



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

# Meeting No.2

Citizen's Advisory Committee

# Scope of Work



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## Consultant Team

- **RRM Design Group:** Planning and Design
- **Ascent:** Environmental Planning
- **EPS:** Land Use Economics



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# MASTER PLAN

## EXAMPLES AND DRAFT OUTLINE



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# Master Plan Document Outline

<b>Executive Summary</b>	
<b>Introduction and Project Overview</b>	<ul style="list-style-type: none"><li>• A Brief History</li><li>• Purpose of Planning Process</li><li>• Existing Conditions of Project Area</li></ul>
<b>Opportunities and Constraints</b>	<ul style="list-style-type: none"><li>• Overall corridor summary</li><li>• Land use and ownership</li><li>• Circulation system and Access</li><li>• Environmental and cultural resources to be protected or enhanced</li><li>• Identification of Key Sites</li></ul>
<b>Economic Analysis</b>	<ul style="list-style-type: none"><li>• Case studies for riverfront activation</li><li>• Economic opportunities</li></ul>
<b>Outreach</b>	<ul style="list-style-type: none"><li>• Community Outreach</li><li>• Stakeholder Engagement</li></ul>
<b>Design Concepts for Key Sites</b>	<ul style="list-style-type: none"><li>• Character and Design Intent</li><li>• Plan Features</li><li>• Description of Plan Areas</li><li>• Programmatic Opportunities</li></ul>
<b>Implementation</b>	<ul style="list-style-type: none"><li>• Capital Project Prioritization</li><li>• Discussion of ROM Cost</li><li>• Recommendations for Next Steps - Potential Master Plan Phase 2</li><li>• List of Possible Future Studies &amp; Permits</li></ul>





# Vision Poster



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# Opportunities and Constraints

Preliminary Discussion



# CITY ZONING MAP

## [Overall Project Area]

The River District Master Plan Area contains the following zones:

-  **OSC:** Open Space and Conservation District
-  **C-2:** Central Business Zone
-  **C-2 PD:** Central Business Zone (Planned Development)
-  **C-3 PD:** General Commercial Zone (Planned Development)
-  **R-4:** General Apartment District
-  **R-1-M PD:** Residential, SF Dwelling, Small Lot District (Planned Development)
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River District Boundary








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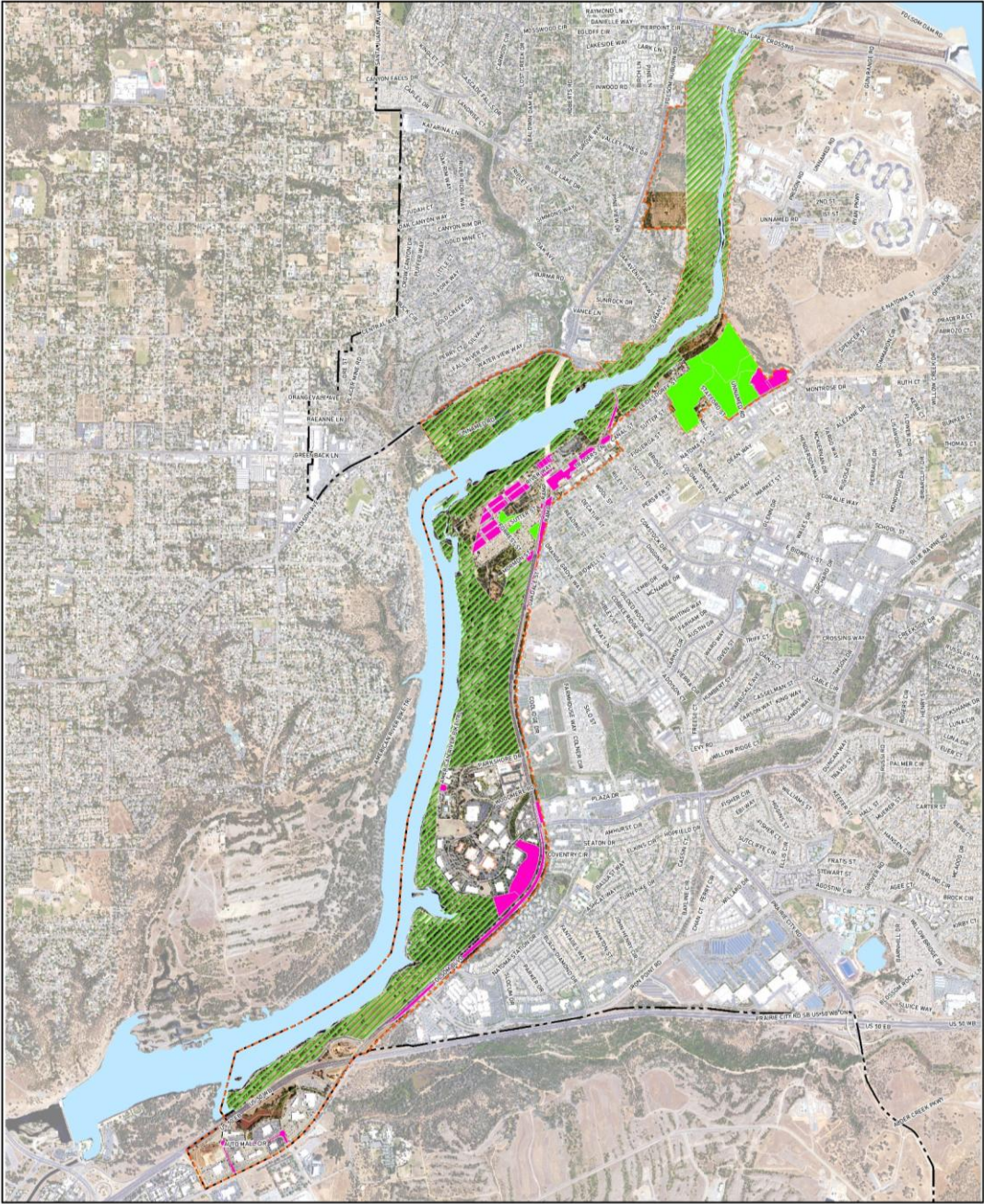


# PUBLIC PARCELS & PARKS

[Overall Project Area]

## Legend

-  River District Boundary
-  City Boundary
-  City Parks
-  State Lands
-  City Parcels




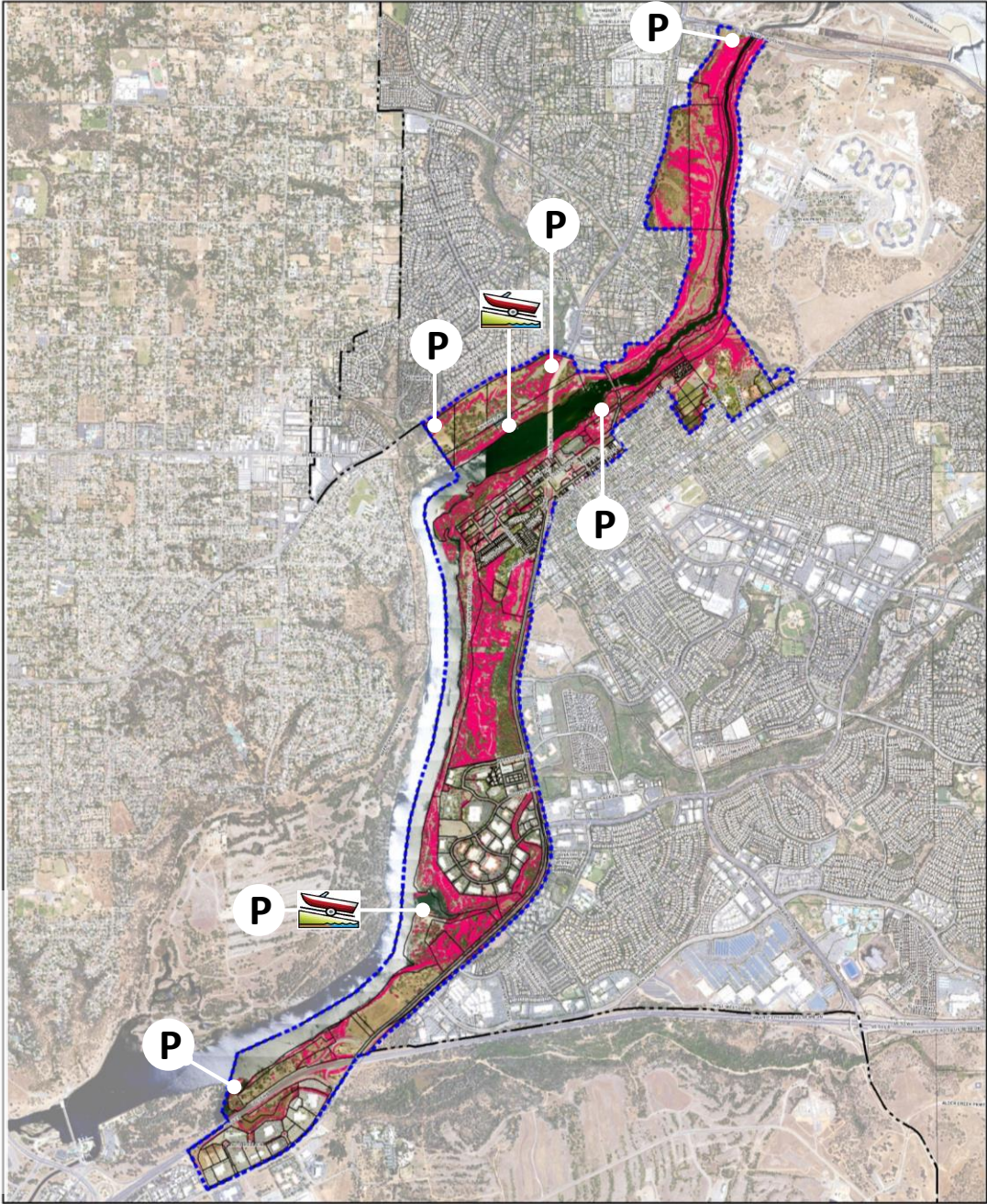
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# SLOPES, BOAT LAUNCHES, & VEHICLE ACCESS WITH PARKING

[Overall Project Area]

- Legend**
-  River District Boundary
  -  Slopes: 30% and Above
  -  Boat Launch
  -  Vehicle Access with Parking







