



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**RIVER DISTRICT MASTER PLAN  
CITIZENS ADVISORY COMMITTEE MEETING AGENDA  
May 22, 2024, 6:00 PM  
Andy Morin Sports Complex, (The Edge Meeting Room)  
66 Clarksville Road, Folsom, CA**

**COMMITTEE MEMBERS:**

Lynne Bailey	Rita Mukerjee Hoffstadt	Krystal Moreno
Jennifer Cabrera	Karen Holmes	Scott Muldavin
Bruce Cline	Lisa Horton	Brian Murch
Claudia Cummings	Will Kempton	Mike Reynolds
Brian Dulgar	Jennifer Lane	Edward Roza
Pat Flynn	John Lane	Devin Swartwood
Joe Gagliardi	Barbara Leary	Crystal Tobias
Deborah Grassl	Jim Lofgren	Srinivas Yanaparti

**CALL TO ORDER**

**ROLL CALL**

**GROUP DISCUSSION/RECOMMENDATIONS**

1. RRM Design Group will prepare and present for discussion, based on CAC comments, additional refinements of the evolving Rodeo Park general land use/recreation program (continued from the April 24, 2024 meeting) – 45 min.
2. CAC discussion with RRM Design Group regarding results of the online survey of the CAC regarding preferences for design/planning work on the “Key Sites” as defined in RRM’s scope of work – 30 min.
3. CAC discussion with RRM Design Group regarding a potential recommendation to the City Council to amend/expand the River District boundary in certain areas (memo included with agenda) – 30 min.

**INFORMATION ITEMS**

4. CAC Meeting Notes from the April 24, 2024 meeting (included with agenda)

**BUSINESS FROM THE FLOOR**

Members of the public are entitled to address the Committee concerning any item within the Committee’s subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Committee is prohibited from discussing or taking action on any item not appearing on the posted agenda.

**NEXT MEETING DATE**

Wednesday, June 5, 2024 – 6:00 pm; Folsom Community Center, RG Smith Room

## **ADJOURNMENT**

*NOTICE: Members of the public are entitled to directly address the Committee 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 Committee on an issue which is on this agenda, please complete a blue/green speaker request card, and deliver it to a staff member prior to discussion of the item. When your name is called, stand to be recognized by the Chair and then proceed to the podium. If you wish to address the Committee on any other item of interest to the public, when the Chair asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.*

*In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Manager's Office at (916) 461-6010, or [mkasama@folsom.ca.us](mailto:mkasama@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.*

*Any documents produced by the City and distributed to the Committee regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California during normal business hours.*

# River District Citizens Advisory Committee

Meeting Date: May 22, 2024

## **GROUP DISCUSSION/RECOMMENDATIONS - Agenda Item #3**

CAC discussion with RRM Design Group regarding a potential recommendation to the City Council to amend/expand the River District boundary in certain areas

### **Background**

The 2035 Folsom General Plan defines the extent and boundary of the current River District master planning area. The Folsom River District Organizing Committee (Organizing Committee) completed its Community Outreach Report (Outreach Report) in August 2018. The Outreach Report suggested specific areas and boundaries for a future River District. The Folsom City Council ultimately adopted the 2035 General Plan that included a River District with most, but not all, of the areas recommended in the Outreach Report.

At its April 24<sup>th</sup> meeting, the CAC heard a brief presentation from Will Kempton, chair of the Organizing Committee, where he explained their rationale for other properties being included in the district. Mr. Kempton and others, have suggested that the CAC consider recommending expansion of the current River District boundaries and include most, if not all, of the areas originally identified in the 2018 Organizing Committee's Outreach Report. In summary, the Outreach Committee believes that inclusion within the River District raises the standing or significance of an area or property related to the goals and objectives of the River District; may provide for increased dialogue or scrutiny of future land use proposals; and, may suggest elevated expectations towards achieving the outcomes envisioned by the community and city over the long term.

The properties suggested by the Organizing Committee to be included in the River District area include the following:

- a. Folsom Prison property inclusive of both Historic Folsom Prison and California State Prison Sacramento
- b. Johnny Cash Trail, Legacy Park and the vacant, city-owned property across Natoma Street from the future park site
- c. Cliff House/Crawdads at the Lake, located on Greenback Lane
- d. Folsom Junction/Wye Property at Folsom Blvd between Forrest, Bidwell and Glenn Drive
- e. Natoma Ground Sluice Diggings located on the east side of Folsom Blvd at Hwy 50

At the conclusion of the initial discussion on this issue, a majority of the CAC felt additional discussion was warranted at the its May meeting.

