



Folsom City Council Staff Report

MEETING DATE:	5/26/2026
AGENDA SECTION:	New Business
ITEM TITLE:	Resolution No. 11620 – A Resolution Approving the Master Development Plan for Jackrabbit Hill Park
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 11620 – A Resolution Approving the Master Development Plan for Jackrabbit Hill Park.

BACKGROUND / ISSUE

Jackrabbit Hill Park, formerly known as Neighborhood Park #1 (NP1), is in the Folsom Plan Area (FPA), south of Highway 50 at the intersection of Empire Ranch Road and Mangini Parkway. It is located adjacent to a future elementary school site. Jackrabbit Hill Park will be the second park designed and built in the FPA. The Parks and Recreation Master Plan – 2015 Update (PRMP) proposed the following programmed elements for the 10.75-acre site.

- Soccer Field (lighted)
- Youth Baseball Field (lighted)
- Children's Playground
- Basketball Court (lighted)
- Group Picnic Area
- Restroom Building
- Parking Lot

As stated in the PRMP, these programmed elements and facilities are opportunities and suggestions for future parks and not intended to be absolute directives. The Folsom Plan Area Specific Plan (FPASP) also allows for changes to the original programmed facilities to accommodate changes in the City's needs. Part of the planning process for parks includes an assessment of historical, current, and future trends, as well as an evaluation of past field use throughout the City. Trends in the recreation industry as a whole are also considered. Staff research and analysis, combined with input received during the community engagement process, and available funding contribute to the determination of the facilities to be provided in each park.

At the October 28, 2025, City Council meeting, a design contract was approved with Wilson Design Studio (WDS) for the park planning services of Jackrabbit Hill Park. The planning process includes an updated Rough Order of Magnitude (ROM) Cost Estimate, community outreach, master development plan, preparation of construction documents and specifications, and construction administration assistance.

Staff are in the process of establishing Park Development Design Principles to ensure that each park is programmed, planned, and designed to best serve the recreational needs of Folsom residents. The Park Development Design Principles (“Principles”) aim to ensure that each park type meets the needs of residents within its service area while ensuring that the overall park and recreation system is properly balanced with the right amount of active and passive amenities to serve the entire Folsom demographic. The design principles were presented to the Parks and Recreation Commission in January and also reviewed during the community outreach meeting.

Jackrabbit Hill Park is a neighborhood park, serving a ½ mile radius with an anticipated length of visitor stay between one and two hours. According to the Principles, the amenities typically included in a neighborhood park are:

- Playground with separate areas for 2-5 and 5-12 age groups with swings and shade elements
- Picnic area with shade shelter
- Site furnishings, including a drinking fountain and benches
- Loop trails
- No more than two types of sports courts
- Non-programmable natural turf fields and
- Garden areas
- Design may need to provide support amenities such as parking, restrooms, and lighting, depending on the final amenities provided

POLICY / RULE

The development of the recreation facilities is identified in the adopted Parks and Recreation Master Plan – 2015 Update, which is a companion document to the Parks and Recreation Element of the City’s General Plan. The project-specific Jackrabbit Hill Park Master Development Plan requires approval by the City Council in order to be in compliance with the adopted Folsom 2035 General Plan, including Goal PR 1.1, which states, “Develop and maintain quality parks that support the diverse needs of the community.” And Goal PR 3.1, which states “Encourage community members and organizations to participate in the planning, development, and maintenance of the recreation facilities and programs.”

ANALYSIS

Staff hosted the first community workshop for Jackrabbit Hill Park at Alder Creek Elementary School on January 26, 2026. The workshop included an informational presentation from Park Planning staff about the park project background, neighborhood park amenities, and the park site's existing conditions. After the presentation, there was an interactive design charrette activity for attendees to participate in. During the charrette, the community members developed five concept

plans for the park and presented the concepts to one another and to staff. Approximately 45 community members attended the first community workshop.