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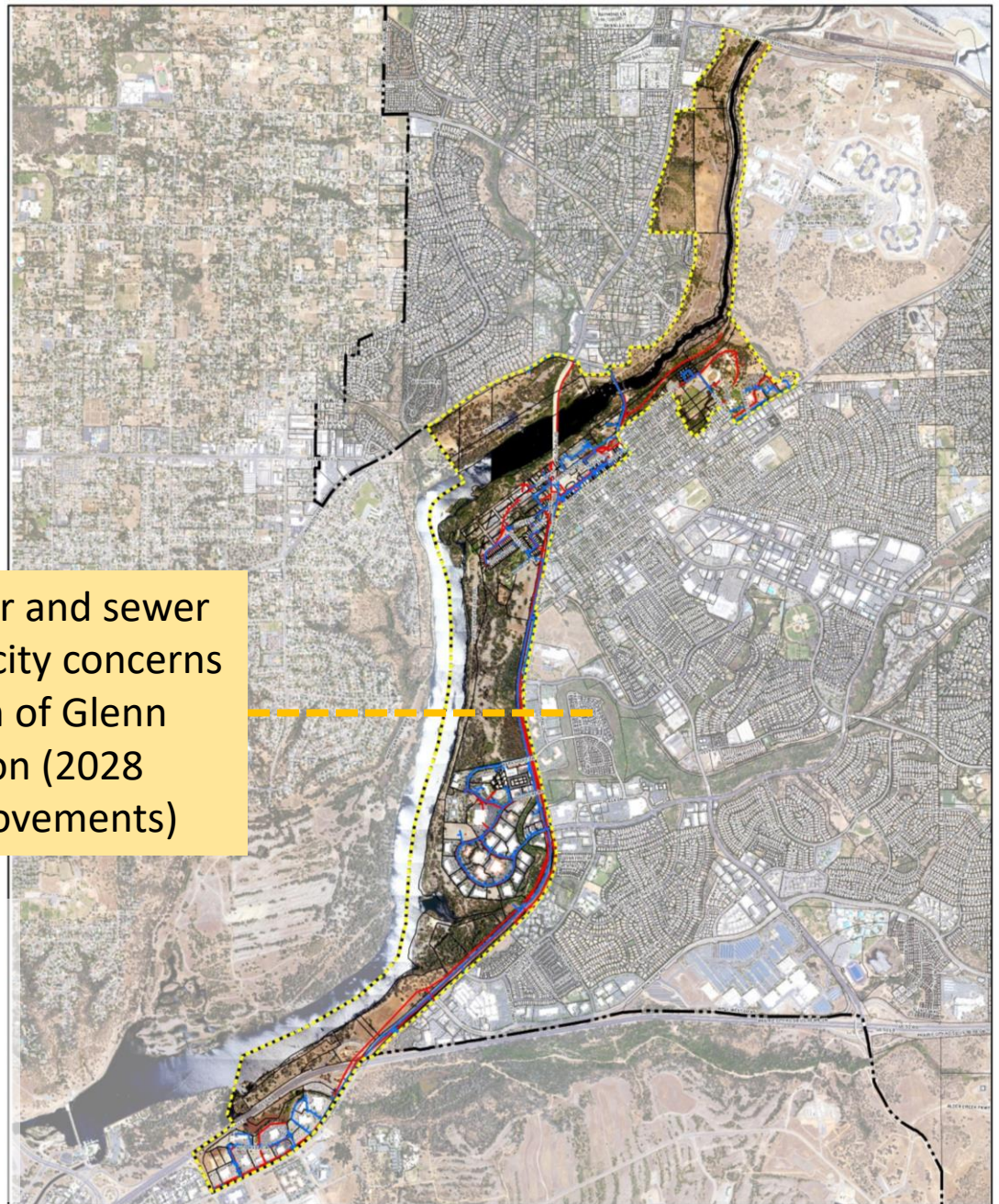
# WATER & WASTEWATER INFRASTRUCTURE

[Overall Project Area]

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-  River District Boundary
-  City Boundary
-  Water Infrastructure
-  Wastewater Infrastructure

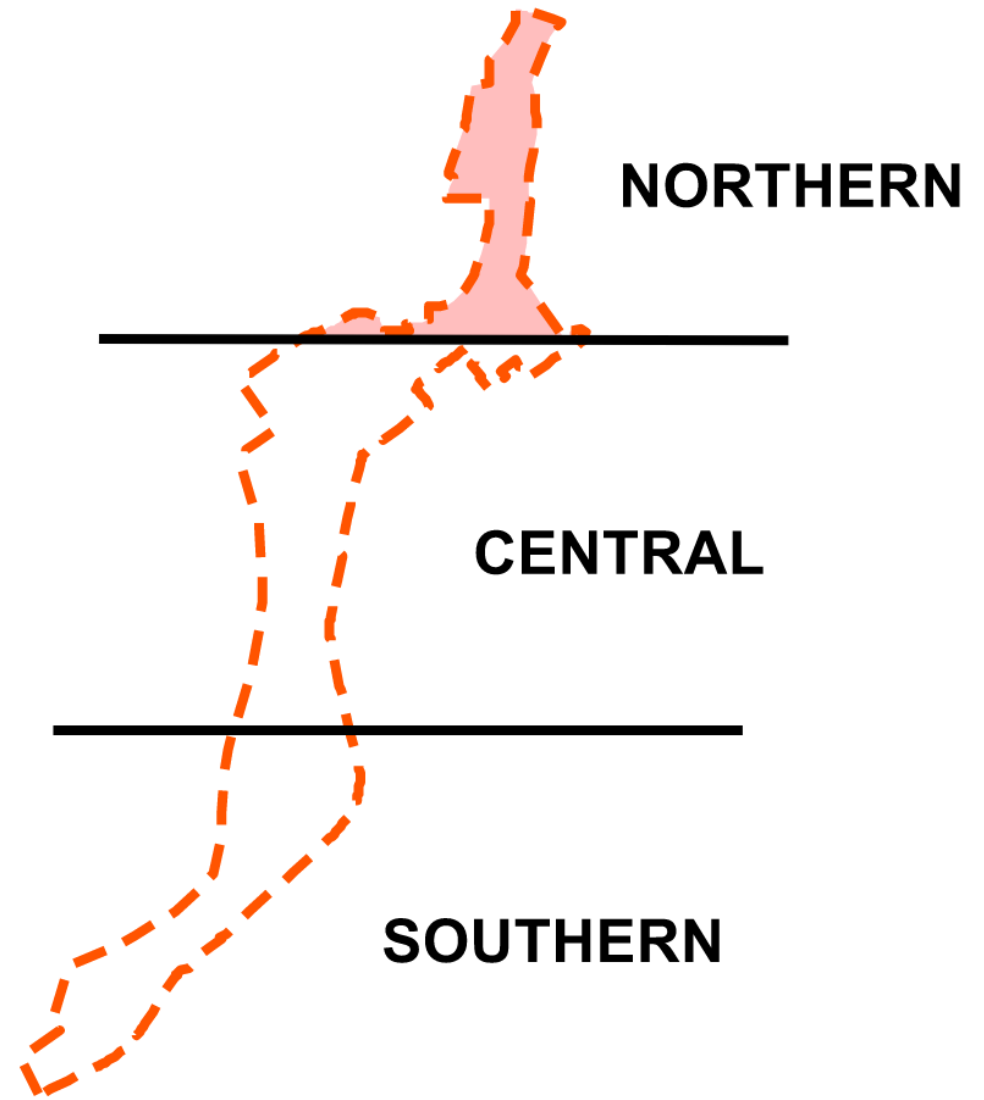
Water and sewer capacity concerns north of Glenn Station (2028 improvements)



