFID 3	SFID 3 1/3	SF	2,179	2,179								50	50	50	150			
Westborough at Easton	West of Easton/Glenborough	SFID 3	SFID 3	SFID 3 1/3	SFA	1,716	1,716								50	50	50	150			
Broadstone 3 - Village 1	East of E. Bidwell, north of Highway 50, south of Scholar	VDL	FMS	RR	SF	123	48	2	4	4	6	6	8	8	10			48			
Broadstone 3 - Village 2A & 2B	East of E. Bidwell, north of Highway 50, south of Scholar	VDL	FMS	RR	SF	143	100	5	5	15	15	15	15	15	15			100			
Broadstone 3 - Village 3B	East of E. Bidwell, north of Highway 50, south of Scholar	VDL	FMS	RR	SF	72	6		3	3								6			
Empire Ranch 2 - Future MF		VDL	FMS	RR	MF	344	344						172	172							344
Empire Ranch 2 - Village 21	Southern Empire Ranch	VDL	FMS	RR	SF	128	42	5	5	10	10	12						42			
Empire Ranch 2 - Village 27	Southern Empire Ranch	VDL	FMS	RR	SF	88	54	3	6	10	10	12	13					54			
Empire Ranch 2 - Village 31	Southern Empire Ranch	VDL	FMS	RR	SF	24	24	4	10	10								24			
Empire Ranch 2 - Village 32	Southern Empire Ranch	VDL	FMS	RR	SF	138	138			10	15	15	15	20	20	20	23	138			
Empire Ranch 2 - Village 34	Southern Empire Ranch	VDL	FMS	RR	SF	69	35	5	5	10	10	5						35			

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Empire Ranch 2 - Village 35	Southern Empire Ranch	VDL	FMS	RR	2	SF	116	89	5	7	12	10	15	15	15	10			89		
Empire Ranch 2 - Village 36	Southern Empire Ranch	VDL	FMS	RR	2	SF	97	97			5	10	10	20	22	30			97		
Empire Ranch 2 - Village 40C	Southern Empire Ranch	VDL	FMS	RR	2	SF	21	21					10	11					21		
Empire Ranch 2 - Village 46	Southern Empire Ranch	VDL	FMS	RR	2	SF	7	7						7					7		
Empire Ranch 2 - Village 48	Southern Empire Ranch	VDL	FMS	RR	2	SF	72	31	6	10	15								31		
Empire Ranch 2 - Village 49B	Southern Empire Ranch	VDL	FMS	RR	2	SF	40	8	1	4	3								8		
Empire Ranch 2 - Village 50	Southern Empire Ranch	VDL	FMS	RR	2	SF	49	9	1	2	3	3							9		
Empire Ranch 2 - Village 60A	Southern Empire Ranch	VDL	FMS	RR	2	SF	48	8	2	2	4								8		
Empire Ranch 2 - Village 60B	Southern Empire Ranch	VDL	FMS	RR	2	SF	76	12	2	2	4	4							12		
Empire Ranch 2 - Village 61	Southern Empire Ranch	VDL	FMS	RR	2	SF	51	35	2	10	10	10	3						35		
Empire Ranch 2 - Village 62	Southern Empire Ranch	VDL	FMS	RR	2	SF	71	54	2	10	10	10	10	12					54		
La Colina del Lago	North of E Natoma, east of Folsom Dam Road, west of Elvies Lane	VDL	FMS	FH	2	SF	38	27		2	2	2	4	4	4	4	5		27		
Lakeridge Estates	Lehman Ct at E Natoma St	VDL	FMS	FH	2	SF	22	22		5	5	5	7						22		
Morning Walk	Nature Way/Elvies Lane	VDL	FMS	FH	2	SF	8	6	1	2	3								6		
Natoma Valley	North of Natoma St between Green Valley Rd and Elvies Ln	VDL	FMS	FH	2	SF	79	79		6	8	10	10	15	15	15			79		
Parkway 2 - Lot D Rivage Condos	On the west side of E Natoma St	VDL	FMS	FH	2	SFA	155	28		28										28	
Parkway 2 - Lot I		VDL	FMS	FH	2	SF	57	39	5	10	10	14							39		
Parkway 2 - Lot I		VDL	FMS	FH	2	SFA	68	59			10	10	10	10	10	9				59	
Parkway 2 - Lot J		VDL	FMS	FH	2	SFA	84	84				10	10	15	15	15	19			84	
Parkway 2 - Lots H1 & H2	Southern portion of Parkway 2 Dev	VDL	FMS	OC	2	SF	16	16						5	5	6			16		
							58,919	56,729	96	525	554	722	1,044	1,287	1,530	1,598	1,503	1,307	6,667	1,338	2,161
																					10,166