City staff discussed the potential of a district boundary adjustment/amendment with RRM's environmental review consultant - Ascent Environmental. Ascent staff expressed significant concern that if the CAC recommended that the current River District boundary be expanded beyond the River District boundary adopted in the 2035 General Plan, that this would require a concurrent amendment to the 2035 General Plan. This, in turn, would trigger substantially more analysis under the requirements of CEQA and NEPA. A General Plan amendment was not contemplated in the project scope and budget by the City or RRM Design Group. Further, as the CAC has discussed previously, the project schedule is currently constrained and cannot accommodate this significant additional step. As such, a CAC recommendation to the city council to amend the River District boundaries is not recommended at this time.

The CAC can however, continue the basic discussion about the five sites, and the potential pros and cons of including them in the River District. If the CAC determines that there may be merit in further consideration, then a “next step” or implementation measure could be included in the master plan, suggesting that a future city council action would be to direct additional analysis related to amending the River District boundary. In this manner, the CAC would not take formal action which would initiate an amendment of the General Plan, but it would provide valuable input for a future General Plan amendment or update if directed by the city council.

**Staff Recommendation**

After discussion, staff recommends the CAC consider one of the two following actions:

1. No action and no change to the River District boundary; or
2. Recommend that one, more than one, or all five sites as discussed above be included in the master plan only for “Follow-up Action or Consideration” as part of River District Master Plan implementation steps.



CITY OF  
**FOLSOM**  
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**RIVER DISTRICT MASTER PLAN  
CITIZENS ADVISORY COMMITTEE MEETING NOTES  
April 24, 2024, 6:00 PM  
Folsom Community Center, RG Smith Meeting Room  
52 Natoma Street, Folsom, CA**

**COMMITTEE MEMBERS:**

Lynne Bailey	Rita Mukerjee Hoffstadt	Krystal Moreno
Jennifer Cabrera	Karen Holmes	Scott Muldavin
Bruce Cline	Lisa Horton	Brian Murch
Claudia Cummings	Will Kempton	Mike Reynolds
Brian Dulgar	Jennifer Lane	Edward Roza
Pat Flynn	John Lane	Devin Swartwood
Joe Gagliardi	Barbara Leary	Crystal Tobias
Deborah Grassl	Jim Lofgren	Srinivas Yanaparti

**CALL TO ORDER** – 6:00 pm

**ROLL CALL**

Present: Lynne Bailey, Bruce Cline, Joe Gagliardi, Deborah Grassl, Rita Mukerjee-Hoffstadt, Lisa Horton, Will Kempton, Jennifer Lane, Barbara Leary, Jim Lofgren, Mike Reynolds, Devin Swartwood, Crystal Tobias

Absent: Jennifer Cabrera, Claudia Cummings, Brian Dulgar, Pat Flynn, Karen Holmes, John Lane, Krystal Moreno, Scott Muldavin, Brian Murch, Edward Roza, Srinivas Yanaparti

**BUSINESS FROM THE FLOOR**

Terry Sorensen expressed concern and alleged that a Brown Act violation had occurred related to meeting noticing and availability of agenda materials. Staff reiterated that the CAC meeting notice was posted in the customary manner and locations at City Hall on Friday, April 19, 2024; the agenda and materials were posted on the River District webpage the same afternoon; and, the agenda and materials were sent to all those registered on the City's Constant Contact list for the River District the same afternoon.

**DISCUSSION ITEMS**

1. Master Plan Project Expectations and Schedule (memo from Pam Johns, Community Development Director) – General discussion occurred with the clarification that the purpose of the memo was to remind the committee of the general nature of a master planning effort, and that project-specific details will be identified as part of the expansive and thorough project approval process. The committee was also reminded of the limitations of the project budget and schedule with the expectation that the master planning effort will be completed by November 2024.
2. Surplus Land Act (discussion with Pam Johns, Community Development Director, summary presentation slide deck from League of California Cities/Kosmont Companies) – Director Johns summarized the Surplus Land Act (SLA), state-required process and described an example of the process related to the City's decision to redevelop the old library site.  
Speaker: Tracy Wetzl (resident) questioned if surplus land is made available to other public agencies and comments regarding importance of nature to children.

Speaker: Loretta Hettinger (resident) questioned what properties in the River District would be eligible for the Surplus Land Act; expressed concern about the entire Corp Yard site becoming housing; suggested requesting an exemption from the state for the Corp Yard; suggested waiting may be preferable. Director Johns responded that adopting a River District master plan does not declare a site as surplus.

