

## **Park Development History / North of Highway 50**

**First **Three** Parks prior to FAA**

- 1. Folsom City Lions Park – Lions Club – Folsom Prison Acquisition**
- 2. Lew Howard Park – Rotary Club – Sacramento County Gift**
- 3. Garden Park – Garden Club – City of Folsom Road Realignment**

**\*Lembi Community Park – FAA – Natomas Land and Mining Company Donation\***

**28 Completed Parks since Lembi Community Park with the help of  
Folsom Athletic Association, Park & Recreation Commission and City Council**

**Completed: 16 Mini, 9 Neighborhood, 3 Community Parks = 28**

**Unfinished Parks – 12**

**Undeveloped Parks – 11**

**Proposed Legacy Park – 1**

**Proposed Regional Park – 1**

## Twelve (12) Unfinished

- |  |   |
|--|---|
| 1. Bud & Artie Davies                    | Little League / Softball Fields   |
| 2. Lew Howard Park                       |   |
| 3. Hinkle Creek Nature Area              |   |
| 4. Lembi Community Park/Aquatic Center   | Outdoor Multipurpose; Gym multi; Classrooms;<br>FAA/CYSL office/storage                           |
| 5. Livermore Community Park              |   |
| 6. Folsom Sports Complex                 | FAA/CYSL office/storage   |
| 7. Willow Hills Reservoir Community Park |   |
| 8. Beacon Hills Park                     |   |
| 9. BT Collins Park                       |   |
| 10. Ed Mitchell Park                     |   |
| 11. 48 Natoma Senior and Art Center      |   |
| 12. Dan Russell Arena                    | Multipurpose surface: Sand/outdoor volleyball;<br>Sand soccer; Tennis; Regular and 3x3 Basketball |

# Unfinished

## Bud and Artie Davies Park

Bud and Artie Davies Park is situated on American River Canyon Drive and Santa Juanita Road, bordering a residential neighborhood and providing active sport uses. Recreational elements already developed include basketball courts, tennis courts, and soccer fields. restrooms, BBQ units, benches, picnic tables, group picnic shelters and play structures.

Two additional acres remain to be developed off of Santa Juanita Road. The remaining area is programmed for approximately forty parking spaces, a youth baseball field, and oak tree plantings.



### Existing Recreational Elements



### Programming remaining to be developed



### Bud and Artie Davies Park

Programmed Facilities from the 2002 Master Plan Implementation Plan Update	Developed Facilities 2003 - 2013	2014 Master Plan Recommendation	Cost
Acres (5.0)	-	2 Ac.	\$ 404,000
Youth baseball fields (2)	-	1	\$ 145,000
Parking (40)	-	40	\$ 140,000
Site Furnishings	-	Yes	\$ 10,000
	-	Santa Juanita Frontage	\$ 150,000
		<b>Sub-Total</b>	<b>\$ 849,000</b>
Design, PM & Cont. (Simplified project – 16%)			\$ 139,800
		<b>Total</b>	<b>\$ 988,800</b>

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.

# Unfinished

## Lembi Park

Lembi Park is situated at 1302 Riley Street near the Folsom Aquatic Center and surrounded by residential housing. Existing recreational elements include a baseball field, softball fields, a basketball court, a volleyball court, tennis courts and soccer fields. Other recreational elements already developed include the nearby Aquatic Center, benches, walking paths, grass areas, benches, picnic tables, a picnic pavilion, BBQ grills, and restrooms. There is also a large parking lot adjacent to the park.

Included in the program development is ½ mile's length of trails in the park and a trail boardwalk.



