



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	10/12/2021
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	Resolution No. 10722 - A Resolution Approving the Preferred Master Plan for Neighborhood Park #3 in the Folsom Plan Area
<b>FROM:</b>	Parks and Recreation Department

## **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that the City Council approve Resolution No. 10722 - A Resolution Approving the Preferred Master Plan for Neighborhood Park #3 in the Folsom Plan Area.

## **BACKGROUND / ISSUE**

Neighborhood Park #3 (NP3) is in the Folsom Plan Area (FPA) south of Hwy 50 on Mangini Parkway. It is located adjacent to Mangini Ranch Elementary School, which was recently completed. There are 741 homes occupied as of June 2021 in the Folsom Plan Area. NP3 will be the first park designed and built in the FPA. The *Parks and Recreation Master Plan – 2015 Update* (PRMP), proposes the following programmed elements for the 11.8 acre site.

- Youth Ball Field (lighted)
- Soccer Field (lighted)
- Basketball Court (lighted)
- Children’s Play area
- Group Picnic Areas
- 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 Specific Plan also allows for changes to the original programmed facilities to accommodate changes in the needs of the City. Part of the planning process for parks includes an assessment of historic use, current and future trends, and an evaluation of past field usage throughout the city. We also look for trends in the recreation industry as a whole. All of this contributes to the

determination of what facilities to provide in each park. We also just recently completed a needs assessment survey which provides data regarding current needs.

At the August 25, 2020 City Council meeting, a design contract was approved with Wilson Design Studios Landscape Architects (WDSLAs) for the planning and design of Neighborhood Park #3. The planning process includes an updated Rough Order of Magnitude (ROM) Cost Estimate, community outreach, Master Development Plan, preparation of construction documents and specifications, bidding assistance and construction administration assistance.

At the September 22, 2021 Parks and Recreation Commission meeting, the Commission forwarded a recommendation to the City Council to approve the Neighborhood Park #3 Preferred Master Plan.

### **POLICY / RULE**

The development of 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 Neighborhood Park #3 Preferred Master Plan requires approval by the City Council in order to be in compliance with the adopted Folsom 2035 General Plan, including Goal PR1.1, 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 recreation facilities and programs”.

### **ANALYSIS**

In conjunction with WDSLAs, staff prepared two schematic plans which were presented to the community at a virtual community meeting held June 9, 2021. While including a Cricket Field was considered to be a viable option to include in the park design, the community did not feel a Cricket Field was appropriate at NP3, but perhaps more suitable for another larger park site. As such, a second community meeting was held at the future NP3 park site on July 14, 2021 and a schematic design plan that did not include a Cricket Field was selected by the community as the preferred plan. This preferred plan also incorporated amenities identified at the first community meeting, including nature areas, tennis courts, and sand volleyball.

Staff met with the Planning and Development Subcommittee of the Parks and Recreation Commission, on February 17, May 17, June 29 and August 17, to review development of the design plan. During this timeframe, the results of the 2021 Needs Assessment were determined to be consistent with the Preferred Master Plan for NP3. The Subcommittee was supportive of the final concept plan and as such, Staff presented the plan to the full Commission on September 22, 2021. At this meeting, the Commission supported the plan and the forwarding of a recommendation to the City Council to approve the Neighborhood Park #3 Preferred Master Plan (See Attachment 2).

**FINANCIAL IMPACT**

Funding for the design and engineering of NP3 was approved in the budget for FY 2021/22. Funding for construction will be considered during the FY 2022/23 budget process.

**ENVIRONMENTAL REVIEW**

Neighborhood Park #3 was included in the FPA Environmental Impact Report in compliance with the California Environmental Quality Act (CEQA).

**ATTACHMENTS**

1. Resolution No. 10722 - A Resolution Approving the Preferred Master Plan for Neighborhood Park #3 in the Folsom Plan Area
2. Neighborhood Park #3 – Preferred Master Plan

Submitted,

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Lorraine Poggione, Parks and Recreation Director

ATTACHMENT NO. 1

**RESOLUTION NO. 10722**

**A RESOLUTION APPROVING THE PREFERRED MASTER PLAN FOR  
NEIGHBORHOOD PARK #3 IN THE FOLSOM PLAN AREA**

**WHEREAS**, the Neighborhood Park #3 project (the “Project”) is consistent with the Folsom 2035 General Plan; and

**WHEREAS**, the Project is consistent with the adopted Parks and Recreation Master Plan – 2015 Update; 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**, this Project was determined not to require mitigation measures and to have a less than significant impact on the environment; and

**WHEREAS**, adequate funds are available in the Fiscal Year 2021-22 Capital Improvement Plan (CIP) budget for the design and engineering of the project;

**WHEREAS**, funds for construction of the Project will be proposed in the FY 2022-23 CIP budget;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom that the Neighborhood Park #3 Preferred Master Plan is hereby approved.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of October 2021 by the following roll call vote:

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

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Michael D. Kozlowski, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

ATTACHMENT NO. 2



- 7 LAYOUT KEYNOTES**
1. PARKING LOT WITH 118 PARKING SPACES
  2. OPEN SPACE CONSERVATION AREA
  3. BIKE PATH
  4. CONCRETE PATHWAY WITH EXTERIOR LOOP DISTANCE OF +/- .41 MILES
  5. EXTENDED OPEN SPACE AREA WITH BIO-RETENTION, MEANDERING WALKWAYS, PASSIVE SEATING AND BRIDGE CROSSINGS
  6. CHILDREN'S PLAY AREA, 2-5 YEARS
  7. CHILDREN'S PLAY AREA WITH ZIP LINE, 5-12 YEARS
  8. SINGLE-USER, ALL GENDER RESTROOM
  9. LARGE 25' X 40' SHADE STRUCTURE
  10. BIKE PARKING
  11. SMALL 10' X 10' SHADE STRUCTURE
  12. MULTI-USE FIELD FOR SOCCER, ULTIMATE FRISBEE, RUGBY, FESTIVALS, FAIRS AND FARMERS MARKET
  13. LIGHTED BALL FIELD WITH SPECTATOR SEATING, DUGOUTS, BULLPENS, STORAGE AND FENCING
  14. DOG PARK FOR LARGE AND SMALL DOGS
  15. LIGHTED SPORTS COURT WITH (2) TENNIS COURTS
  16. LIGHTED FULL-COURT BASKETBALL
  17. (2) LIGHTED SAND VOLLEYBALL COURTS
  18. INFORMAL HILLSIDE SEATING
  19. ACCESS TO MANGINI RANCH ELEMENTARY SCHOOL
  20. LOW WATER USE SHRUB & GROUNDCOVER PLANTING
  21. PLANTING BUFFER ALONG BIKE PATH



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