Measure M History

- June 22, 2006 – School Facilities Improvement District No. 3 approved by Board of Education
- March 27, 2007 – Special Election – Passed by 81% of voters
- $750,000,000 in general obligation bonds for the construction of new elementary, middle, and high schools, libraries, support facilities, land acquisition, and acquisition of equipment and computer technology.
- Issuances:
  - Fall 2007    Series A Bonds    $25,000,000
  - Fall 2009    Series B Bonds    $11,415,000
  - Fall 2009    Series B-1 Bonds  $8,585,000
  - 2016        Series C Bonds    $10,000,000
  - Summer 2019  Series D Bonds    $150,000,000
  - Authorization Remaining  $545,000,000
  - Unspent funds as of July 31, 2019   $157,080,699
- Finance and support the future growth of the District, which will potentially need to build 20+ new schools and support facilities in the area south of Highway 50 over the next 20-30 years.
Measure M
Folsom Ranch

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

Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements
Folsom Ranch - Background

- In 2001, the City of Folsom’s application to expand its sphere of influence area south to White Rock Road and include all of the land bounded on the north by Highway 50, to the south by White Rock Road, to the west by Prairie City Road, and to the east by the Sacramento, El Dorado County boundary line was approved.
- In 2004, the City of Folsom launched a visioning process to seek community input about the future plans for Folsom Ranch.
- In 2011, the City of Folsom approved a land use plan for Folsom Ranch. Folsom Ranch is a 3,513 acre comprehensively planned community.
- In 2017, infrastructure started with the first homes being built in the Westland development area, for occupancy beginning in 2018.
- By 2040, Folsom Ranch is estimated to have constructed 11,461 homes and added 5,695 students to Folsom Cordova Unified School District.
Folsom Ranch Planning

- Folsom Ranch, formerly Folsom Planning Area & South of 50, annexed to Folsom in January 2012, is a 3,545 acre area of undeveloped land south of Highway 50 between Prairie City Road, White Rock Road and the El Dorado County line. The development plan includes 11,461 homes and it is estimated that this development will generate approximately 5,695 new pupils. Five elementary schools, one middle school and one high school are planned for this development area.

- **Mangini Ranch Elementary School**
  - Absorption forecasts support the opening of a new elementary school in the 2021/2022 school year. Anticipated beginning enrollment is 272 students.
  - Property has been purchased.
  - Kitchell CEM has been selected as the Lease Leaseback contractor.
  - Bid result reviews are ongoing for the construction of the new elementary school.
  - Value engineering is currently underway in an attempt to reduce the construction cost.

- **Folsom Ranch Elementary #2**
  - Absorption forecasts support the opening of the second Folsom Ranch elementary school in the 2023/2024 school year.

- **Folsom Ranch Elementary #3**
  - Absorption forecasts support the opening of the third Folsom Ranch elementary school in the 2027/2028 school year.
Folsom Ranch – Planning (continued)

- **Folsom Ranch Middle School**
  - Absorption forecasts support the opening of a new middle school in the 2027/2028 school year. Anticipated beginning enrollment is 512 students.

- **Folsom Ranch High School Phase I**
  - Absorption forecasts support the opening of a new high school in the 2025/2026 school year. This school will open as a 6-12, housing both high school and middle school students until such time as it is financially feasible to open the Folsom Ranch Middle School. Anticipated beginning enrollment is 1,028 for middle and high school students.
  - Currently in planning stage.

- **Folsom Ranch High School Phase 2**
  - Construction forecasted to begin April 2028
  - Completion of Phase 2 – February 2029

- Upon build out of Folsom Ranch, it is estimated that there will be a total of 5,695 new students, 3,009 elementary students, 1,087 middle school students, 1,428 high school students and 171 special education students.
Rio Del Oro

• The proposed Rio del Oro master planned development, located north of Douglas Road and south of White Rock Road, consists of approximately 12,189 new homes in the Rancho Cordova area. It is estimated this development will generate 6,564 pupils to Folsom Cordova School District.

• Staff continues to meet with the developers on the status and timelines for project development. Timelines for school construction will be adjusted as information is received. Current discussions with the developers have indicated that infrastructure work will begin in 2020 and home building will start in 2021. Staff continues to meet with developers on school site master planning.
Six elementary schools, two middle schools and one high school are planned for this development area.

**Rio Del Oro Elementary School #1**
- Absorption forecasts support the opening of a new elementary school in the 2023/2024 school year. Anticipated beginning enrollment is 313 students.

**Rio Del Oro Middle/High School**
- Estimated timeline will be determined once residential build out is further established.
The Glenborough master planned development, located to the east and west of Aerojet, consists of an estimated 3,239 new homes in the Rancho Cordova area. It is estimated that this development will generate approximately 1,613 new pupils to the District.

Staff continues to meet with the developer to receive updated project development information. The Board has approved a Development Agreement for the Glenborough Development area. Current projections anticipate development infrastructure to begin in 2020/2021 in the Glenborough.
Glenborough Planning

• Glenborough Elementary School #1
  
  • Two elementary schools and one middle school are planned for this development area.
  • Absorption forecasts support the opening of a new elementary school in the 2024/2025 school year.
**Easton Place**

- Easton Place is a 183 acre borough that will provide 1,644 units of high density housing.
- It is estimated that this development will generate approximately 526 new pupils to the District through 2042.
Westborough

- The Westborough master planned development, located to the east and west of Aerojet, consists of an estimated 5,507 new homes in the Rancho Cordova area. It is estimated that this development will generate approximately 2,791 new pupils to the District.

- Staff continues to meet with the developer to receive updated project development information.
Westborough Planning

- Westborough is a 1,665 acre borough that will provide 5,507 units of high density housing. It is estimated that this development will generate approximately 2,791 new pupils to the District through 2042. Three elementary schools are planned for this development area.

- **Westborough Elementary School #1**
  - Estimated absorption forecasts support the opening of a new elementary school in the 2028/2029 school year. Anticipated beginning enrollment is 264 students.

- No Middle or High School is planned for this area.
Support Facilities

- New Maintenance and Operations Facility
  - The maintenance and operations facility currently shares space with transportation. They have occupied the same site for the last 25 years.
  - The transportation department has grown exponentially over the years requiring additional space on the site that currently houses maintenance and operations.
  - Staff is looking for a more centrally located site to house the maintenance and operations facility.
Support Facilities

- New Alternative Education Facility
  - A new alternative education facility is being investigated to possibly consolidate sites currently housing alternative education programs.
  - Funds from the sale of sites and the possible future sale of the Folsom Lake HS site could help offset the costs of a new facility.
Summary

- SFID 3 will bring a projected 17,189 pupils, 16 elementary schools, 4 middle schools and 2 high schools.
- Folsom Cordova Unified School District will nearly double in size over the next 20-30 years.
- District staff continues to work with developers, the City of Folsom, and the City of Rancho Cordova on site development.