### Existing Recreational Elements



### Programming remaining to be developed



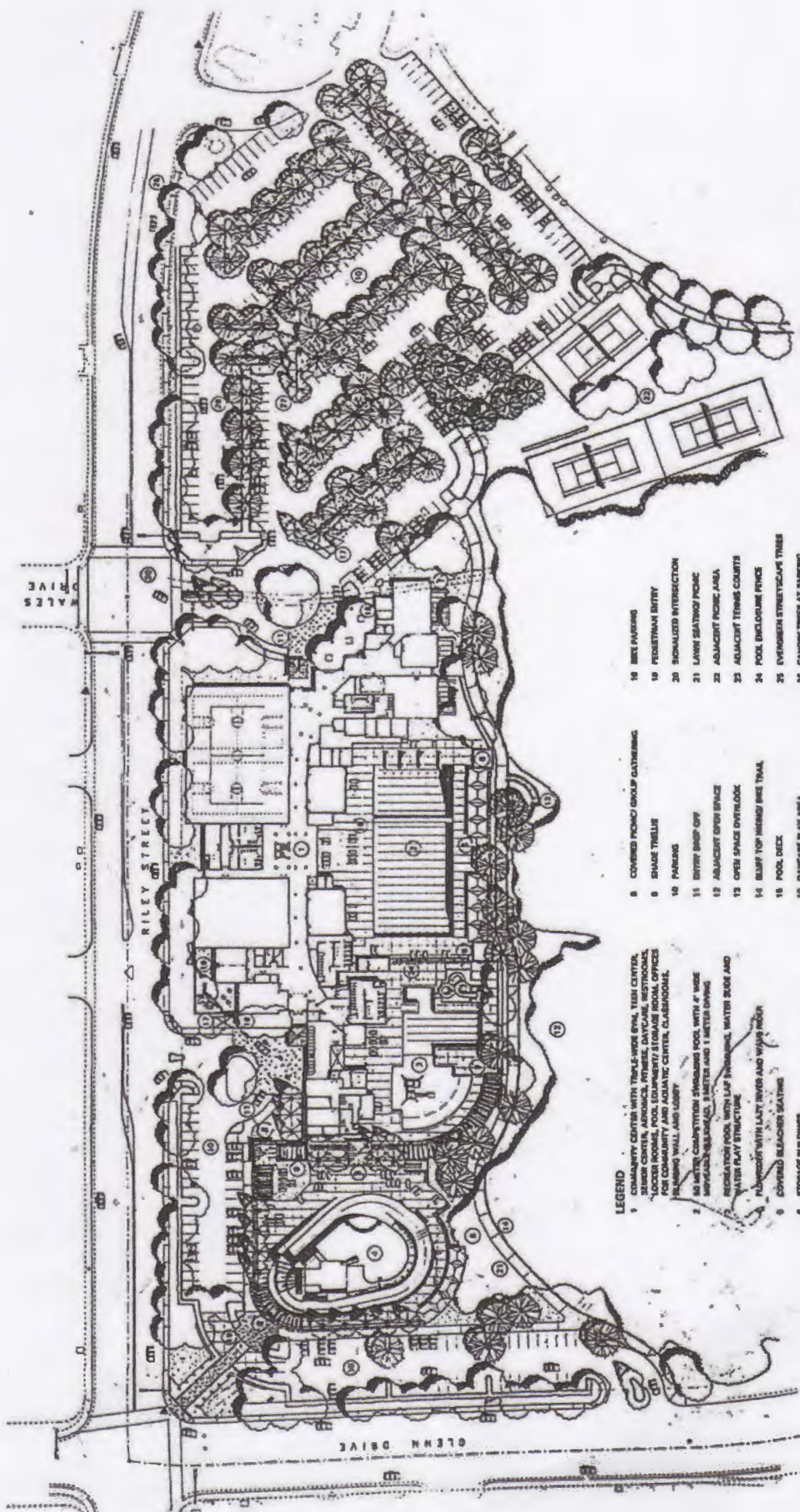
### Lembi Community Park

Programmed Facilities from the 2002 Master Plan Implementation Plan Update	Developed Facilities 2003 - 2013	2014 Master Plan Recommendation	Cost
Aquatic Center Classroom, water features, etc. <sup>1</sup>	-	-	-
	-	OS Trails (.5 Mile) <sup>2</sup>	\$ 125,000
	-	Trail boardwalk <sup>2</sup>	\$ 75,000
		<b>Sub Total</b>	<b>\$ 200,000</b>
Design, PM & Cont. (28.5%)			\$ 57,000
		<b>Total</b>	<b>\$ 257,000</b>

1. Development of the Folsom Aquatic Center is on a separate summary exhibit.

2. OS added in 2011 w/ new trail and wetland crossing planned.

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.



- LEGEND**
- 1 COMMUNITY CENTER WITH TRAMPOLINE, TENNIS CENTER, BASKETBALL COURT, ARCHERY RANGE, GOLF COURSE, LOCKER ROOMS, POOL EQUIPMENT STORAGE ROOM, OFFICE FOR COMMUNITY AND AQUATIC CENTER, CLASSROOMS, PLANNING WALL, AND LOBBY
  - 2 50' X 75' COMMUNITY SWIMMING POOL WITH 4' HOOD, SHOWER, LOCKER ROOM, WATER AND 1 BATH UNIT
  - 3 RECREATION POOL WITH LAMP, POMPANEL, WATER BASKET AND WATER PLAY STRUCTURE
  - 4 PLUMBING WITH LUXURY TUBS AND WALK IN SHOWER
  - 5 COVERED BLEACHER SEATING
  - 6 STORAGE BUILDING
  - 7 OUTDOOR CLASSROOM SPACE

- 8 COVERED PICNIC GROUP GATHERING
- 9 SHADE TRELLIS
- 10 PARKING
- 11 ENTRY BRUSH OFF
- 12 ADJACENT OPEN SPACE
- 13 OPEN SPACE OVERLOOK
- 14 BUMP TOP HEMLOCK TREE TRAIL
- 15 POOL DECK
- 16 DAYCARE PLAY AREA
- 17 TRASH ENCLOSURE
- 18 BIKE PARKING
- 19 PEDESTRIAN ENTRY
- 20 SPECIALIZED INTERSECTION
- 21 LAMP SEATING PICNIC
- 22 ADJACENT PICNIC AREA
- 23 ADJACENT TENNIS COURTS
- 24 POOL ENCLOSURE PRICE
- 25 EVERGREEN STREETSCAPE TREES
- 26 CANOPY TREES AT PARKING
- 27 ACCENT FLOWERING TREES



# Lembi Community Park Expansion Master Plan

RAM DESIGN GROUP, INC. • INFO ARCHITECTS • AQUATIC DESIGN GROUP  
OCTOBER, 1994

# Unfinished

## The Folsom Sports Complex

The Folsom Sports Complex is located on Clarksville Road. Existing features within the Complex are an indoor soccer field, two basketball courts, two volleyball courts, batting cages, restrooms, a café, ping pong tables, meeting rooms and the "Fun Factory" program.

