



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	4/28/2026
<b>AGENDA SECTION:</b>	Old Business
<b>ITEM TITLE:</b>	Resolution No. 11596 – A Resolution Approving the Parks & Recreation Commission’s Recommendation to Approve the Benevento Family Park Master Development Plan
<b>FROM:</b>	Parks and Recreation Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Parks and Recreation Commission recommends approval of Resolution No. 11596 – A Resolution Approving the Parks & Recreation Commission’s Recommendation to Approve the Benevento Family Park Master Development Plan

**BACKGROUND / ISSUE**

The City of Folsom Parks & Recreation Master Plan (PRMP), adopted in 2015, identifies a future 19.0-acre park site located at 421 Carpenter Hill Road. The site is bordered by Broadstone Parkway and Carpenter Hill Road and features distinct topography consisting of three primary terraces and a centrally located pond. The terrain slopes downward toward Vista del Lago High School and includes natural features that both inform and constrain the park design.

The Parks & Recreation Commission previously approved a Master Development Plan for Benevento Family Park in 2022. Since that time, staff have continued to refine the design and conduct extensive community outreach to ensure the plan reflects community priorities.

In September 2025, staff presented an update on the project to the community and received feedback indicating a lack of support for the proposed 2022 plan. In response, staff undertook a comprehensive revision process. Additional community meetings were held in October and December 2025, culminating in a “Big Design Reveal” where the revised plan received overall positive feedback and community support.

The plan was presented to the Parks & Recreation Commission on January 6, 2026; however, the Commission deferred action and directed staff to conduct further analysis, including additional cost estimating and continued community engagement. Staff subsequently met with the

Planning, Development & Renovations Subcommittee on January 16, 2026, and continued outreach with residents, the Folsom Cordova Unified School District, and other stakeholders. Project updates were provided at Commission meetings on February 3 and March 3, 2026.

Community input has been a central component of the planning process. Input included a July 2021 petition opposing parking access from Carpenter Hill Road and a January 2026 petition supporting a community-prepared concept that included a parking lot off Carpenter Hill Road and active park amenities on the upper terraces, including a children’s play area and a basketball court. To further ensure balanced and representative input, the City conducted an online survey from March 3–11, 2026, which received over 500 responses.

Based on the extensive community engagement and input received along with consideration of site constraints, topography, and available project funding, staff developed a revised Master Development Plan that balances active and passive recreation opportunities while remaining feasible to construct. (See Attachment Master Development Plan) The revised plan reflects community priorities, addresses key concerns related to access, noise, and usability, and aligns with the project budget.

On March 31, 2026, the Parks & Recreation Commission unanimously approved a recommendation to forward the updated Master Development Plan to the City Council for approval.

### **POLICY / RULE**

The proposed Master Development Plan is consistent with the City of Folsom Parks & Recreation Master Plan 2015 Update and the 2035 Folsom General Plan Goal PR 1.1 – Develop and maintain quality parks that support the diverse needs of the community.

The project will be implemented in compliance with the Folsom Municipal Code, including the requirement that public works construction contracts include a 10% construction contingency.

### **ANALYSIS**

Community involvement has been a key component of the Master Development Plan process and included multiple community meetings in fall 2025, ongoing Parks & Recreation Commission updates, and a City-sponsored online survey conducted March 3–11, 2026, with over 500 responses. The purpose of this online survey was to ensure a fair and balanced representation of community input toward finalizing the Master Development Plan. Feedback from these efforts directly informed revisions to the plan and helped establish overall community support for the proposed design.

The survey asked participants to evaluate two concepts:

- **Concept A:** Passive-focused amenities on the upper terraces (estimated \$6.0 million construction cost)
- **Concept B:** Active-focused amenities on the upper terraces (estimated \$8.1 million construction cost)

Survey results showed a strong preference for Concept B, particularly for active amenities such as playgrounds, courts, and flexible-use spaces. Respondents prioritized the following sports amenities, listed in preferred order:

- Pickleball courts (highest ranked)
- Multi-use field
- Basketball courts
- Volleyball courts

Support was also expressed for lighting to extend usability, though some concerns regarding noise and light impacts were noted. Passive amenities and the fishing dock ranked lower overall when prioritizing due to budget constraints.