Following the first workshop, additional feedback was collected from the community through an online survey, which was open from January 26 to February 1, 2026, and received 171 responses. The survey was utilized to gather input from the broader community within the park service radius. The survey contained questions about the community's preferred park amenities.

In collaboration with WDS, staff prepared two draft master development plans, which were presented to the community at a second community workshop held at Alder Creek Elementary School on February 23, 2026. Approximately 20 community members attended the second community workshop. Both draft master development plans incorporated the amenities identified at the first community workshop and prioritized in the online survey. The main differences between the two draft Master Development Plans, referred to as Option 1 and Option 2, relate to the orientation and placement of park amenities on the site, as well as the amenities' proximity to one another. Key differences between the two options include:

Option 1

- Included a passive reflection/wellness space with a view overlook.
- The playgrounds, group picnic pavilion, and community plaza were closer to the restroom and parking lot.

Option 2

- The basketball and pickleball courts were closer to the restroom and parking lot.
- The playgrounds, group picnic pavilion, and community plaza were closer to the view overlook.

Following the second community workshop, public online voting was open from February 23 to March 1, 2026, to allow the community to vote on their preferred draft master development plan option and provide feedback to the City. There were 108 responses to the online voting survey, and the results were:

Option 1 – 74 votes (69%)

Option 2 – 31 votes (29%)

Unsure – 3 votes (2%)

The top-voted plan, Option 1, was further refined to create the proposed Master Development Plan (See Attachment 2). This plan includes the following amenities:

- Parking lot off of Rock Springs Ranch Drive (+/- 78 parking stalls)
- Restroom (double all-gender with drinking fountain)
- Drinking fountains
- Basketball court
- Four pickleball courts
- Flexible multi-use lawn with multipurpose rectangular field (soccer, lacrosse, etc.)
- Playground for 2–5-year-olds, with shade

- Playground for 5–12-year-olds, with shade
- Three outdoor fitness stations
- Shaded group picnic pavilion
- Community plaza with shade trees, picnic tables, and a raised platform
- Passive seating area with views
- Accessible pathway connection to the future school site
- Nature area with a walking path
- Walking loop path

Staff met with the Planning and Development Subcommittee of the Parks & Recreation Commission on April 17, 2026, to review development of the park master plan design. During this meeting, the Subcommittee reviewed a summary of community engagement and the draft master plan design. The Subcommittee supported the Master Development Plan.

On May 5, 2026, the Parks & Recreation Commission unanimously approved a recommendation to forward the Master Development Plan to the City Council for approval.

Theming will play an integral part in the design of Jackrabbit Hill Park. Design themes help shape the park’s overall character, identity, and style, influencing elements such as play areas, site furnishings, buildings, structures, paving, and planting. The jackrabbit hill theme may be interpreted through animal-shaped play equipment, animal habitat-inspired park landforms and features, and regional native planting. The Parks & Recreation Commission strongly supports incorporating the jackrabbit hill theme into the park design.

Funding for the design and engineering of Jackrabbit Hill Park was approved in the budget for the Fiscal Year 2025-26 Capital Improvement Plan (CIP) budget in the amount of \$706,614. Funding was provided from the Folsom Plan Area Specific Plan Capital Fund (Fund 472). Funding for the construction phase will be considered during the Fiscal Year 2026-27 CIP budget. The preliminary construction cost is estimated at \$7.1M, and the total project budget is \$8.7M. As the design and engineering progress, modifications may need to be made to the Master Development Plan to ensure that the project remains within the current estimated budget.

Below is a summary of the current estimated project costs:

Estimated Budget:

<u>Item</u>	<u>Cost</u>
Park Construction (includes 10% construction contingency)	\$7,100,000
Estimated Soft Costs (Design & Engineering, Permits, Admin Costs)	\$900,000
<u>Project Contingency</u>	<u>\$700,000</u>
Total	\$8,700,000

FINANCIAL IMPACT

There is no direct financial impact in approving the Master Development Plan for Jackrabbitt Hill Park (Project PK2601).

