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First residential development approved south of 50

By: Art Garcia for The Telegraph

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The first residential project in Folsom's planned development of the land it annexed south of Highway 50 was given a green light by the Folsom City Council at its May 12 meeting.

The former 1800s mining site is part of the approved 3,600-acre Folsom Plan Area Specific Plan (FPASP), a planned development based on the principles of "smart growth" and transit-oriented development.

Construction of the first 828 homes, in what's called the Russell Ranch subdivision, will be by Southern California-based The New Home Company.

The 437 plus acre project site, including 162.7 acres of open space, is bound by Prairie City Road on the west, Highway 50 on the north and White Rock Road on the south. The Sacramento/El Dorado counties line is near the site to the east.

The FPASP includes 10,210 residential units of varying densities on a total of 1,477.2 acres. The project will take Folsom from a city of 30 square miles to 35 square miles and include four parks, more than 1,000 acres of open space and an additional 20 miles of bicycle trail.

Estimated start date for the construction is still to be determined.

"They've got a lot of work to do. The developer and market conditions determine when they'll actually begin construction," said Folsom City Manager Evert Palmer. "But New Home has received final entitlement from the city, so provided they have all their permits and clearances from the federal and state regulatory agencies they can go whenever they're ready."

The initial Russell Ranch project is "part of a big deal" for Folsom, Palmer said. "The biggest thing to happen for the future of Folsom is really the Folsom Plan Area, something many of us have been working on for more than a decade. It represents the next step in the history of Folsom."