### **Master Development Plan**

The proposed plan reflects community priorities while balancing site constraints and available funding. (See Attachment Master Development Plan)

Key features include:

- Parking: 26 spaces (Carpenter Hill Rd.) and 61 spaces (Broadstone Pkwy)
- Upper terrace scenic overlook
- ADA-accessible circulation to all terraces (stairs and ramps)
- Two playgrounds (ages 2–5 and 5–12) with shade
- Group picnic areas on the middle and lower terraces
- Sports amenities:
  - Four lighted pickleball courts
  - Basketball court (lighting as add alternate)
  - Multi-use turf field
- Open lawn and flexible-use space
- Natural surface trail around pond
- Looping concrete pathways
- Two-stall all-gender restroom building
- Maintenance area

### **Nature and Wellness Theme**

The proposed Master Development Plan for Benevento Family Park is guided by a cohesive theme centered on Nature and Wellness, reflecting both the site’s existing environmental assets and the legacy of the park’s namesake.

The Nature component emphasizes preservation and enhancement of the site’s natural character, including the established flora and fauna that have evolved on the property. The pond will serve as a defining feature, offering habitat value, scenic views, and opportunities for recreation such as walking, seating, and nature observation. Additional elements may include native and drought-tolerant landscaping, shaded tree groves, interpretive signage, and nature-themed play

areas that incorporate logs, boulders, and landforms to create an immersive and educational environment for all ages.

Complementing this, the Wellness component promotes active recreation, physical health, and community connection while honoring the Benevento family's contributions to athletics, including the Folsom Athletic Association and chiropractic care. In response to community input, the park will emphasize active recreational opportunities such as pickleball courts, basketball courts, and a multi-use soccer field. These amenities will be complemented by walking and jogging loops, and open turf spaces that encourage daily exercise, informal gathering, and social interaction. Together, these elements support active lifestyles, strengthen community connections, and create a meaningful link between the park and the Benevento family legacy.

#### Additive Alternates

Following the March 31, 2026, Parks & Recreation Commission meeting, staff evaluated potential enhancements and developed an alternative approach to the Master Development Plan, incorporating additional park amenities as additive alternates for City Council consideration. (See Attachment 3 - Master Development Plan Alternate)

Additive alternates are optional components of a project that are fully designed and included in the bid documents but are priced separately by contractors at the time of bidding. This approach allows the City to maintain flexibility by establishing a base project cost (base bid) and identifying additional scope to add if sufficient funding is available. Following receipt of bids, staff evaluates the base bid and alternate pricing and determines which, if any, add alternates can be awarded within the approved project budget. This method is commonly used in projects to maximize project value while maintaining fiscal control.

The add alternates proposed for the Benevento Family Park project include:

1. Basketball Court Lighting – Adds lighting to the basketball court to extend usability into evening hours. Estimated Cost - \$68,200
2. Two Sand Volleyball Courts (Lighted) – Proposed on the middle terrace, where the layout is more suitable. This requires relocation of the group picnic area. Under the base bid, the picnic area is located north of the primary east-west walkway; the add alternate would shift the picnic area to the opposite side of the walkway to accommodate the volleyball courts. Estimated Cost - \$250,720
3. Fishing Dock – Includes construction of a dock at the pond, along with an accessible concrete pathway to provide ADA-compliant access. Estimated Cost \$419,725

The complexity of these add alternates varies. The basketball court lighting is relatively straightforward and requires minimal additional design and engineering. The fishing dock requires more extensive work, including grading an accessible pathway through a moderately sloped area and constructing the dock using cofferdams to allow work within the pond. The volleyball court add alternate is the most complex, as it includes both deductive and additive

components. It removes the originally planned picnic area and associated grading, planting, and irrigation, and reconstructs those elements in a new location, in addition to constructing the volleyball courts with associated grading and site improvements.

Incorporation of these add alternates also results in additional soft costs. The project consultant team has estimated approximately \$74,000 in additional design and engineering services to fully develop these alternates. If, at the time of bidding, there is insufficient funding to include the add alternates in the construction contract, these additional design costs would not be recoverable.