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# Northern Section



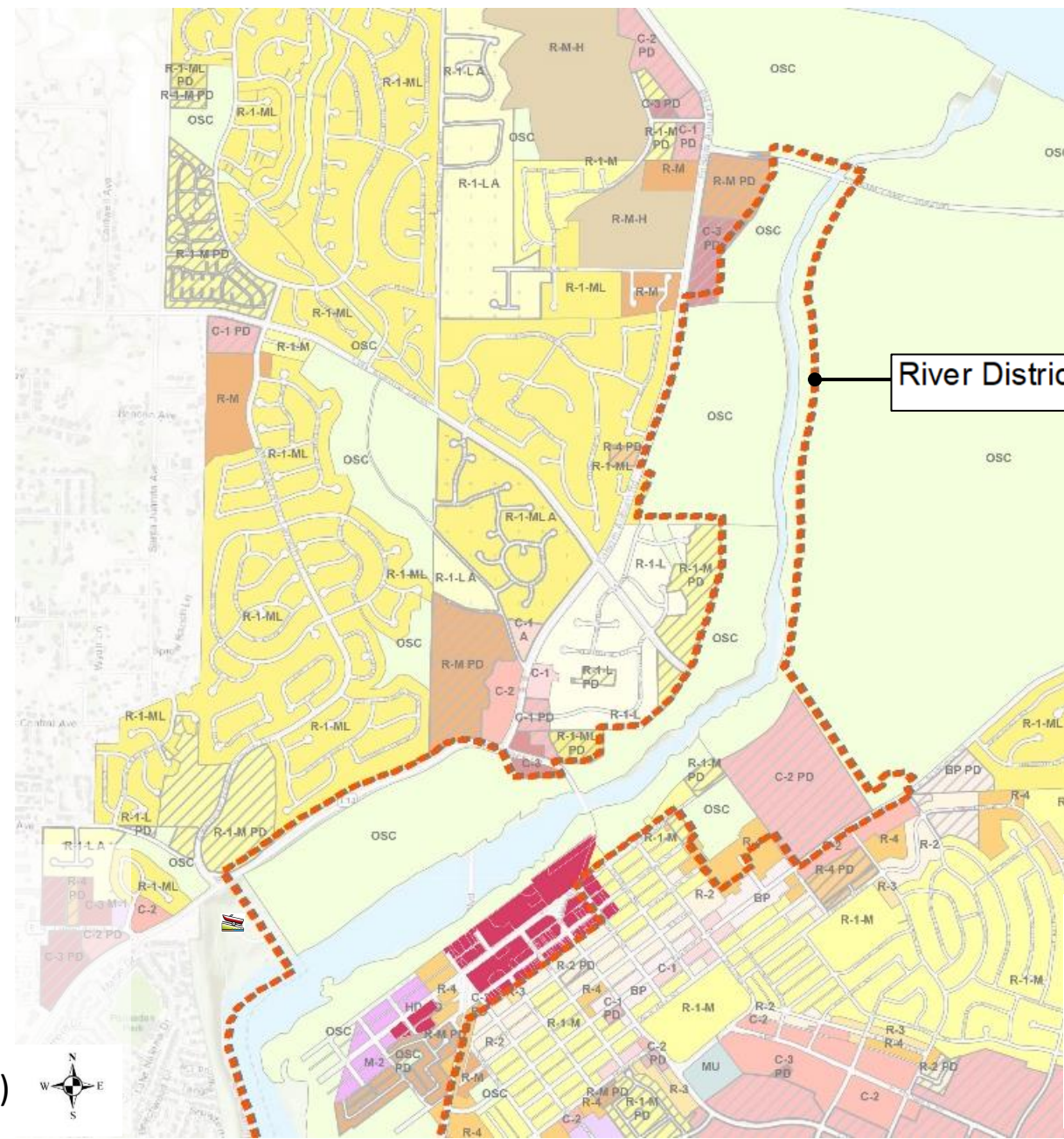


# CITY ZONING MAP

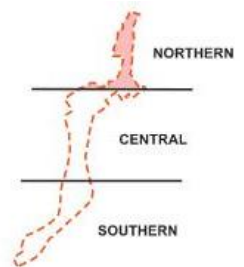
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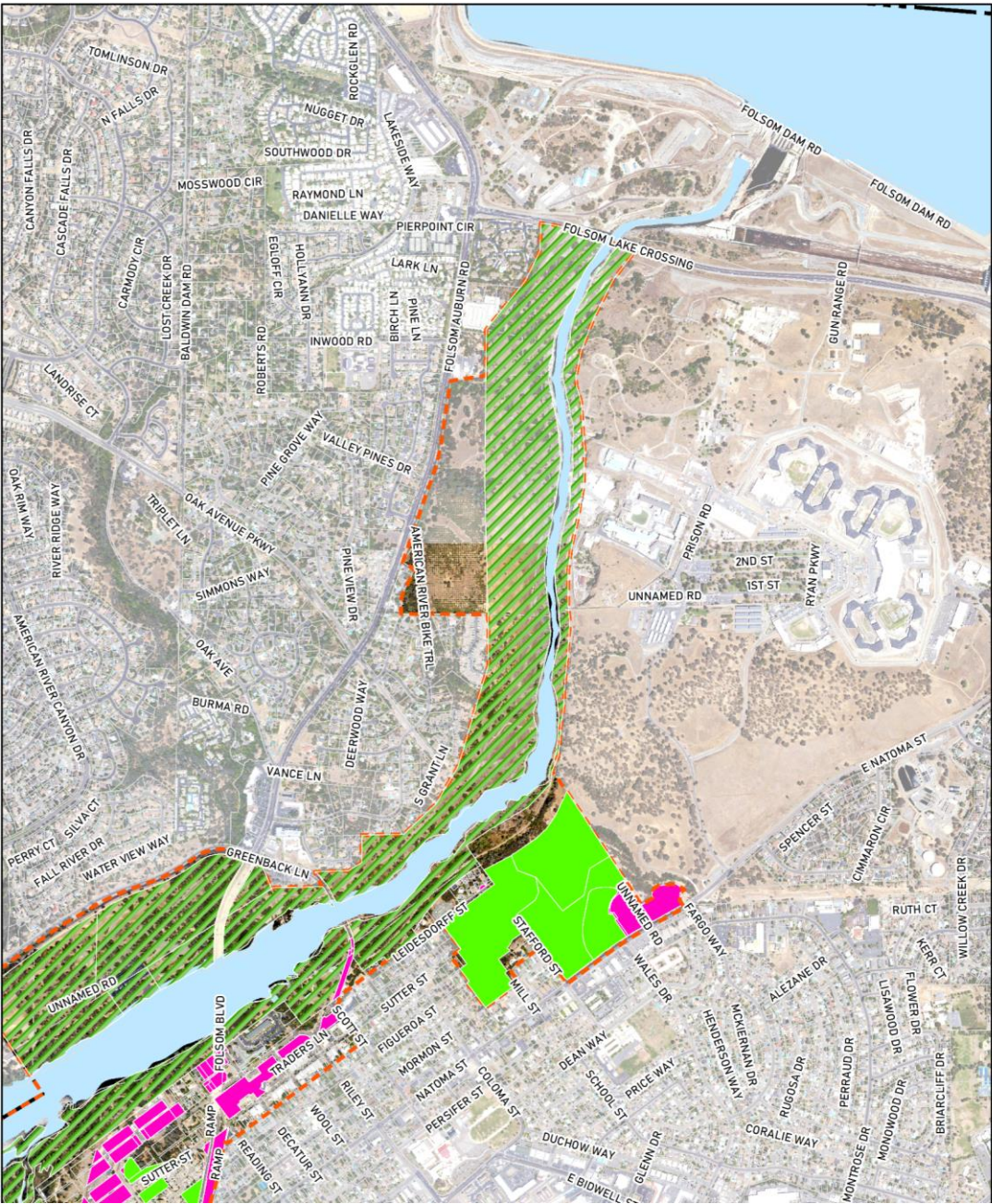


# PUBLIC PARCELS & PARKS

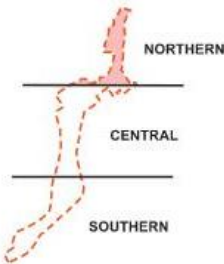
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## Legend

-  River District Boundary
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-  City Parcels



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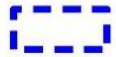




# SLOPES, BOAT LAUNCHES, & VEHICLE ACCESS WITH PARKING

[Northern Section]

## Legend



River District Boundary



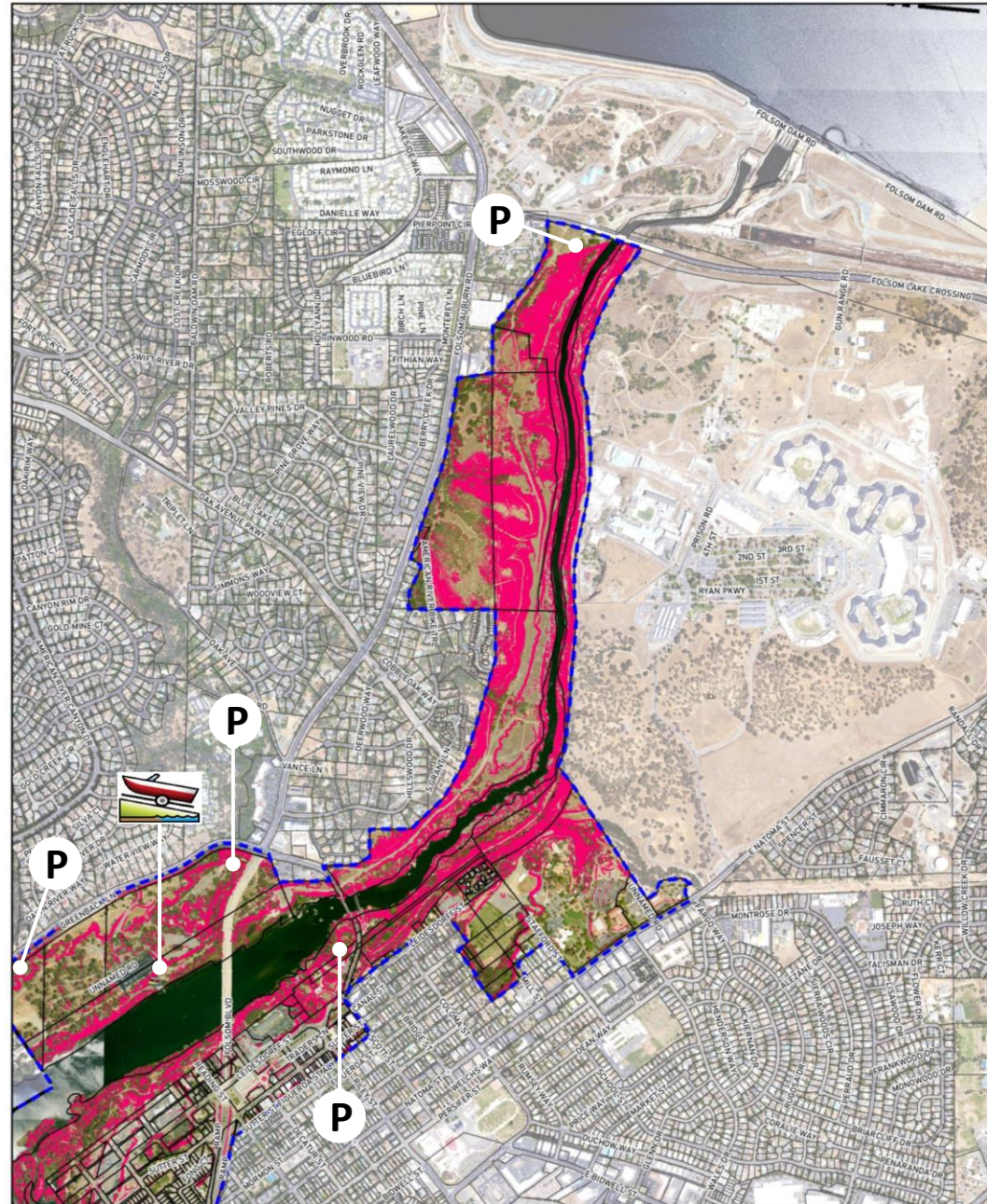
Slopes: 30% and Above



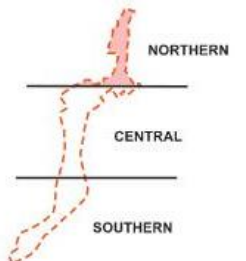
Boat Launch



Vehicle Access with Parking



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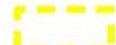







# WATER & WASTEWATER INFRASTRUCTURE

## [Northern Section]

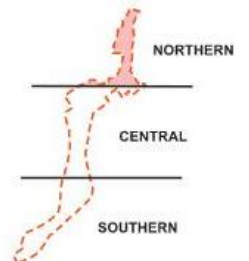
### Legend

-  River District Boundary
-  City Boundary
-  Water Infrastructure
-  Wastewater Infrastructure

Water and sewer capacity concerns for this whole section (2028 improvements)