The 61,000 square foot building has remaining programming for a shade shelter, covered outdoor basketball courts, and an indoor mezzanine level.



### Existing recreational elements



### Programming remaining to be developed

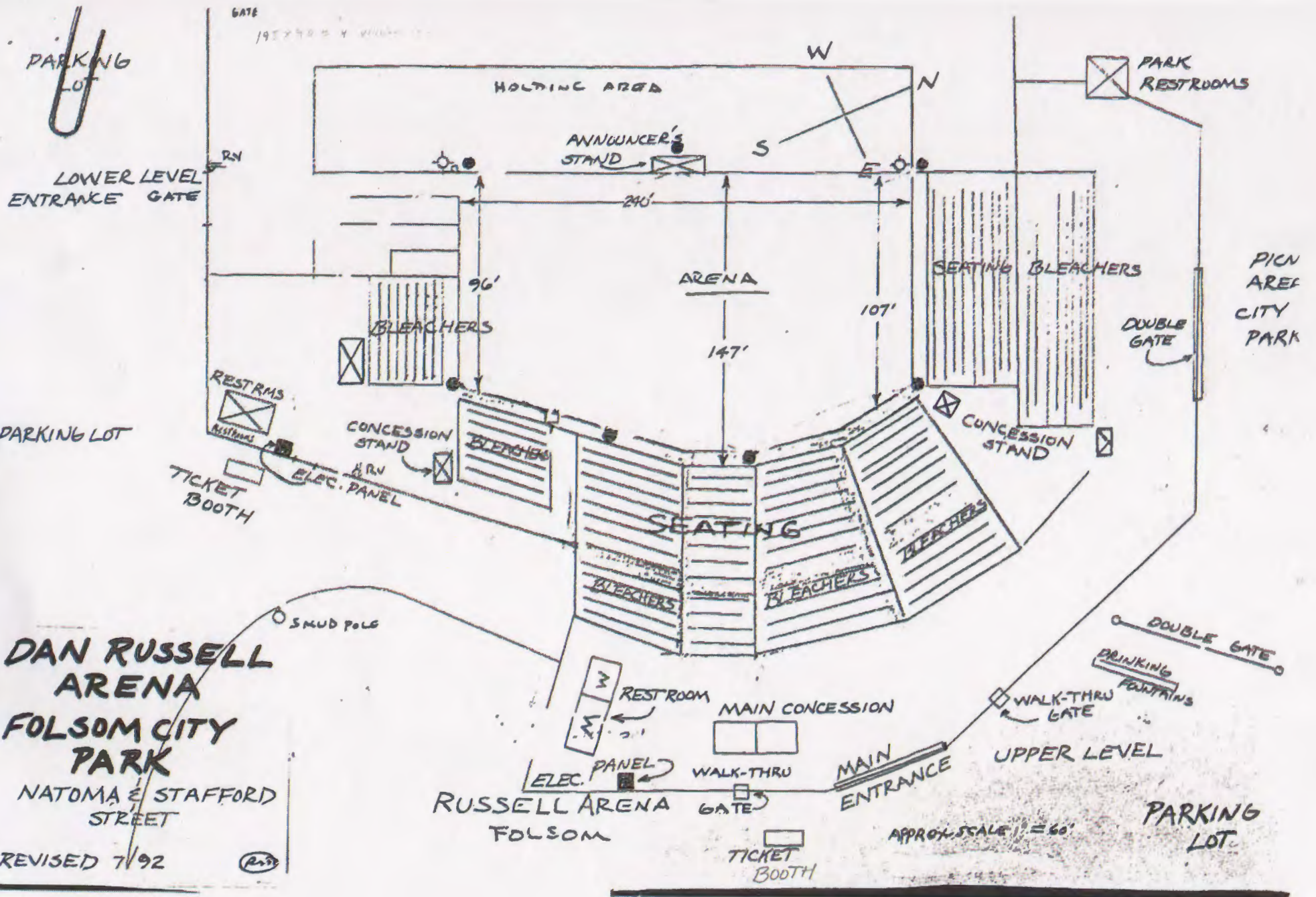


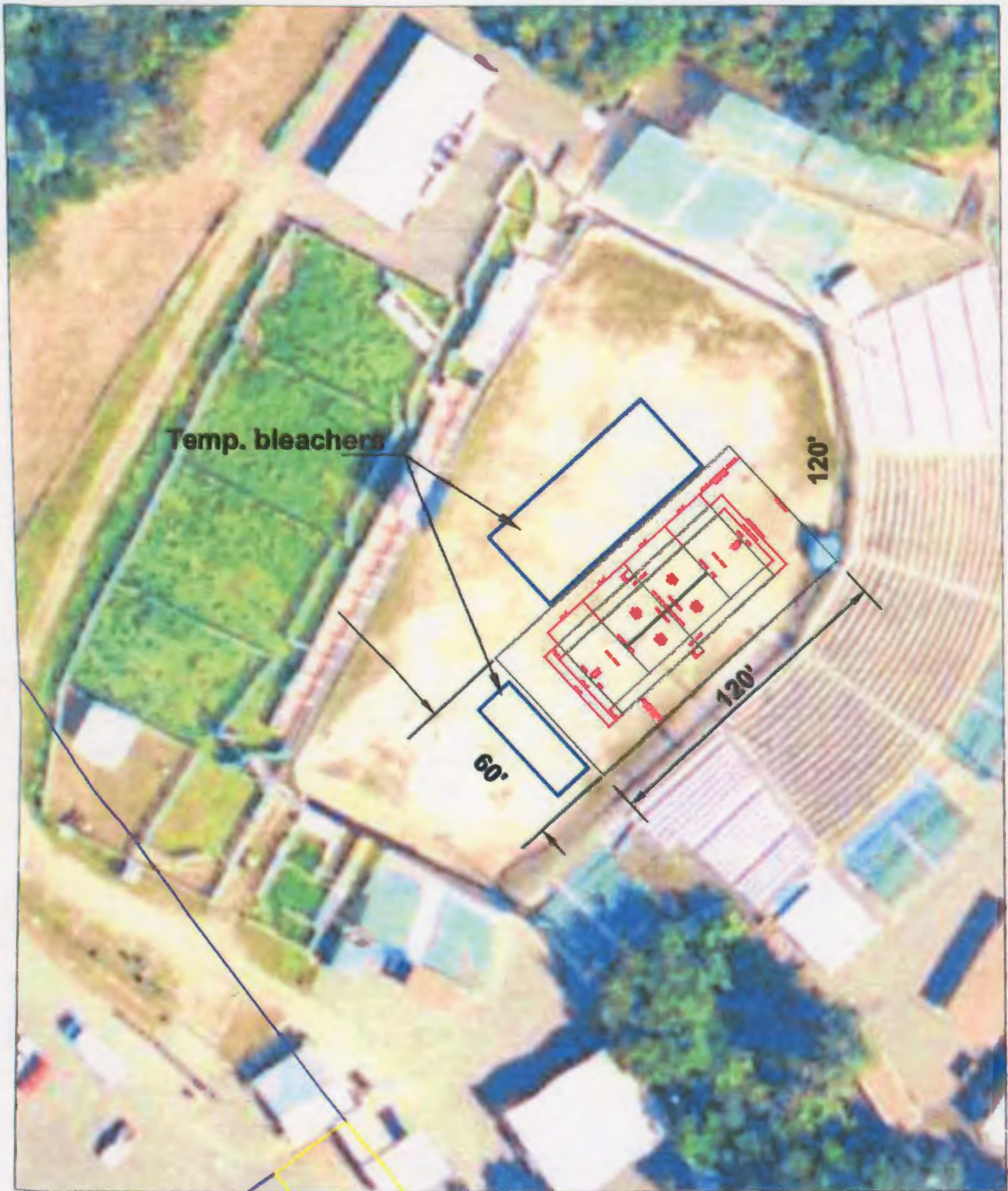


**Folsom Sports Complex**

Programmed Facilities from the 2002 Master Plan Implementation Plan Update	Developed Facilities 2003 - 2013	2014 Master Plan Recommendation	Cost
	Folsom Sports Complex (2004)		\$ -
	2	Basketball Court Covers & Surfacing	\$ 223,000
	1	Shade Shelter	\$ 40,000
	1	Mezzanine / Classroom Space	\$ 550,000
		<b>Sub Total</b>	<b>\$ 853,000</b>
Design, PM, and Cont. (28.5%)			\$ 243,105
		<b>Total</b>	<b>\$1,096,105</b>

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.