### Contingency Considerations

Project budgets include both a construction contingency and a project contingency, each serving a distinct purpose. The construction contingency, required by the Folsom Municipal Code at 10% of the construction contract, is used during construction to address unforeseen field conditions, quantity adjustments, or minor design modifications that arise once work is underway. The project contingency is a broader reserve managed by the City and is intended to address uncertainties outside of construction, including design development, site engineering, environmental mitigation requirements, permitting conditions, and unforeseen site constraints.

At the Master Development Plan stage, it is industry standard practice to maintain a larger project contingency due to the number of unknowns that remain as the project advances into design, site engineering, environmental review, and permitting. Inclusion of the proposed add alternates at this stage of the project, the Master Development Plan stage, would likely require the use of project contingency funds to supplement the available budget. Staff have concerns with utilizing this contingency at this stage, given known site challenges and potential unknowns associated with the CEQA process and permitting requirements. The site includes complex grading conditions identified in the geotechnical investigation, including undocumented fill requiring over-excavation and recompacting, shallow metavolcanic bedrock that may require heavy excavation equipment and may present drainage considerations, and areas with large boulders that must be removed, buried, or reduced in size to meet compaction standards. These conditions introduce cost uncertainty at this stage and until design progresses. However, if directed by the City Council, staff can utilize a portion of the project contingency to attempt to incorporate the add alternates and bring the overall project estimate closer to the available budget, recognizing the associated risks.

In addition, the project contingency must also account for escalation in construction costs that may occur between the time the Master Development Plan is approved and when the project is ultimately advertised for bid. Based on data from the Department of General Services (DGS), construction cost escalation has averaged approximately 7% annually over the past five years. Depending on the timing, this impact can vary; for example, if the project is advertised for bid within approximately six months, the escalation may be closer to 3.5%. For a \$6 million construction project, this equates to an increase of roughly \$200,000 at best and up to approximately \$350,000 under higher escalation conditions. Given the anticipated timeline for design, environmental clearance, and permitting, this escalation factor represents a meaningful

potential impact to the overall project budget. Maintaining sufficient contingency at this stage helps ensure the project remains financially viable and reduces the likelihood of scope reductions or funding gaps at the time of bid.

### **FINANCIAL IMPACT**

The Benevento Family Park Project (Project #2604) is included in the FY 2025-26 Capital Improvement Plan budget in the amount of \$7,973,288. The project is funded by the Supplemental Park Fee Fund (Fund 411) for \$290,864, the Parks Improvements Fund (Fund 412) for \$7,182,424, and the Park Dedication Fund (Fund 240) for \$500,000.. Staff’s goal is to construct the park in a single phase. The Master Development Plan has been developed to maximize amenities within the available budget while accounting for site constraints, including the existing pond and varying topography.

Approval of the Master Development Plan does not have a direct financial impact on the current project budget; however, staff anticipates bringing forward future contract amendments for both the design consultant and environmental consultant to account for additional services performed beyond the original scopes of work. The design consultant has been working outside of their initial scope to revise the Master Development Plan in response to community feedback and direction from the Parks & Recreation Commission. These additional costs are anticipated to remain within the \$800,000 currently identified for design and engineering in the overall project budget.

Below is a summary of the current estimated project costs:

#### **Funding Summary:**

<b><u>Item</u></b>	<b><u>Cost</u></b>
Park Construction	\$6,000,000 (includes 10% construction contingency)
Design & Engineering	\$800,000
Permit Fees	\$65,000
Staff Administration	\$220,000
<u>Project Contingency</u>	<u>\$760,000</u>
<b>Total</b>	<b>\$7,845,000</b>

The inclusion of add alternates and associated design costs may require the use of project contingency funds and could impact the final project scope depending on bid results and Council direction.

### **ENVIRONMENTAL REVIEW**

Approval of the Master Development Plan is a planning-level action. Following approval, environmental review will be completed in accordance with the California Environmental Quality Act (CEQA), and all required permits will be obtained. The completed CEQA document

will be brought back to the City Council for consideration and approval at a future date. If there is any consideration of including the proposed add alternates, it is important that they are incorporated into the approved Master Development Plan so they can be fully evaluated as part of the CEQA analysis and permitting process. Including these elements at this stage ensures environmental impacts are properly assessed and maintains flexibility for potential implementation as the project moves forward.