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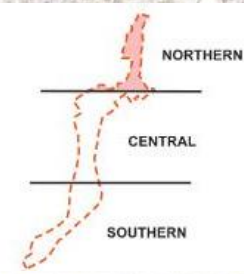
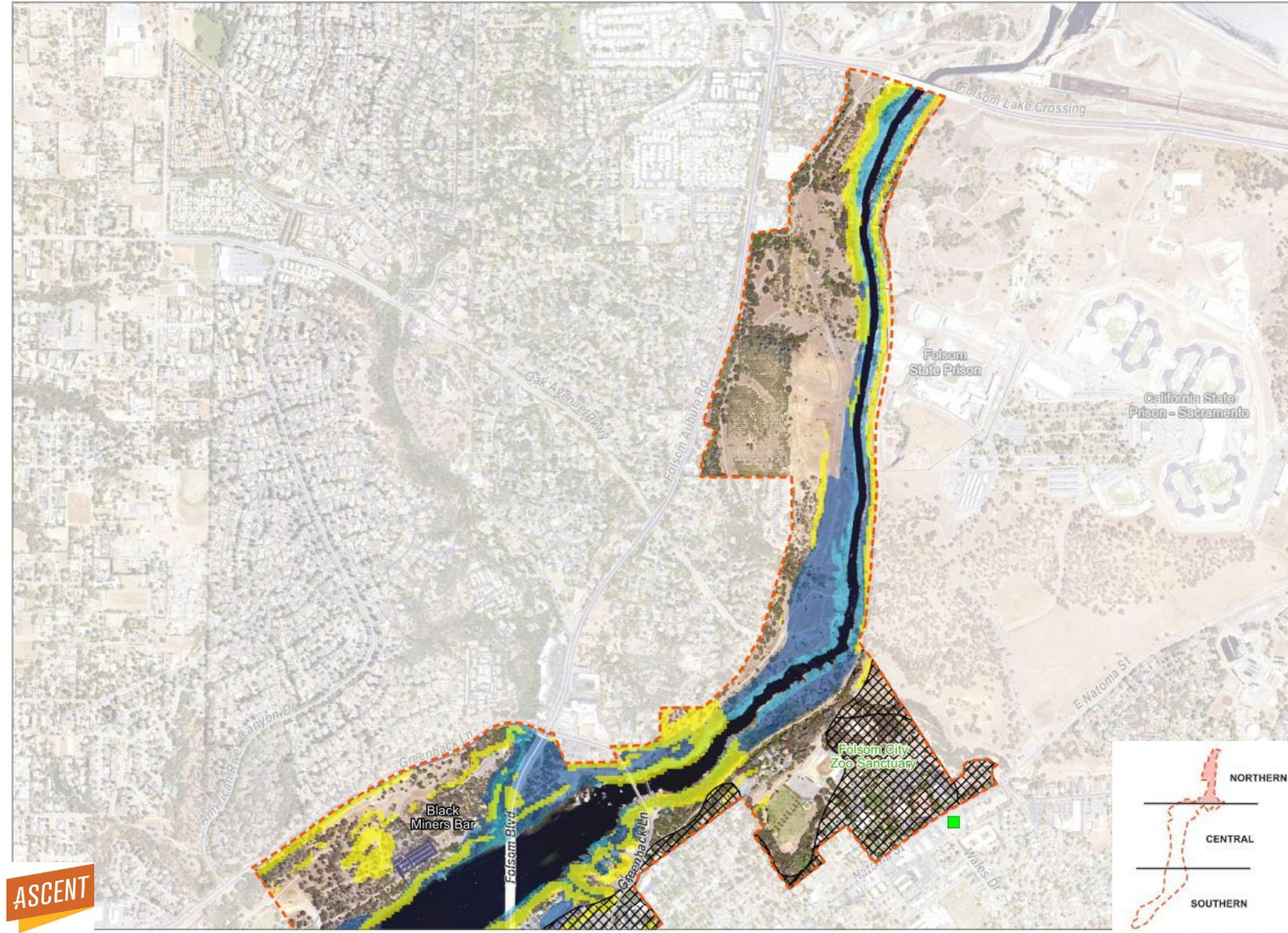




# HAZARDS MAP

## [Northern Section]

-  River District Boundary
- Geologic Hazards
  -  Very High Shrink-Swell Potential
  -  Highest Landslide Susceptibility
- Flood Hazards
  -  100-year Flood Zone
  -  500-year Flood Zone
- Hazardous Materials Sites
  -  Cleanup Program Site





# NATURAL RESOURCES & SENSITIVE RECEPTORS MAP

[Northern Section]

 River District Boundary

 0.25-mile Buffer

City Designated Scenic Resources

 Scenic Resource

 Scenic Corridor

Noise and Air Quality Sensitive Land Uses

 School

 Hospital

 Prison

 Residences

Sensitive Natural Communities/Sensitive Habitats

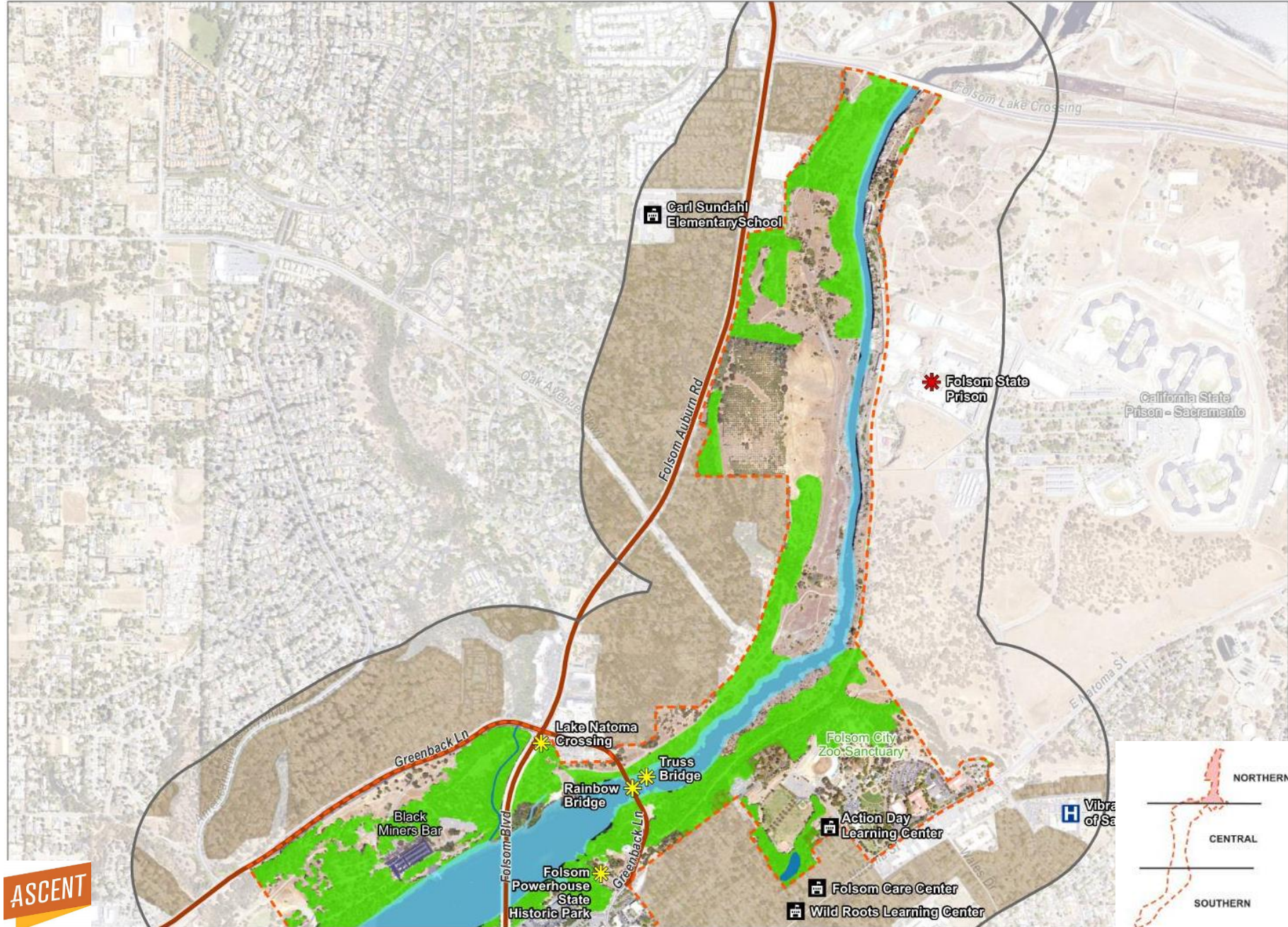
 Vegetation

 Lake/River

 Wetland/Pond











ASCENT





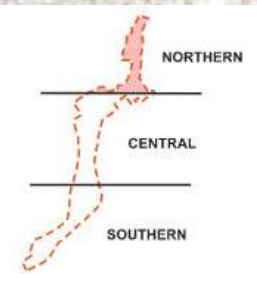
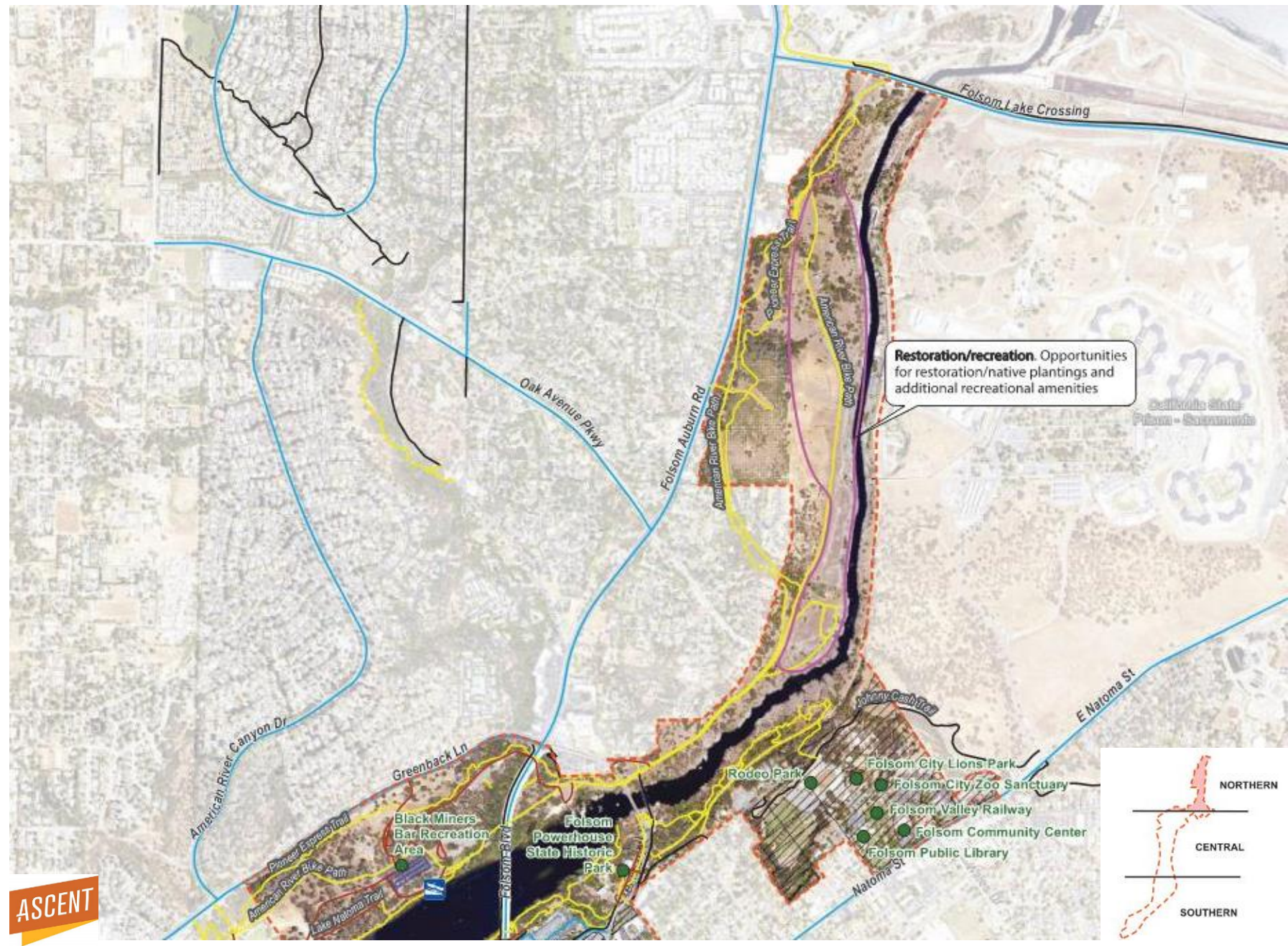
# OPPORTUNITIES MAP