ENVIRONMENTAL REVIEW

Jackrabbitt Hill Park was included in the FPA Environmental Impact Report in compliance with the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 11620 – A Resolution Approving the Master Development Plan for Jackrabbitt Hill Park
2. Jackrabbitt Hill Park – Master Development Plan

Submitted,

Kelly Gonzalez,
Parks & Recreation Department Director

Attachment 1

RESOLUTION NO. 11620

**A RESOLUTION APPROVING THE MASTER DEVELOPMENT PLAN FOR
JACKRABBIT HILL PARK**

WHEREAS, the Jackrabbit Hill Park project (the “Project”) is identified in the Folsom Plan Area Specific Plan and the Parks and Recreation Master Plan as a future neighborhood park; and

WHEREAS, the City conducted community outreach, including public workshops and surveys, to develop a preferred Master Development Plan; and

WHEREAS, an Environmental Impact Report for the Folsom Plan Area, inclusive of the Project, has been prepared to fulfill the requirements of the California Environmental Quality Act; and

WHEREAS, the Parks and Recreation Commission reviewed the proposed Master Development Plan and unanimously recommended City Council approval on May 5, 2026; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom approves the Jackrabbit Hill Park Master Development Plan.

PASSED AND ADOPTED this 26th day of May, 2026, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

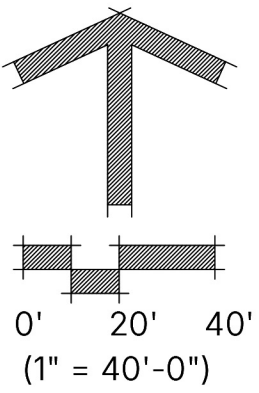
ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2



- LEGEND**
- 1 PARKING LOT WITH ONE ENTRY FROM ROCK SPRINGS RANCH DRIVE (78 CARS)
 - 2 PARK MAINTENANCE TRASH ENCLOSURE
 - 3 OPEN ELECTRICAL UTILITY SPACE
 - 4 MAINTENANCE STORAGE ROOM
 - 5 RESTROOM (2-HOLE, MULTI-GENDER) WITH DRINKING FOUNTAIN & JUG FILLER
 - 6 COMMUNITY PLAZA WITH SHADE TREES, PICNIC TABLES, & RAISED PLATFORM
 - 7 GROUP PICNIC PAVILION (20-30 PEOPLE)
 - 8 PLAYGROUND WITH SHADE (2-5 YEARS OLD)
 - 9 PLAYGROUND WITH SHADE (5-12 YEARS OLD) INCLUDING A QUIET REFLECTION SPACE BETWEEN PLAY AND ADJACENT COURTS
 - 10 (4) PICKLEBALL COURTS WITH WINDSCREEN
 - 11 BASKETBALL COURT
 - 12 ACCESSIBLE PATHWAY CONNECTION TO FUTURE SCHOOL SITE
 - 13 (2) DRINKING FOUNTAINS WITH DOG BOWLS
 - 14 NATURE AREA WITH POST-AND-CABLE FENCING AT TOP OF SLOPE
 - 15 PASSIVE REFLECTION/WELLNESS SPACE WITH OVERLOOK
 - 16 FITNESS STATIONS, (3) TOTAL
 - 17 NATURE AREA WITH POST-AND-CABLE FENCING AT TOP OF SLOPE INCLUDING ACCESSIBLE CONCRETE PATHWAY CONNECTING TO MANGINI PKWY
 - 18 PASSIVE SEATING AREA WITH VIEWS (4-8 PEOPLE)
 - 19 FLEXIBLE MULTI-USE LAWN AREA WITH (1) U12 FIELD SHOWN (165' X 240'). (2) SMALLER U10 FIELDS ALSO SHOWN FOR REFERENCE (120' X 180')



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and minimize paper use.*



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