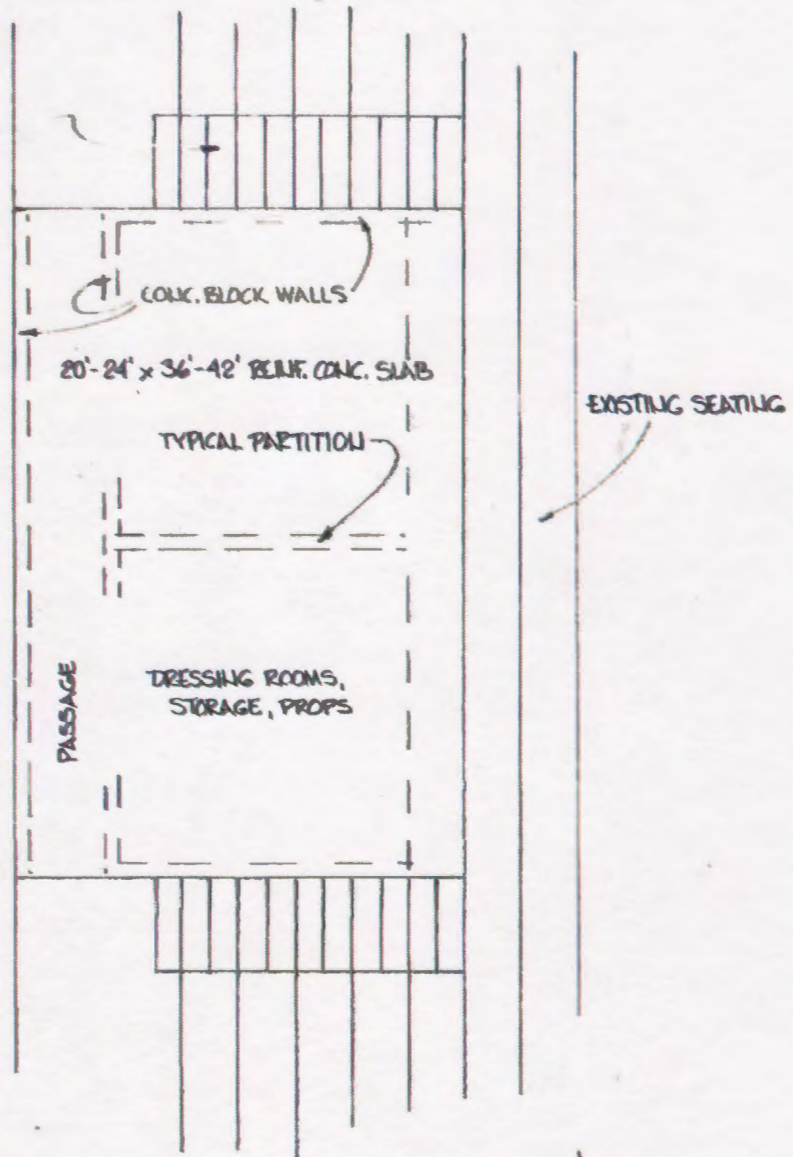




Dan Russell Arena & Rodeo Park

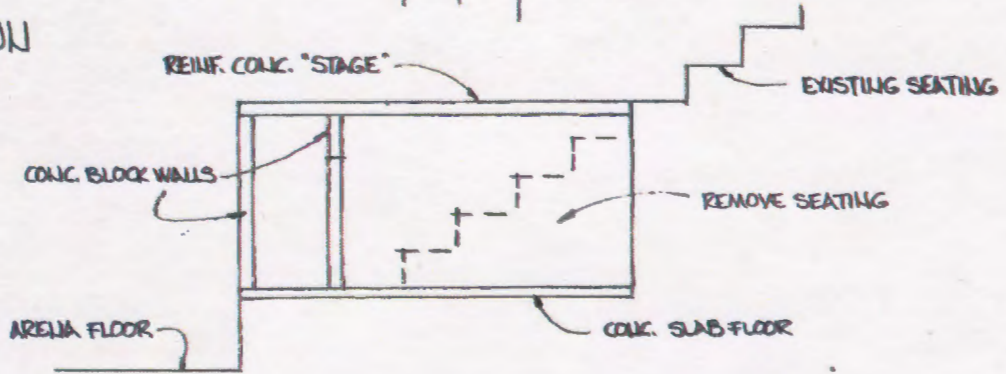
1" = 50'

ADD STAIRS



PLAN

SECTION



# ARENA STAGE

## Eleven (11) Undeveloped

1. Sun County Park
2. Catlin Park North Multipurpose/Cricket Field (Kohn Similar)
3. Park Site 42 Oak Ave Parkway
4. Park Site 43 Behind Oak Chan Lexington Hills Development
5. Econome Park Out to Bid April 2016
6. Park Site 51 Next to Vista del Lago HS  
1 or 2 Little League/Softball fields  
Multipurpose turf area
7. Park Site 52 On Sophia Parkway/Russell Ranch; original  
homestead Empire Ranch
8. Park Site 53 Silberhorn next to Parkway in Lexington Hills
9. Park Site 55 Sophia Parkway/Empire Ranch
10. Natoma Ground Sluice Diggings
11. Johnny Cash Art Park East Natoma & Folsom Lake Crossing

## Undeveloped Catlin Park North

Catlin Park North is a future park located on Russi Road. The park site is approximately 9.2 acres, but only two acres will be developed. A multi-use turf area with small group picnic shelter, restroom, and play area are programmed for development. There will be on-site parking and there is a Class 1 bike trail for park users to use to arrive on foot or by bicycle. The balance of the park site will be reserved for native tree and shrub plantings.



**Programming remaining to be developed**

## Catlin Park North



Programmed Facilities from the 2002 Master Plan Implementation Plan Update	Developed Facilities 2003 - 2013	2014 Master Plan Recommendation	Cost
Acres (9.2 Ac.) <sup>2</sup>	-	2.8	\$ 565,600
Soccer Field (1) <sup>3</sup>	-	Yes	\$ 46,000
Group Picnic Area	-	Yes	\$ 80,000
Play Equipment	-	Yes	\$ 160,000
Restroom <sup>4</sup>	-	No	\$ -
Lighted Tennis Courts (2) <sup>1</sup>	-	No	\$ -
Volleyball Court <sup>1</sup>	-	No	\$ -
Basketball Court <sup>1</sup>	-	No	\$ -
Parking <sup>3</sup>	-	Yes	\$ 70,000
	-	Site Furnishings	\$ 30,000
		<b>Sub Total</b>	<b>\$ 740,200</b>
Design, PM & Cont. (28.5%)			\$ 269,745
		<b>Total</b>	<b>\$ 1,221,345</b>

1. Tennis Courts, Volleyball Court, and Basketball Court not included in the adopted 2002 Catlin Park North Master Development Plan.
2. Area removed from development program by Parks and Recreation Commission and City Council recommendation. (2007) (2105).
3. Soccer Field/Cricket Pitch and Parking kept in development program by the City Council (2015).
4. Restroom, removed from development program by the Parks and Recreation Commission (2014).