## [Northern Section]

-  River District Boundary
  -  City-Owned Property
  -  Boat Launch
  -  Existing Recreation Areas and Facilities
- Existing Recreational Trails
-  Class II Bike Lanes
  -  Paved Trails
  -  Unpaved Trails
  -  State Park Roads

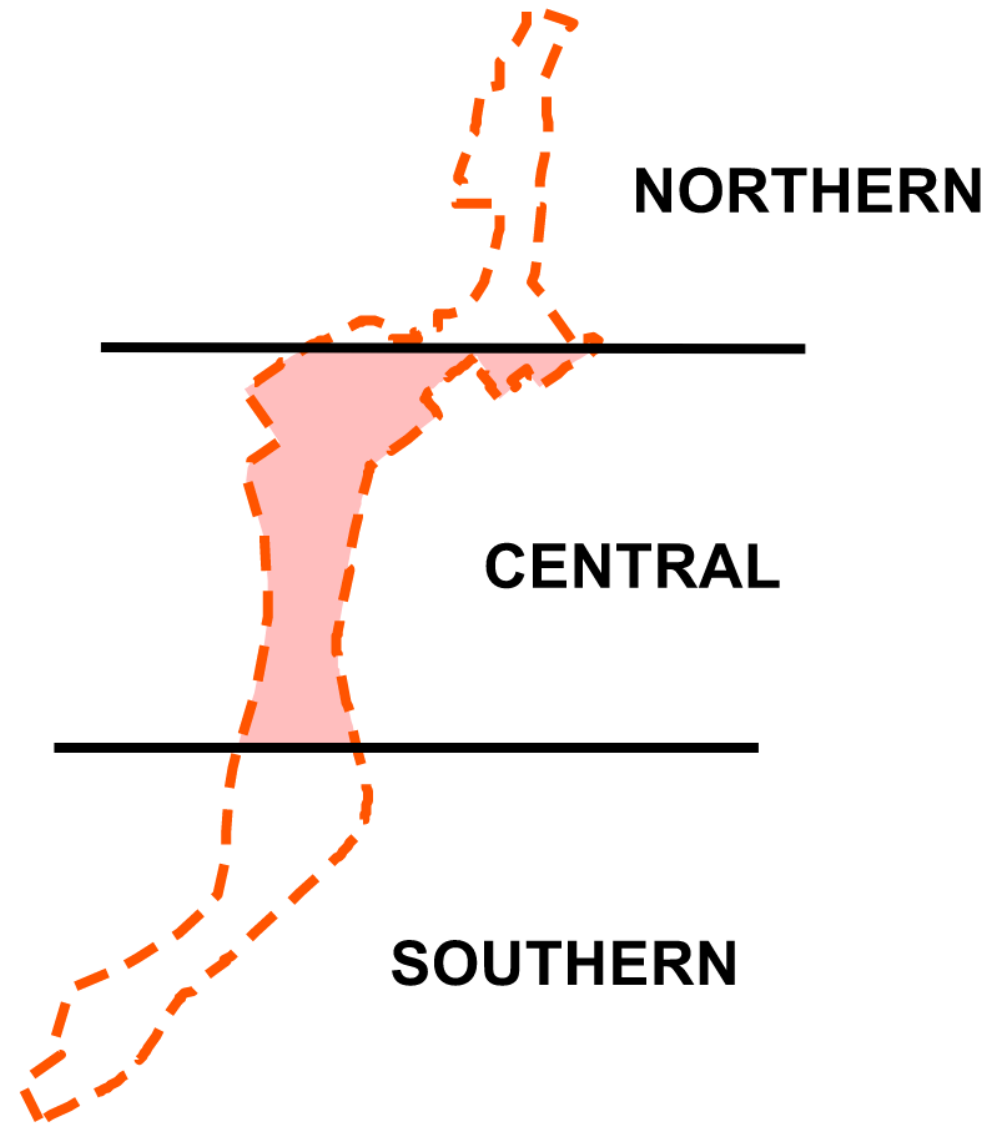


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# Central Section



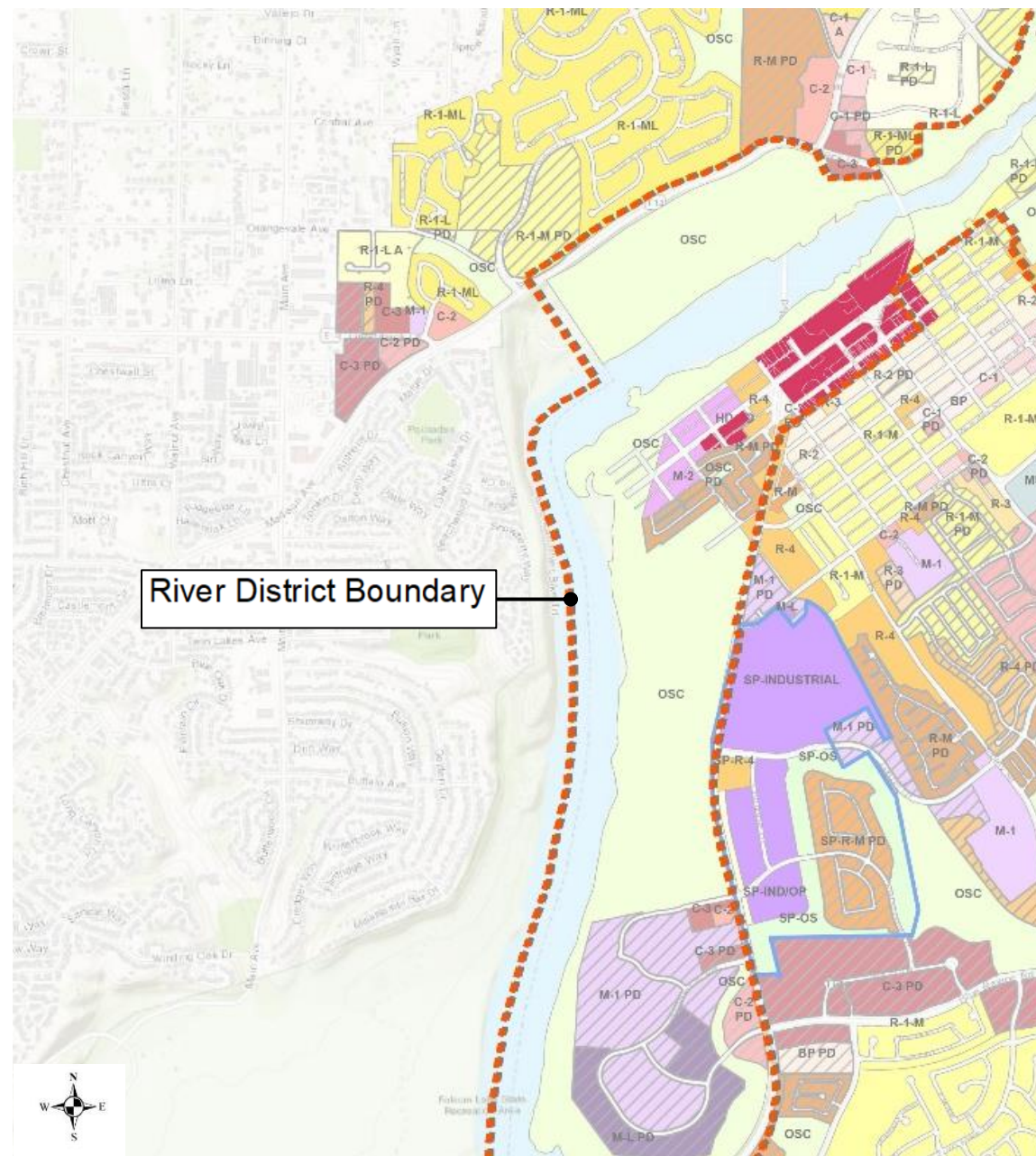


# CITY ZONING MAP

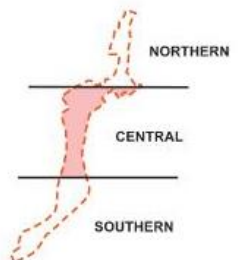
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# PUBLIC PARCELS & PARKS

[Central Section]