### **ATTACHMENTS**

1. Resolution No. 11596 – A Resolution Approving the Parks & Recreation Commission’s Recommendation to Approve the Benevento Family Park Master Development Plan
2. Master Development Plan
3. Master Development Plan - Alternate

Submitted,

Kelly Gonzales,  
Parks & Recreation Director

## Attachment 1

**RESOLUTION NO. 11596**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM  
APPROVING THE PARKS & RECREATION COMMISSION'S RECOMMENDATION  
TO APPROVE THE BENEVENTO FAMILY PARK MASTER DEVELOPMENT PLAN**

**WHEREAS**, the City Council of the City of Folsom has adopted the Parks and Recreation Master Plan (2015), which identifies a future 19.0-acre park site located at 421 Carpenter Hill Road; and

**WHEREAS**, the site includes unique topographical features, including three terraces and a centrally located pond, which influence park design and development; and

**WHEREAS**, a Master Development Plan for Benevento Family Park was previously approved in 2022 and has since been refined through extensive staff analysis and community outreach; and

**WHEREAS**, the City conducted multiple community meetings, stakeholder engagement efforts, and an online survey in March 2026 with over 500 responses to ensure broad and balanced public input; and

**WHEREAS**, community feedback indicated a preference for active recreational amenities, including pickleball courts, a multi-use field, and a basketball court, while also supporting passive recreational features and preservation of natural elements; and

**WHEREAS**, the revised Master Development Plan reflects a balance of active and passive recreational opportunities, incorporates community feedback, addresses site constraints, and aligns with available project funding; and

**WHEREAS**, the proposed plan is consistent with the City of Folsom Parks and Recreation Master Plan and the 2035 General Plan Goal PR 1.1 to develop and maintain quality parks that support diverse community needs; and

**WHEREAS**, on March 31, 2026, the Parks and Recreation Commission unanimously recommended approval of the updated Master Development Plan; and

**WHEREAS**, environmental review pursuant to the California Environmental Quality Act (CEQA) will be completed following approval of the Master Development Plan and brought back to the City Council for consideration.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby approves the Parks & Recreation Commission's recommendation and adopts the Benevento Family Park Master Development Plan.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of April, 2026, by the following roll-call vote:

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

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Justin Raithel, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

## Attachment 2



**LAYOUT KEYNOTES**

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>1. PARK SIGNAGE, TYP. OF (2)</li> <li>2. BROADSTONE PARKWAY PARKING LOT WITH 61 PARKING SPACES</li> <li>3. CONCRETE PATHWAY, TYP.</li> <li>4. TWO-STALL, ALL GENDER RESTROOM</li> <li>5. ELECTRICAL/MAINTENANCE AREA</li> <li>6. (4) LIGHTED PICKLEBALL COURTS WITH BENCH SEATING</li> <li>7. BASKETBALL COURT WITH BENCH SEATING</li> <li>8. 24' SQ. SHADE STRUCTURE W/ PICNIC TABLE SEATING</li> <li>9. MULTI-USE FIELD (240' X 195')</li> <li>10. 10' WIDE GRAVEL ACCESS ROAD CONNECTION TO HIGH SCHOOL FOR CAMPUS MAINTENANCE</li> </ul> | <ul style="list-style-type: none"> <li>11. CONCRETE ADA RAMP &amp; STAIR CONNECTION TO POND AREA</li> <li>12. EXISTING FOOT PATH TO BE RETAINED</li> <li>13. CONCRETE ADA RAMP &amp; STAIRS CONNECTION TO CHILDREN'S PLAY AREA</li> <li>14. UNPROGRAMMED LAWN/GREEN SPACE</li> <li>15. 2-5 YEAR CHILDREN'S PLAY AREA WITH OVERHEAD SHADE AND BENCH SEATING</li> <li>16. 5-12 YEAR CHILDREN'S PLAY AREA WITH OVERHEAD SHADE AND BENCH SEATING</li> <li>17. 40' X 30' SHADE STRUCTURE W/ PICNIC TABLE SEATING</li> <li>18. 10' WIDE MAINTENANCE ACCESS PATHWAY</li> <li>19. POND OVERLOOK WITH BENCH SEATING</li> </ul> | <ul style="list-style-type: none"> <li>20. CONCRETE ADA RAMP &amp; STAIRS CONNECTION TO UPPER PARKING AREA</li> <li>21. CARPENTER HILL ROAD PARKING LOT WITH 26 PARKING SPACES</li> <li>22. OVERLOOK WITH SHADE TREES &amp; BENCH SEATING</li> <li>23. NATIVE HYDROSEED</li> </ul> |
|---|---|--|