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.

## Undeveloped Park Site #51

Park Site #51 is situated at the intersection of Broadstone Parkway and Carpenter Hill Road, and adjacent to Vista del Lago High School. Views of Folsom Lake are possible from the Carpenter Hill Road entry elevation. The park site is approximately nineteen acres of land; however, only nine acres will be developed. The topography has been pre-graded to provide several terraces for park development. One terrace includes a stock pond which retains water year-round. Programming consists of pond enhancements, oak woodland enhancements, site furnishings, a youth baseball field with soccer field overlay, a group picnic shelter, parking for approximately sixty cars, play equipment, a restroom and a lighted basketball court.



**Programming remaining to be developed**





### Park Site #51

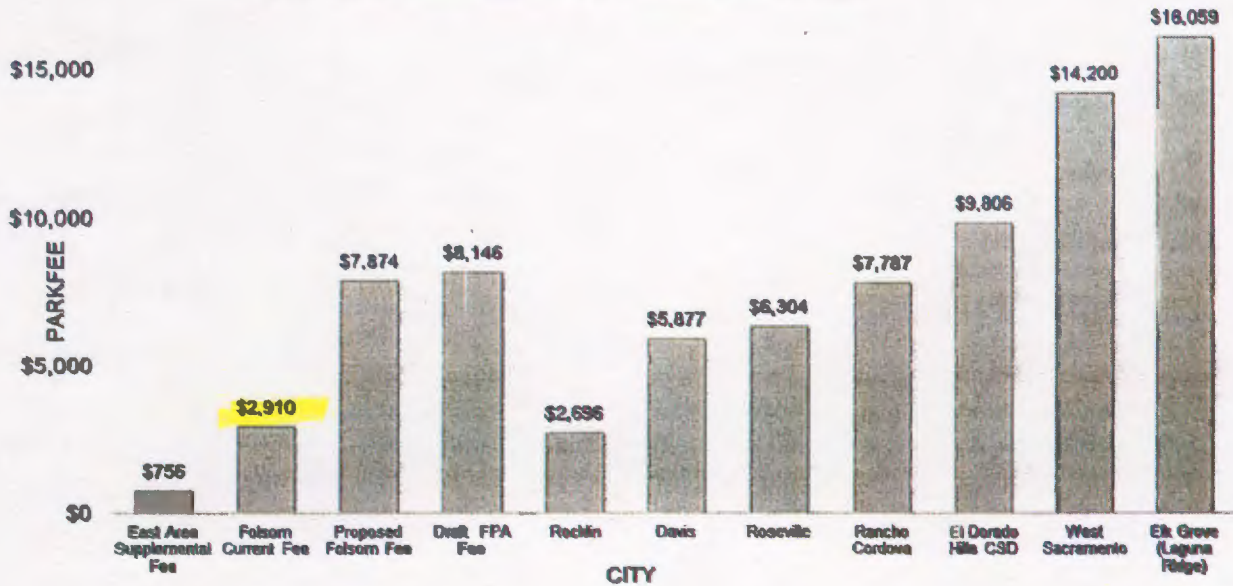
Programmed Facilities from the 2002 Master Plan Implementation Plan Update	Developed Facilities 2003 - 2013	2014 Master Plan Recommendation	Cost
Acres (10 Ac.)	-	9 Ac.	\$1,818,000
Youth Baseball (2)	-	Yes (1)	\$ 145,000
Soccer Field (1)	-	Yes	\$ 46,000
Pond Enhancements		Yes	\$ 250,000
Group Picnic Area (1)	-	Yes (2)	\$ 230,000
Play Equipment	-	Yes	\$ 160,000
Restroom	-	Yes	\$ 215,000
Parking (60 Spaces)	-	Yes (60 Spaces)	\$ 210,000
Site Furnishings	-		\$ 30,000
		<b>Sub Total</b>	<b>\$3,104,000</b>
Design, PM & Contingency			\$ 884,640
		<b>Total</b>	<b>\$3,988,640</b>

1. Additional overlook picnic shelter recommended for additional rental revenue. This would be an architecturally enhanced venue to accommodate weddings, or other unique events.

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.