Legend

River District Boundary

City Boundary

City Parks

State Lands

City Parcels

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Slide 21

RIVER DISTRICT MASTER PLAN | Citizen’s Advisory Committee

9/27/23





rrm design group

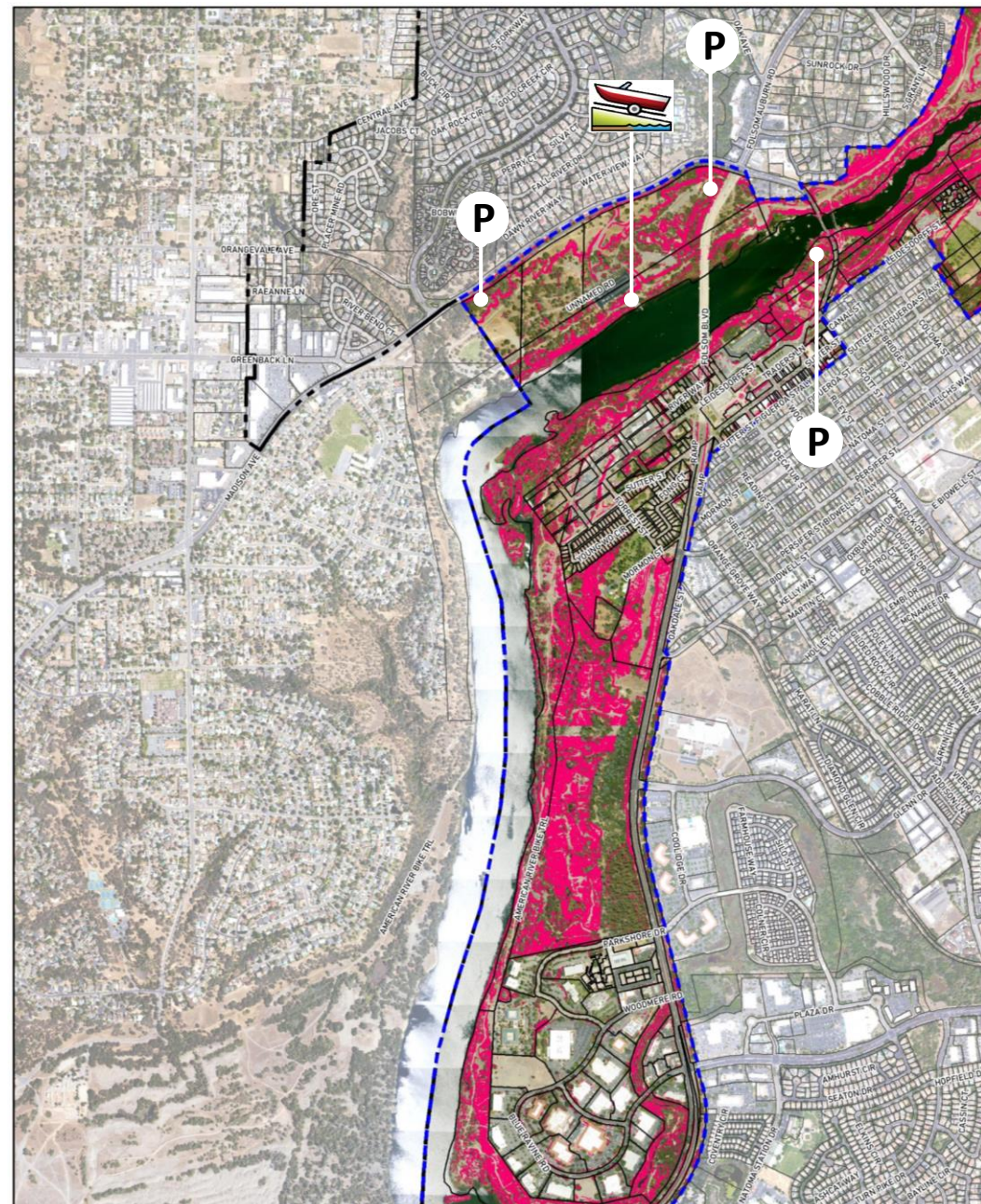


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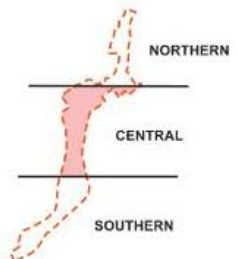
[Central Section]

## Legend

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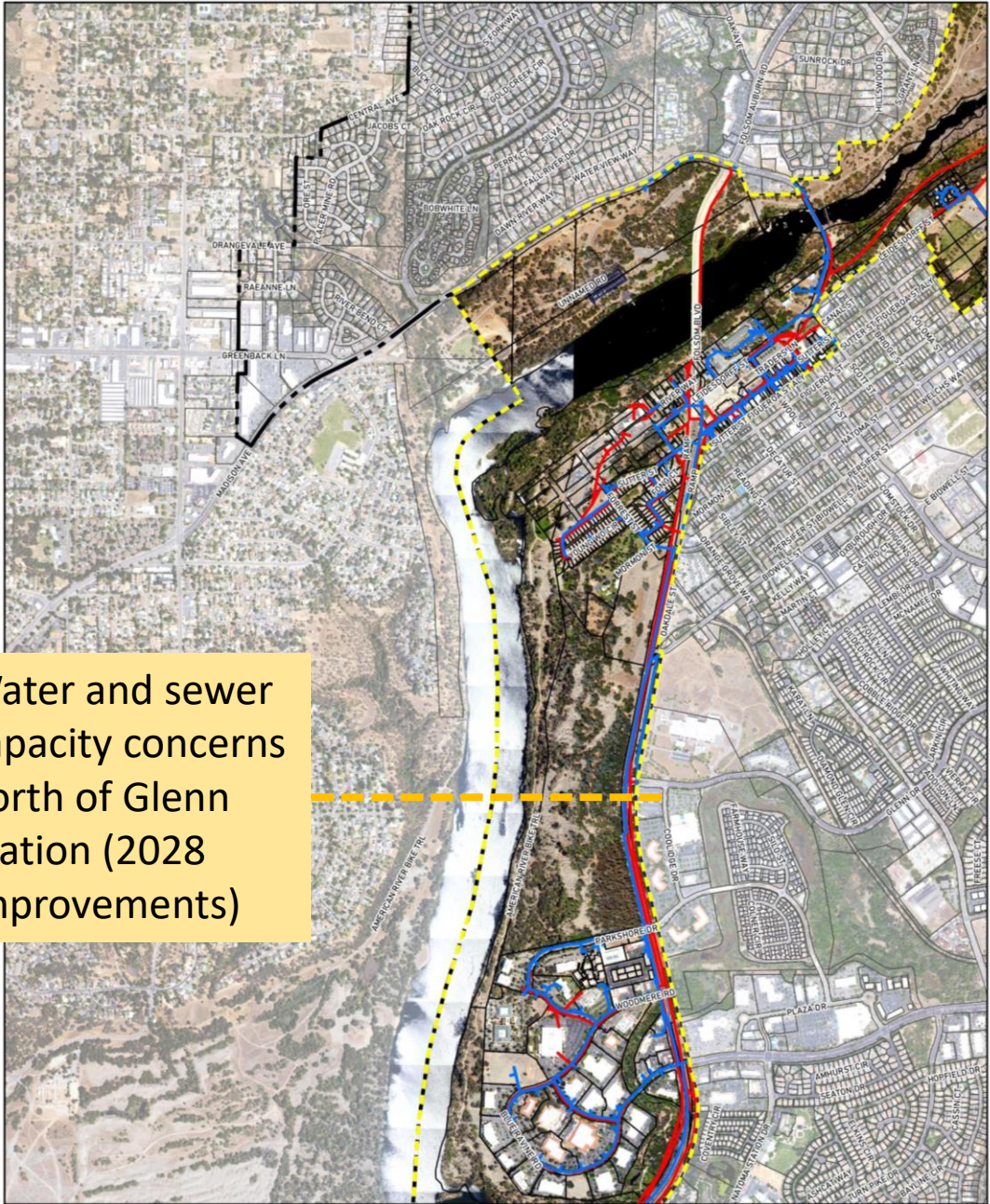
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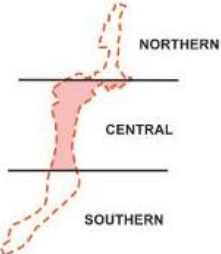
Legend

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Water and sewer capacity concerns north of Glenn Station (2028 improvements)



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# HAZARDS MAP



## [Central Section]

 River District Boundary






Geologic Hazards

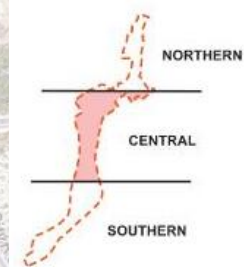
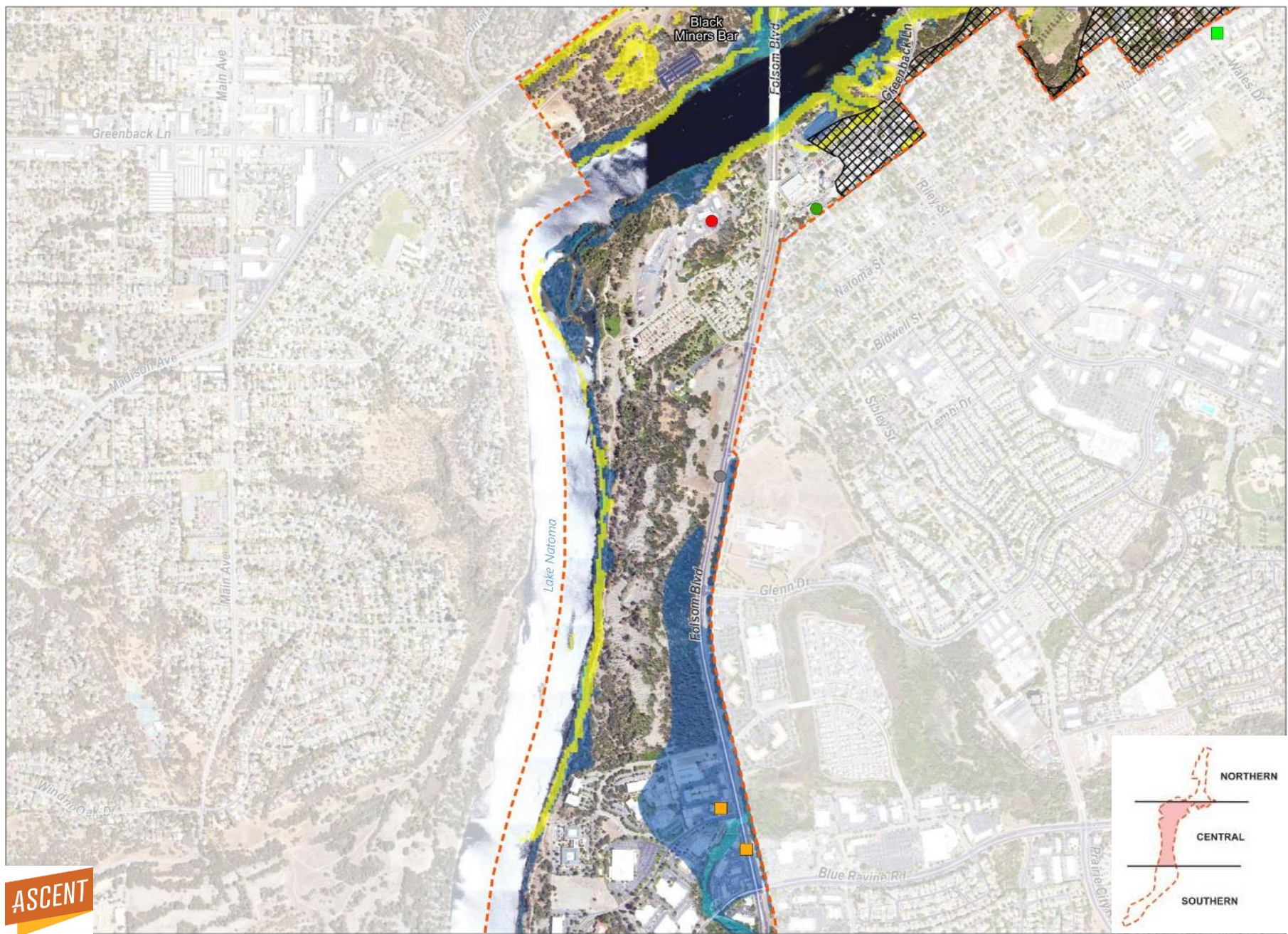
-  Very High Shrink-Swell Potential
-  Highest Landslide Susceptibility