**BENEVENTO FAMILY PARK**

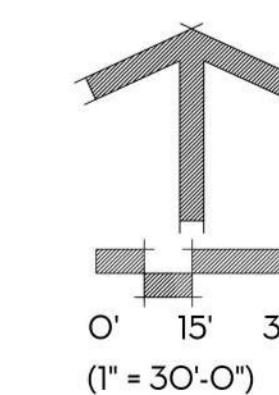
FOLSOM, CA

**MASTER DEVELOPMENT PLAN**

MARCH 31, 2026



2020 I Street, Suite 220  
Sacramento, CA 95811  
916.524.5614 | www.wdsla.com



## Attachment 3



**LAYOUT KEYNOTES**

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>1. PARK SIGNAGE, TYP. OF (2)</li> <li>2. BROADSTONE PARKWAY PARKING LOT WITH 61 PARKING SPACES</li> <li>3. CONCRETE PATHWAY, TYP.</li> <li>4. TWO-STALL, ALL GENDER RESTROOM</li> <li>5. ELECTRICAL/MAINTENANCE AREA</li> <li>6. (4) LIGHTED PICKLEBALL COURTS WITH BENCH SEATING</li> <li>7. BASKETBALL COURT WITH BENCH SEATING</li> <li>8. 24' SQ. SHADE STRUCTURE W/ PICNIC TABLE SEATING</li> <li>9. MULTI-USE FIELD (240' X 195')</li> <li>10. 10' WIDE GRAVEL ACCESS ROAD CONNECTION TO HIGH SCHOOL FOR CAMPUS MAINTENANCE</li> </ul> | <ul style="list-style-type: none"> <li>11. CONCRETE ADA RAMP &amp; STAIR CONNECTION TO POND AREA</li> <li>12. EXISTING FOOT PATH TO BE RETAINED</li> <li>13. CONCRETE ADA RAMP &amp; STAIRS CONNECTION TO CHILDREN'S PLAY AREA</li> <li>14. UNPROGRAMMED LAWN/GREEN SPACE</li> <li>15. 2-5 YEAR CHILDREN'S PLAY AREA WITH OVERHEAD SHADE AND BENCH SEATING</li> <li>16. 5-12 YEAR CHILDREN'S PLAY AREA WITH OVERHEAD SHADE AND BENCH SEATING</li> <li>17. 40' X 30' SHADE STRUCTURE W/ PICNIC TABLE SEATING</li> <li>18. 10' WIDE MAINTENANCE ACCESS PATHWAY (8' AC WITH 12" CONCRETE BANDS)</li> <li>19. POND OVERLOOK WITH BENCH SEATING</li> </ul> | <ul style="list-style-type: none"> <li>20. CONCRETE ADA RAMP &amp; STAIRS CONNECTION TO UPPER PARKING AREA</li> <li>21. CARPENTER HILL ROAD PARKING LOT WITH 26 PARKING SPACES</li> <li>22. OVERLOOK WITH SHADE TREES &amp; BENCH SEATING</li> <li>23. NATIVE HYDROSEED</li> </ul> <p><b>ADD ALTERNATES</b></p> <ul style="list-style-type: none"> <li>24. ADD ALT #1: LIGHTING AT THE BASKETBALL COURT</li> <li>25. ADD ALT #2: (2) LIGHTED SAND VOLLEYBALL COURTS WITH PROTECTIVE FENCING ADJACENT TO BROADSTONE PARKWAY</li> <li>26. ADD ALT #3: 6' WIDE ACCESSIBLE CONCRETE PATHWAY AROUND POND TO FISHING DOCK</li> </ul> |
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**BENEVENTO FAMILY PARK**

FOLSOM, CA

**MASTER DEVELOPMENT PLAN - ALTERNATE**

APRIL 28, 2026



2020 I Street, Suite 220  
Sacramento, CA 95811  
916.524.5614 | www.wdsla.com