<b>Park</b>	<b>Est. Cost</b>
<b>Bud and Art Davies Park</b>	
	<b>Total \$ 988,800</b>
<b>Hinkle Creek Nature Area and Center</b>	
	<b>Total \$ 929,531</b>
<b>Low Howard Park</b>	
	<b>Total \$ 462,600</b>
<b>Lembi Community Park</b>	
	<b>Total \$ 257,000</b>
<b>Folsom Aquatic Center</b>	
	<b>Total \$ 3,410,500</b>
<b>Sun Country Park</b>	
	<b>Total \$ 738,875</b>
<b>Livermore Community Park</b>	
	<b>Total \$ 2,316,855</b>
<b>Catlin Park North</b>	
	<b>Total \$ 1,221,354</b>
<b>Willow Hill Reservoir Community Park</b>	
	<b>Total \$ 1,055,371</b>
<b>Park Site #42 (Oak Avenue Parkway)</b>	
	<b>Total \$ 473,300</b>
<b>Park Site #43 (Oak Chan)</b>	
	<b>Total \$ 420,000</b>
<b>Econome Family Park (frmly Park Site #44)</b>	
	<b>Total \$ 8,184,008</b>
<b>Park Site #51 (Pond Park)</b>	
	<b>Total \$ 3,988,640</b>
<b>Russell Ranch Park (frmly Park Site #52)</b>	
	<b>Total \$ 2,295,653</b>
<b>Park Site #53 (Silberhorn Park)</b>	
	<b>Total \$ 823,200</b>
<b>Park Site #55 (ER Road)</b>	
	<b>Total \$ 1,095,463</b>
<b>BT Collins</b>	
	<b>Total \$ 722,170</b>
<b>Ed Mitchell Park</b>	
	<b>Total \$ 298,200</b>
<b>Briggs Mini Park</b>	
	<b>Total \$ 753,480</b>
<b>Natoma Ground Slulce Diggings</b>	
	<b>Total \$ 1,305,350</b>
<b>Senior and Art Center</b>	
	<b>Total \$ 2,158,800</b>
<b>Folsom Sports Complex</b>	
	<b>Total \$ 1,096,105</b>
<b>Johnny Cash Trail Art Park</b>	
	<b>\$ 1,184,128</b>
<b>Grand Total</b>	<b>\$ 36,179,383</b>

**Park Fees Comparison- Per Single Family Unit**



As previously discussed, the City Council adopted Resolution 6334 which provided for a Supplemental Park Fee to be collected for development in the East Area via the Russell Ranch Development Agreement. In September 2011, the City Council adopted Resolution 8901 which adjusted all city impact and connection fees, including the Park Improvement Fees. Both the East Area Supplemental Fee and Folsom Current Fee as shown above will be replaced by the new Park Improvement Fee that the City Council agrees to adopt. The Nexus Study recommends that a fee of \$7,874 for Residential Single Family Units be adopted in order to fund the projects in the Park Master Plan. This fee would put the City in the mid-range of surrounding area fees. It would also leave approximately \$11.5 million yet to be identified that needs to be collected in order to complete the listed projects.

**Recommended Revision to Elliott Homes Development Agreement and Supplemental Park Fee**

Pursuant to Government Code Section 66017 an amended fee will be effective in sixty (60) days. As referenced in the Background section of this report, Elliott Homes is responsible for payment of the Park Improvement Fee plus a Supplement Park Improvement Fee. Section 3 of Amendment No. 9 provides that Elliott Homes is required to pay "any and all City-required fees in the amounts then due and payable at the time of the building permit, including but not limited to those fees identified in Resolution 7812 and such development impact fees as may be in effect after the adoption of Resolution 7812, mitigation fees, Housing Trust Fund fees (for non-residential projects), permit fees and application processing fees, including any adjustments and amendments to all such fees thereafter. This provision shall apply to any completed building permit plans and applications submitted to the City after the effective date of Ordinance No. 1193 approving this Amendment."

If the City Council adopts this Resolution to increase the Park Improvement fee it would apply to all new building permits, including Elliott Homes. As Elliott Homes has already agreed to pay the Supplemental Park Improvement Fee in Amendment No. 5, it would not be necessary nor should the City collect both the increased fee and the supplemental fee. To revise the Development Agreement requires review by the Planning Commission and an Ordinance by the City Council. As the Proposed

**To:** Parks & Recreation Commission  
**From:** Robert Goss, Director   
**Date:** April 7, 2015  
**Subject:** CITY COUNCIL APPROVED PARK IMPROVEMENT FEE INCREASE

