

APPENDIX B

American River Canyon

Located on the north side of the river, the American River Canyon area contains some of Folsom's most expensive and prestigious neighborhoods. An early developer was Elliott Homes, which bought American River Canyon North in 1987, started developing custom lots and installed the landmark waterfall entrance to the neighborhood. In 1989, Elliott built the 120-unit, gated area known as the Cascades, and continues to sell custom lots for luxury homes today. This area has easy access to the American River Parkway bike and walking trail, which runs along Lake Natoma and eventually leads to downtown Sacramento. There are also several parks, including Lew Howard Memorial Park, which is on a hill with stunning views and mature trees and is the site of a new community center. Several shopping areas are located on the north side of the river. One is Ashland Station, which features several popular businesses, as well as the new police substation. Other shopping areas surround the food market, Ralph's Food Center on Greenback Lane and Vic's on Oak Avenue Parkway. Zittel Farms, which sells fresh produce throughout the year, is also located nearby, and hosts the annual gourd festival in September.

Briggs Ranch

As you head out East Natoma Street, there are several residential neighborhoods located near Folsom Lake, the largest of which is Briggs Ranch. Built in the early to mid-1990s, homes are generally large, with three-car garages. Unique features of the area are historic streetlights, paved bike trails and many mature oak trees. Recreational areas include nearby Folsom Point, which provides beach access to Folsom Lake, and B.T. Collins Park, which is set on a hillside with views of the surrounding valley and features a children's play area shaded by oaks. Convenient shopping is located at the Ralph's Food Center at Natoma Street and Blue Ravine Road.

Broadstone

Located in east Folsom is Broadstone, a 1,600-acre master-planned community built entirely by Elliott Homes. Since 1991, homes have been constructed in distinct residential villages. Amenities include a 32-acre community park, Broadstone Elementary School and the 38,000-square-foot Racquet Club, which features tennis and basketball courts, two swimming pools and a fitness center. The area contains 300 acres zoned for office space and is the site for the power center and is located near the Broadstone Marketplace and Broadstone Plaza shopping centers.

Central Folsom

Located adjacent to the Central Business District are several residential neighborhoods. The neighborhood of **Los Cerros**, located just off East Bidwell Street, consists of winding streets, view lots and large homes with many of them custom built. Also located in Central Folsom are several newer home developments. One is **Prairie Oaks**, a 397-acre master-planned community that will eventually consist of 11 neighborhoods developed by various builders, such as Larchmont, Morrison and US Homes. The area will include 17 acres of parks, 112 acres of natural wetlands and open space, and six miles of walking and biking trails. Bordered by Blue Ravine, Prairie City and Iron Point roads, the area is quite close to Intel Corporation and the new Folsom High School. Several other developments are along Sibley Street and Glenn Drive, such as California Hills and Diamond Glen - a gated, active adult community. All include preserved open space, neighborhood mini-parks and proximity to Soccer and Softball fields and Lembi Park, home of the new aquatic center.

Empire Ranch

In harmony with nature's artistry, Empire Ranch has been designed to offer unparalleled master planned living with an excellent Folsom location, dramatic views, and a captivating environment. Empire Ranch offers a spectacular setting on 1,738 acres of rolling hills enhanced by scattered groves of majestic oak trees. This beautiful, nature setting, which will one day be home to more than 3,000 families, is planned for more on-site amenities, including championship golf, schools, parks, trails, shopping and plenty of open space. At the heart of Empire Ranch is an 18-hole championship golf course open to the public and has a clubhouse and full-service pro shop.

The Historic District

Directly across the Rainbow Bridge, on the south side of the river, is the Historic District of Folsom, also known as Old Town. This area includes Folsom's "Nob Hill," several historic mansions built in the 1880s, but in general the older homes in the Historic District are smaller - carefully maintained bungalows and cottages that include large lots, landmark trees, mature landscaping and attractive front fencing. Homes in the Historic District are rarely for sale, according to local realtors, and when they are available, often sell for premium prices. Amenities in the Historic District include walking distance to Sutter Street, with its frequent street fairs, Thursday night farmers' market and eclectic collection of shops, art galleries and restaurants. The Central Business District of Folsom, located on Riley and East Bidwell streets, is close by and offers a variety of stores, restaurants and both Raley's and Ralph's food markets. The Historic District is also bordered by Lake Natoma, along which bike and walking trails have recently been paved and extended to connect to the American River Parkway trail on the north side of the river. Several neighborhood mini-parks exist, featuring play areas for kids and tennis or basketball courts. Also in the Historic District are the Lake Natoma Inn, the Bradley House Bed & Breakfast, and the Old Town Inn. The Folsom City Library is located on Persifer Street.

Lexington Hills

An area of rolling hills in the most eastern part of Folsom, the neighborhood features a variety of houses built in the early '90s, some of which have exquisite views of the Sacramento Valley. Homes are generally large with three-car garages, some of them custom built. The neighborhood features a wetland refuge and several parks, including the specially designed Prewett Mini-Park that has a unique castle-like play area for children. Lexington Hills is close to Mercy Hospital of Folsom, Folsom Lake Community College and the Central Business District.

Natoma Station

Just down Folsom Boulevard from the Historic District, in the southwest corner of Folsom, is Natoma Station, a master-planned community that began development in 1989. Unique features of the community include historic streetlights and, in the original neighborhoods, distinctive sculpture and artwork at street entrances. There are several parks with children's play equipment, and a site adjacent to the Natoma Station Elementary School features the city's roller hockey facility. Also contained in Natoma Station are the Folsom Premium Outlets, the Folsom 14 Century Theatres and several chain and fast-food restaurants and two hotels, the Hilton Gardens and the Larkspur Landing. The area is close to Lake Natoma, the Central Business District and the Historic District, and has easy access to Highway 50.

The Parkway

Directly adjacent to Lexington Hills is a development called The Parkway. Built along the Humbug-Willow Creek corridor, the master-planned community has several different builders. It includes 200 acres of natural open space, 30 acres of parks and miles of walking and biking trails. All residents belong to the Parkway Homeowners' Association, which maintains front yards and provides private security.