Flood Hazards

-  100-year Flood Zone
-  500-year Flood Zone

Hazardous Materials Sites








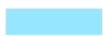
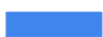

-  Cleanup Program Site
-  Permitted Underground Storage Tank
-  Evaluation
-  Historical
-  Voluntary Cleanup

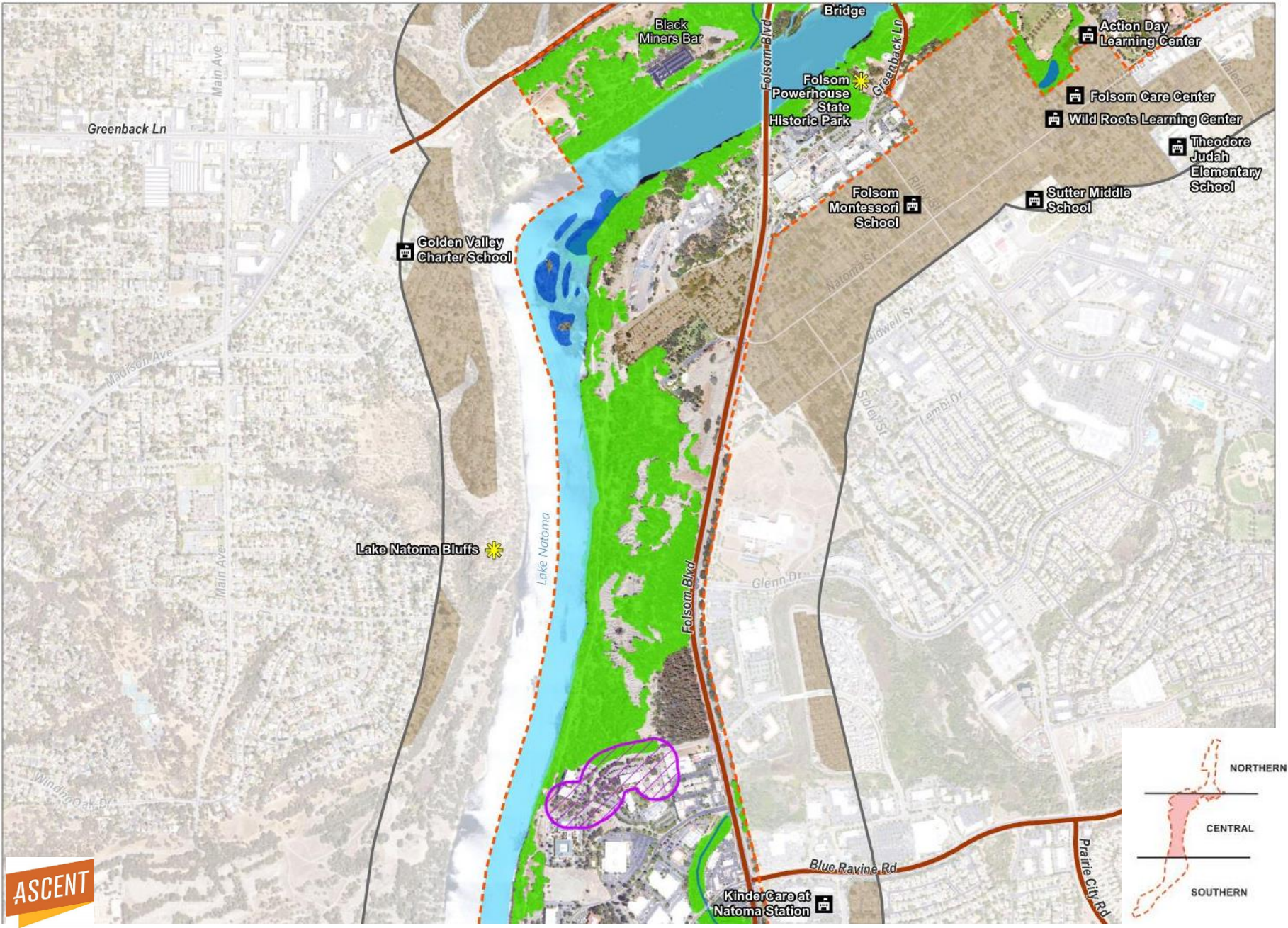




# NATURAL RESOURCES & SENSITIVE RECEPTORS MAP

## [Central Section]











-  River District Boundary
-  0.25-mile Buffer
- City Designated Scenic Resources
  -  Scenic Resource
  -  Scenic Corridor
- Noise and Air Quality Sensitive Land Uses
  -  School
  -  Residences
- Sensitive Natural Communities/Sensitive Habitats
  -  Vegetation
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- Known Wildlife Occurrences
  -  Valley Elderberry Longhorn Beetle

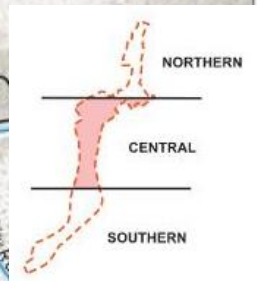
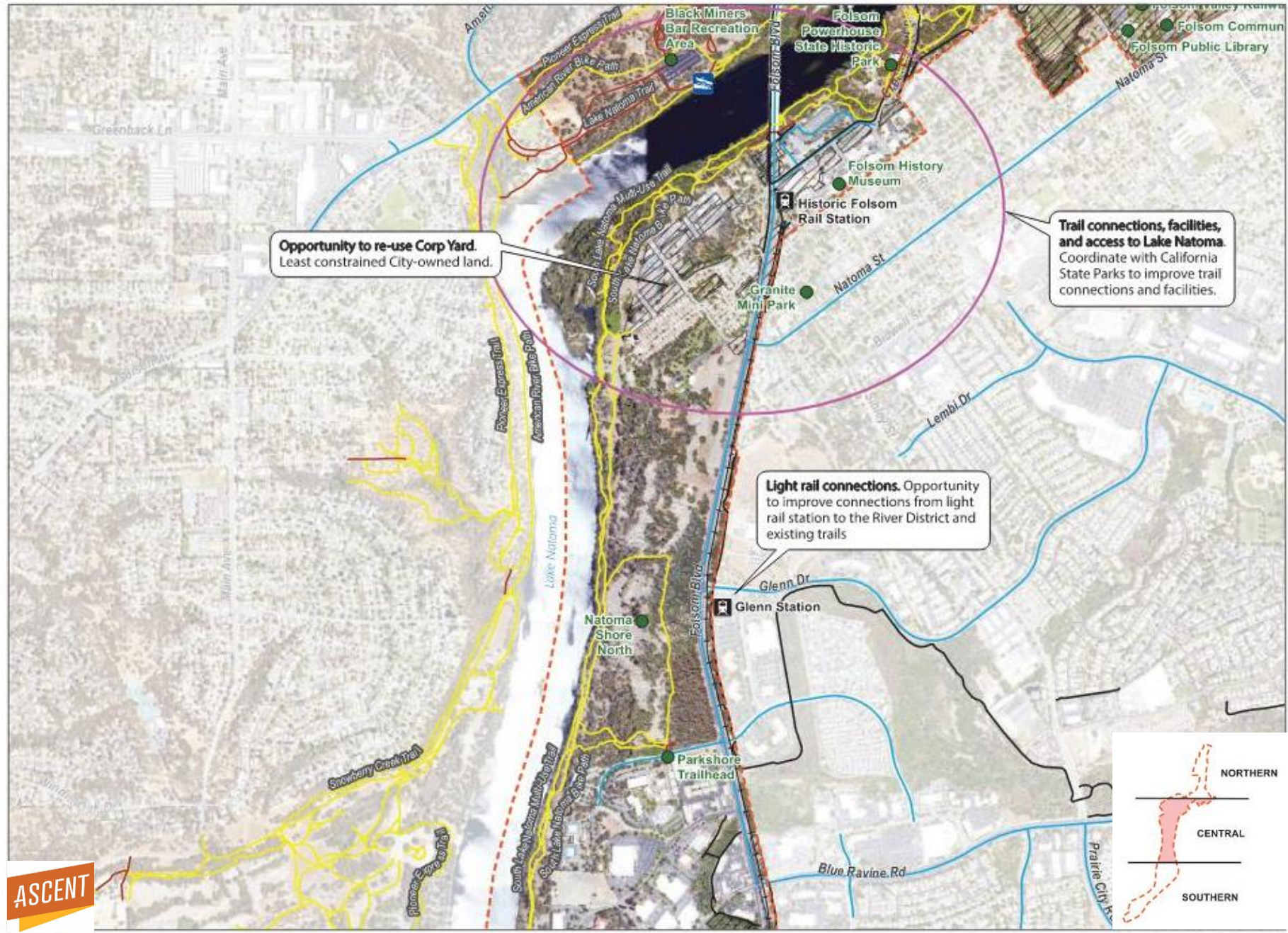