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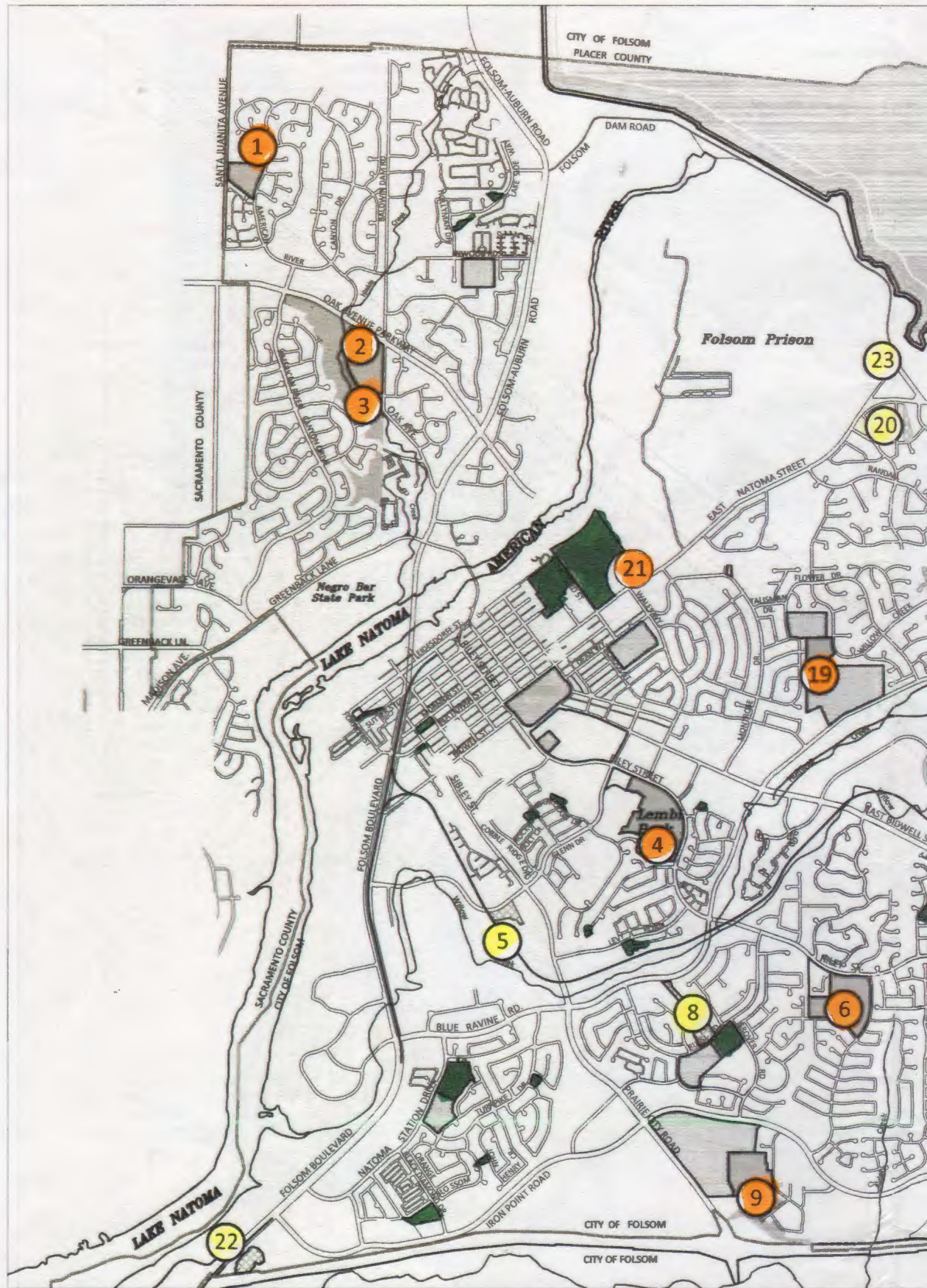
At its March 24, 2015 meeting, the City Council approved Resolution No. 9513, adopting the nexus study and increase to the park improvement fees for the remaining development within the city excluding the Folsom Plan Area. The Folsom Plan Area will have a separate nexus study specific to the parks and Class I bike trails within it. The resolution also included an effective date of July 1, 2015. Builders issued a building permit through June 30, 2015 will pay the current fee.

The table below shows the current fees and the newly adopted fees.

	Single Family	Multi-Family	Senior Multi-Family	Commercial
Existing Fees	\$2,910/d.u.	\$2,496/d.u.	\$2,496/d.u.	\$0.349/s.f.
Supplemental (E. Ranch)	\$756/d.u.	-	-	-
New Fees – eff. 7/1/15	\$6,501/d.u.	\$4,319/d.u.	\$3,339/d.u.	\$0.440/s.f.

Because of the identifiable difference in population per unit between traditional multi-family residential and age-restricted (senior) multi-family residential, the City Council approved the addition of a new category of “Senior Multi-Family” with a lower fee associated with the lower average population per unit. The City Council also directed the city manager to negotiate an amendment to the Russell Ranch Development Agreement to remove the requirement of builders in Empire Ranch to pay the supplemental park improvement fee. As such, the supplemental fee will be paid through June 30, 2105 and cease thereafter.

The current fee schedule with the Empire Ranch supplemental fee is estimated to generate approximately \$9.35 million through total build out of the city. The newly adopted fee schedule is estimated to generate approximately \$17.5 million through total build out of the city. The total cost of completion of the recently adopted Parks & Recreation Master Plan Update is estimated at \$36.2 million, leaving a gap of \$18.7 million. This funding gap will be filled over time through grants, state bonds, community service projects, and periodic supplemental funding from the city.



# PARKS & RECREATION MASTER PLAN - 201



**Undeveloped & Phased Parks**

1. Bud & Artie Davies Park
2. Lew Howard Park
3. Hinkle Creek Nature Center & Area
4. Lembi Community Park / Aquatic Center
5. Sun Country Park
6. Livermore Community Park
7. John Kemp Community Park / Folsom Sports Complex
8. Catlin Park North
9. Willow Hill Reservoir Community Park
10. Beacon Hill Park
11. Park Site #42
12. Park Site #43
13. Econome Family Park (fmrly Park Site #44)
14. Park Site #51
15. Russell Ranch Park (fmrly Park Site #52)
16. Park Site #53
17. Park Site #55
18. BT Collins Park
19. Ed Mitchell Park
20. Briggs Mini Park
21. 48 Natoma Sr. & Arts Center
22. Natoma Ground Sluice Diggings
23. Johnny Cash Art Park

*not include*  
*not Folsom*  
*50th*

*only*  
*Differences*

**5 PLAN UPDATE**