



CITY OF FOLSOM
PARKS & RECREATION COMMISSION
TUESDAY, MARCH 31, 2026
SPECIAL MEETING AGENDA
6:30 P.M.
CITY COUNCIL CHAMBERS
50 NATOMA STREET, FOLSOM, CALIFORNIA
www.folsom.ca.us

1. **CALL TO ORDER:**
2. **ROLL CALL:** Commission Members: Matt Hedges, Brian Wallace, Sandy Econome, Jim Ortega, Dustin Silva, Alayna Wagner, Dean Williams
3. **PLEDGE OF ALLEGIANCE:**
4. **BUSINESS FROM THE FLOOR:**
5. **APPROVAL OF MINUTES:**
Approve the draft meeting minutes from March 3, 2026.
6. **ACTION ITEMS/STAFF REPORTS:**
A. Benevento Family Park Master Development Plan
7. **ADJOURNMENT:**

*Notice: Members of the Public are entitled to directly address the Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Commission on an issue which is on this agenda, please complete a speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Chairperson and then proceed to the podium. If you wish to address the Commission on any other item of interest to the public, when the Chairperson asks if there is any "**Business from the Floor**," follow the same procedure as described above. Please limit your comments to three minutes or less.*

As presiding officer, the Chairperson has the authority to preserve order at all Parks & Recreation Commission meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Commission, and to enforce the rules of the Commission.

In compliance with the Americans with Disabilities Act, if you are a disabled person and need a disability-related modification or accommodation to participate in this meeting, please contact the Parks & Recreation Department at (916) 461-6606, (916) 351-5931 (fax) or estrawn@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

The City of Folsom provides archived webcasts of Parks & Recreation Commission meetings. The webcasts can be found on the Online Services page of the City's website www.folsom.ca.us. Any documents produced by the City and distributed to the Parks & Recreation Commission regarding any item on this agenda will be made available at the Parks & Recreation Department at 50 Natoma Street, Folsom, California during normal business hours.



**CITY OF FOLSOM
PARKS & RECREATION COMMISSION
TUESDAY, MARCH 3, 2026, 6:30 P.M.
REGULAR MEETING MINUTES**

1. **CALL TO ORDER:** The Parks & Recreation Meeting was called to Order at 6:31 p.m.
2. **ROLL CALL:** Commission Members: Chair Hedges, Vice Chair Wallace, Commissioner Econome, Commissioner Ortega, Commissioner Silva, Commissioner Wagner

ABSENT: Commissioner Williams

3. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited

4. **BUSINESS FROM THE FLOOR:**
No business from the floor

5. **APPROVAL OF MINUTES:**
February 3, 2026, Meeting Minutes

Motion by Commissioner Econome, seconded by Commissioner Silva, to approve the February 3, 2026, Meeting Minutes.

AYES: Commission Members: Hedges, Wallace, Econome, Ortega, Silva, Wagner

NOES: Commission Members: None

ABSENT: Commission Members: Williams

ABSTAIN: Commission Members: None

6. **ACTION ITEMS/STAFF REPORTS:**
No action items

7. **SCHEDULED PRESENTATIONS:**
A. Benevento Family Park Master Plan – Brad Nelson, Parks Planning Manager

Brad Nelson, Parks & Planning Manager, provided an update on the Benevento Masterplan. Providing where we are and the next steps. Providing a brief status update on the outreach and coordination that has been happening to date, and what will be coming up.



Over 25 individuals spoke on Benevento Park.

8. **COMMITTEE REPORTS:**

- A. Budget/Finance (**Ortega**, Hedges, and Silva)
- B. Planning, Development & Renovations (Econome, **Wagner**, and Williams)
- C. Operations (Ortega, Silva, and Williams)
- D. Zoo Sanctuary Ad Hoc Committee (**Econome**, Hedges, and Wallace)

9. **INFORMATIONAL ITEMS:**

- A. Monthly Report – Kelly Gonzalez, Parks & Recreation Director
- B. Parks & Recreation Director Report – Kelly Gonzalez, Parks & Recreation Director

Director Kelly Gonzalez provided a brief overview of the aforementioned reports.

10. **COMMISSIONER COMMENTS:**

Vice Chair Wallace: Wanted to clarify comments about outreach being flawed. While staff is following the rules staff is seeing the further outreach we have been doing is the right thing to do and is working. Ran into Commissioner Hedges at the skate park and it is really being utilized.