3. River District Master Plan Boundary Comparison of General Plan vs Organizing Committee – CAC member Will Kempton presented and discussed the differences between the River District boundary as contemplated by the River District Organizing Committee and the River District boundary as shown in the 2035 General Plan. Kempton suggested that the city and River District would benefit in the long run (enhanced standing) if certain key properties were included in the district as result of the adopted goals and objectives. Kempton recommended the following five (5) sites from Organizing Committee's report be discussed further by the CAC:
  - a. Folsom Prison property inclusive of both Historic Folsom Prison and California State Prison Sacramento
  - b. Johnny Cash Trail, Legacy Park and the vacant, city-owned property across Natoma Street from the future park site
  - c. Cliff House/Crawdads at the Lake located on Greenback Lane
  - d. Folsom Junction/Wye Property at Folsom Blvd between Forrest, Bidwell and Glenn Drive
  - e. Natoma Ground Sluice Diggings located on the east side of Folsom Blvd at Hwy 50

A majority of CAC members felt additional discussion was warranted, and the item was placed on the May agenda.

#### **GROUP DISCUSSION/RECOMMENDATIONS**

4. CAC recommendation of Corporation Yard general land use plan concept – RRM Design Group summarized minor graphical changes to the refined general land use plan (exhibits presented via video and uploaded to the project webpage). Committee members expressed the following concerns and questions: Leap-frogging buffers; Is the land use plan possible given the Surplus Land Act (SLA); What is the rationale for the indicated acreages (just shown for scale and relation to other land uses); questioned if there may be CEQA exemption (#20?) that could avoid triggering the SLA?
  - a. Speaker: Sharon Kindel (resident) suggested more nature is needed in the Corp Yard plan, expressed concern over the planning process.
  - b. Speaker: Terry Sorensen (resident) echoed previous speaker's remarks
  - c. Speaker: Dan Winkleman (resident) explained value of "viewshed" relative to State Parks analyses and that the land use concept doesn't represent the feeling of the lake setting
  - d. Betsy Weiland (Carmichael, representing Save the American River Association) echoed previous speaker's remarks, concerned about potential development impacts to Lake Natoma, concerned about trail designations on plan that are State Parks trails on state property, requested a narrative be added.

Additional committee comments: advocacy for a different inspiration, advocacy for a nature and cultural center inclusive of the entire site.

Motion by Lane (Jennifer) to plan the entire site as a nature center. Failed for lack of a second.

Motion by Reynolds to recommend the plan presented by RRM Design Group. Hoffstadt second. Motion failed 8-4 with Lofgren abstaining.

Motion by Kempton to recommend the plan presented by RRM Design Group with the residential land use identified as "undesignated or TBD" with an emphasis to include a museum/cultural/nature/historical center within the "Commercial – Visitor Serving" land use. Leary second. Motion passed 9-4.

5. RRM Design Group will prepare and present for discussion, based on CAC comments, additional refinements of the evolving Rodeo Park general land use/recreation program – This item was continued to the May agenda.
6. CAC discussion with RRM Design Group regarding recommendations for design/planning work on the "Key Sites" as defined in RRM's scope of work – General discussion occurred regarding RRM's presentation of candidate Key Sites. No consensus selection was reached.

- a. Speaker: Loretta Hettinger suggested that discussion of parking structures in the Historic District is an idea too big for the current River District planning process. Similar comment made related to the Natoma Ground Sluice Diggings site.

CAC members agreed that preferences could be expressed through use of Survey Monkey or a similar tool, and agreed this could occur before the May meeting. The sites to be considered include:

- Rodeo Park
- River Promenade, Historic District to Rainbow Bridge
- Trader's Lane Area, Riley and Leidesdorff intersection
- River District Gateway, near Museum Flat
- Wye Property, Folsom Blvd between Forrest and Bidwell
- Wildlife Crossing, Folsom Blvd linking open space areas
- Pedestrian Bridge over the Lake, central subarea south of the Corp Yard

### **INFORMATION ITEMS**

7. CAC Meeting Notes from the March 27, 2024 meeting (included with agenda) – no discussion.

### **NEXT MEETING DATE**

~~Wednesday, June 5, 2024 – 6:00 pm; Folsom Community Center, RG Smith Room~~

Correction – Next meeting to be Wednesday, May 22. Location TBD.

### **ADJOURNMENT**

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