Chair Hedges: appreciated staffs' extra efforts on Benevento outreach. Also commented on how the skate park is humming.

Commissioner Wagner: Wanted to acknowledge staff and Commissioners who attend NPI open forum. Everyone seems really excited about what has been put forward for this park so far.

Commissioner Econome: pleased to see the number of residents letting their voices being heard. Confirmed that the Benevento survey would be helpful

Commissioner Silva: excited about the bike park opening. Probably 15 kids lined up by the fence when he stopped by.

11. **ADJOURNMENT:**

The meeting was adjourned at 8:39 P.M.



Respectively Submitted:

Chairperson

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ACTION ITEM
Parks & Recreation Commission
Item 6A
March 31, 2026

TO: Parks & Recreation Commission

FROM: Kelly Gonzalez, Parks & Recreation Director

BY: Brad Nelson, Park Planning Manager

SUBJECT: Benevento Family Park Master Development Plan

BACKGROUND

The City of Folsom Parks & Recreation Master Plan (PRMP), adopted by City Council in 2015, identifies a future 19.0-acre park site located at 421 Carpenter Hill Road. Broadstone Parkway and Carpenter Hill Road border the site, featuring a distinct topography comprised of three primary elevation terraces. A centrally located stock pond anchors the site, with the terrain stepping downward toward Vista del Lago High School. The varied elevations and natural features present both opportunities and constraints that resulted in the final park layout and design approach. The Parks & Recreation Commission previously approved the Benevento Family Park Master Plan in 2022. Since that time, staff have continued to develop the design and engage the community in the evolving park plan.

In September 2025, staff provided the community with an update on the project. During this outreach, it became clear that the community did not support the current plan. In response, staff modified the Master Plan to reflect community priorities. To ensure transparency and confirm overall community support, two additional community meetings were held in October and December to review and refine the final master plan being presented herein. At the December meeting, overall feedback was positive, and community members supported the revisions.

The plan was presented to the Parks & Recreation Commission on January 6, 2026, for their approval. The commission directed staff to defer a decision, obtain additional cost estimates for certain amenities (such as a fishing dock), and meet with the Planning, Development & Renovations Subcommittee to discuss further.

A Subcommittee meeting was held on January 16, 2026, followed by additional meetings with staff, residents, and a City Council Member. On February 3, 2026, staff presented a project update to the Commission.

Community input has been received throughout the process, including a July 2021 petition with 31 signatures opposing a parking lot on Carpenter Hill Road and a January 2026 petition with 212 signatures supporting a community-prepared plan. In response to ongoing feedback expressing strong interest in incorporating specific active amenities on the upper terraces, staff conducted a City-sponsored online survey to help inform decisions regarding park amenities.

PUBLIC OUTREACH

Community involvement has been a central component of the Master Development Plan. Recent key outreach activities include:

- September 2025 community update, during which staff presented the original concept and received feedback that prompted further revisions to address neighborhood concerns and priorities.
- October 2025 community workshop, which focused on reviewing a revised design concept, discussing potential amenities, and gathering more detailed input on circulation, noise, and park programming preferences.
- December 2025 “Big Design Reveal” meeting, where staff presented the final Master Plan, highlighting how community feedback from prior meetings was incorporated and confirming overall neighborhood support for the proposed design direction.
- January 6, 2026, Parks & Recreation Commission meeting, where the Master Plan was presented as an action item; the Commission deferred a decision and directed staff to conduct additional analysis, including further evaluation of certain amenities and continued community engagement.
- February 3, 2026, Parks & Recreation Commission meeting, where staff provided a project update, including ongoing outreach efforts.
- March 3, 2026, Parks & Recreation Commission meeting, where staff provided a project update, including information about the upcoming online survey.
- March 3 through March 11, online survey to ensure a fair and balanced representation of community input toward finalizing the Master Development Plan.

DISCUSSION/ANALYSIS

The updated Master Development Plan reflects community preferences and site-specific considerations identified through an extensive public outreach process.

Survey Results

Revisions to the plan directly respond to feedback received during the most recent online survey held March 3-11. The survey received over 500 responses and asked participants to evaluate two primary concepts:

- **Concept A:** Preferred 2025 Master Plan that included passive amenities on the upper terraces, with a construction estimate of \$6,000,000
- **Concept B:** Amended version of the 2022 Final Schematic Design that included active amenities on the upper terraces, with an estimated construction cost of \$8,100,000

Survey results indicate a strong preference for Concept B, including active amenities on the upper terraces, particularly playgrounds and recreational features. Accommodating these amenities requires the inclusion of parking access from Carpenter Hill Road.

Responses overwhelmingly favored active, non-programmed uses on the upper terraces, including playgrounds, basketball, and overlook features, citing the need for youth and family recreation and

improved usability. A smaller portion of respondents supported maintaining passive uses to preserve habitat and reduce potential noise and traffic impacts.

In ranking sports amenities, the multi-use field ranked highest, followed closely by pickleball courts. Basketball received moderate but consistent support, while sand volleyball ranked lower overall.

Most respondents supported lighting for sports courts to enable evening use, though some expressed concerns regarding potential light and noise impacts on adjacent neighborhoods.

Feedback on the inclusion of a fishing dock was mixed. While some respondents supported the amenity, many prioritized higher-use features such as courts, fields, shade structures, and pathways.

When asked to prioritize amenities under limited funding conditions, respondents most frequently selected shade over playgrounds, followed by group picnic areas and pathways. The fishing dock was generally ranked lower.

Based on this feedback, staff refined the Master Development Plan to reflect community priorities while balancing fiscal constraints and site limitations.

Master Development Plan

The Benevento Family Park Master Development Plan reflects community input and site characteristics and has been developed to align with the project's approved budget. The proposed Master Development Plan includes the following key elements:

- Parking facilities, including a 26-stall lot off Carpenter Hill Road and a 61-stall lot off Broadstone Parkway
- Upper terrace overlook with scenic views
- Accessible circulation between terraces via stairs and an ADA-compliant ramp
- Separate playground areas for ages 2–5 and 5–12, both with shade structures on the middle terrace
- Large, shaded group picnic area with scenic views on the middle terrace and a smaller shaded group picnic on the lower terrace
- Sports courts on the lower terrace consisting of:
 - Four lighted pickleball courts
 - Basketball court (with lighting as a potential add-on alternate)
 - Multi-use turf field designed for flexible play configurations
- Open lawn and non-programmed spaces
- Natural surface trail around the pond
- Looping concrete pathways
- Two-stall all-gender restroom building on the lower terrace
- 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, outdoor fitness areas, 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.

Summary

The Benevento Master Development Plan represents a balanced approach that incorporates extensive community input, maximizes amenities within the available budget, and addresses site constraints. While not all community preferences can be accommodated, the plan reflects the priorities of the majority of respondents and provides a comprehensive and functional park design.

FINANCIAL IMPACT

Funding for the design, engineering, and construction of Benevento was approved in the budget for FY 2025/26 in the amount of \$7,973,288. Funding was provided through a combination of Park Impact Fees and Quimby Fees. Park Impact Fees are charged to new developments to help pay for the construction or improvement of park facilities that accommodate increased demand from growth, while Quimby Fees are collected from developers to fund the acquisition or development of local public parkland to serve new residential neighborhoods. The 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 topography.

As design progresses, cost estimates will continue to be refined. Certain elements, such as basketball court lighting, may be included as add-alternates depending on bid results and available funding.

Below is a summary of the costs associated with the Benevento project.

Funding Summary:

<u>Item</u>	<u>Cost</u>
Park Construction	\$6,000,000
Design & Engineering	\$800,000

Permit Fees	\$65,000
Staff Administration	\$220,000
Project Contingency	\$760,000
Total	\$7,845,000

RECOMMENDATION

Staff recommends that the Parks & Recreation Commission approve the Benevento Family Park Master Development Plan and forward a recommendation to City Council to approve the Master Development Plan.

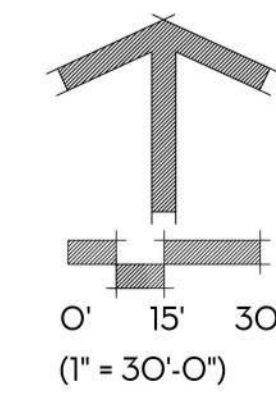
ATTACHMENTS

1. Benevento Master Development Plan



LAYOUT KEYNOTES

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