# OPPORTUNITIES MAP

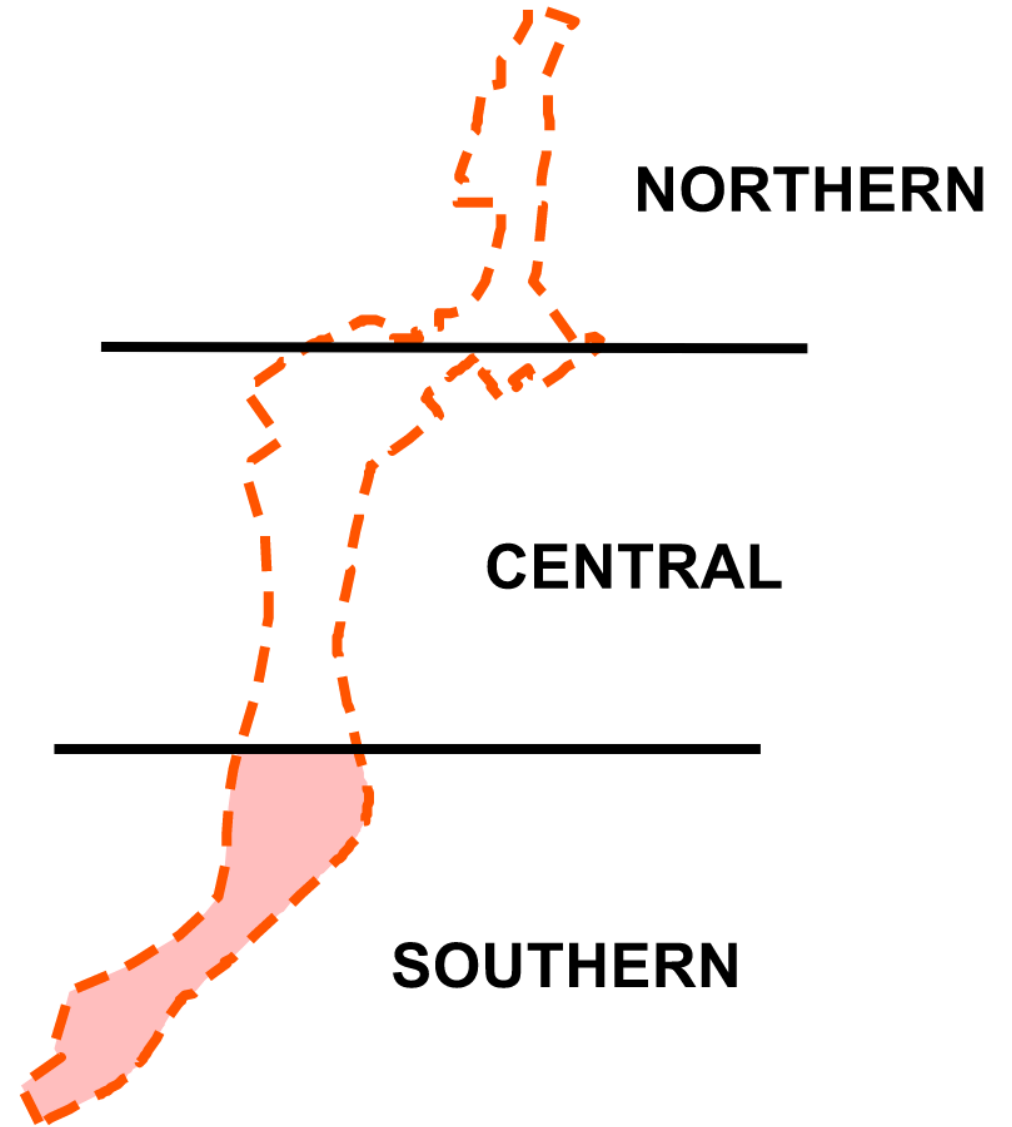
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-  River District Boundary
-  City-Owned Property
-  Boat Launch
-  Light Rail Station
-  Railway/Light Rail
-  Existing Recreation Areas and Facilities
- Existing Recreational Trails
  -  Class II Bike Lanes
  -  Paved Trails
  -  Unpaved Trails
  -  State Park Roads





# Southern Section



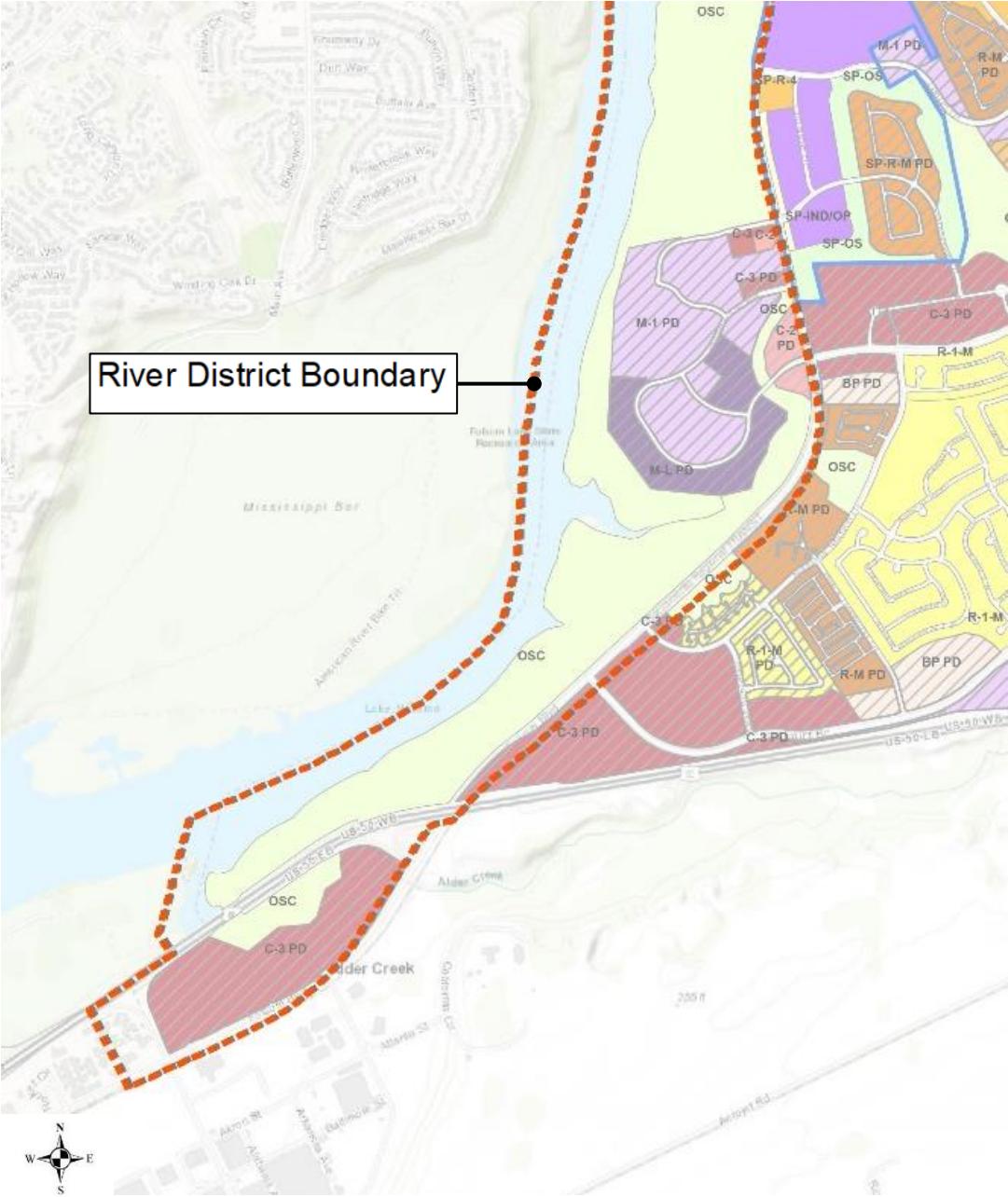


# CITY ZONING MAP

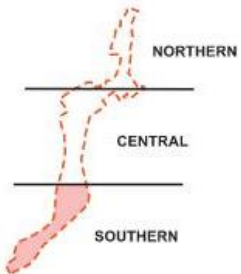
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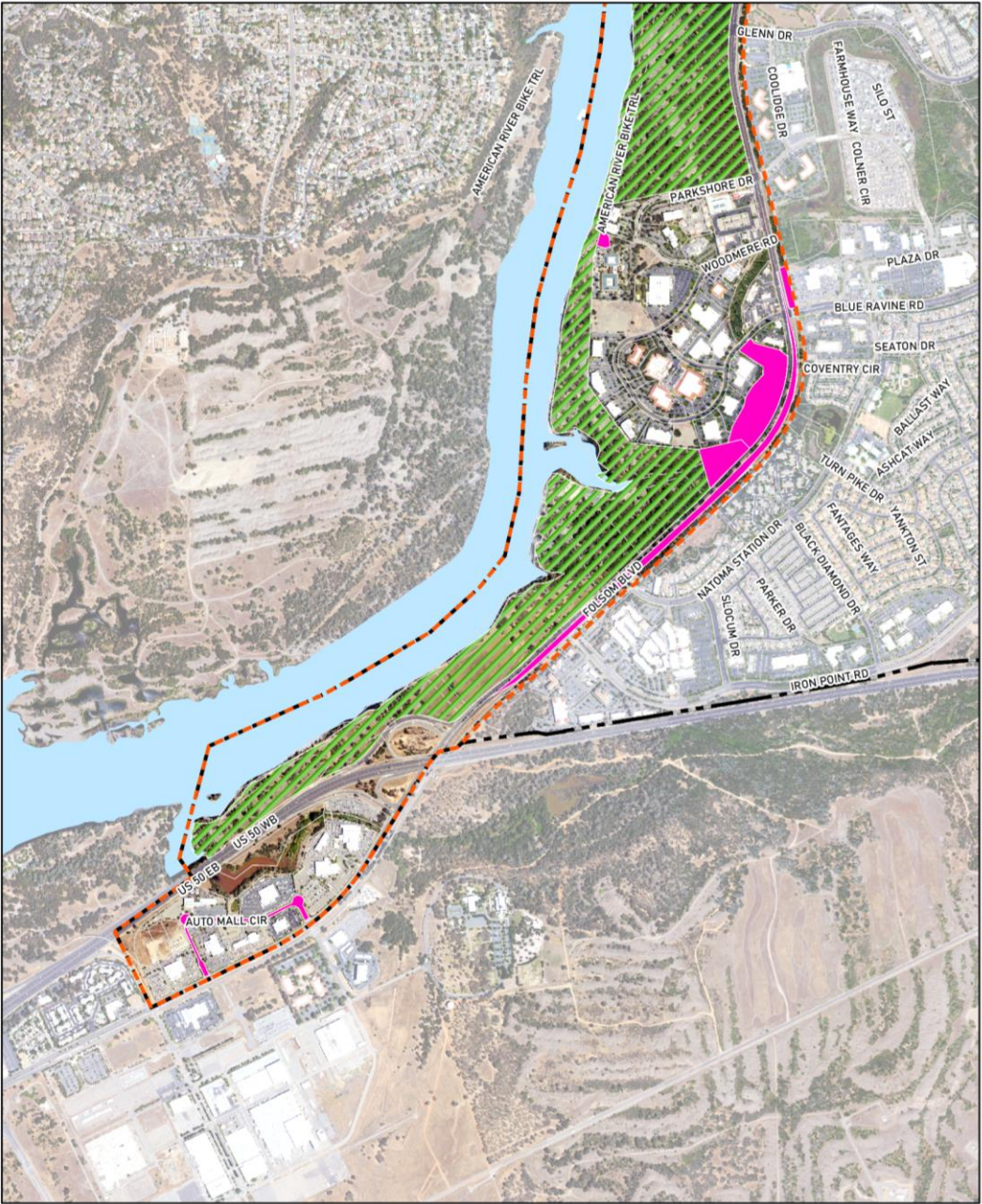


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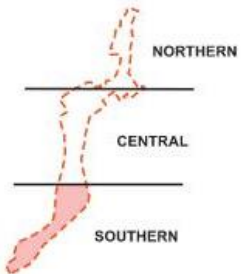
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### Legend

-  River District Boundary
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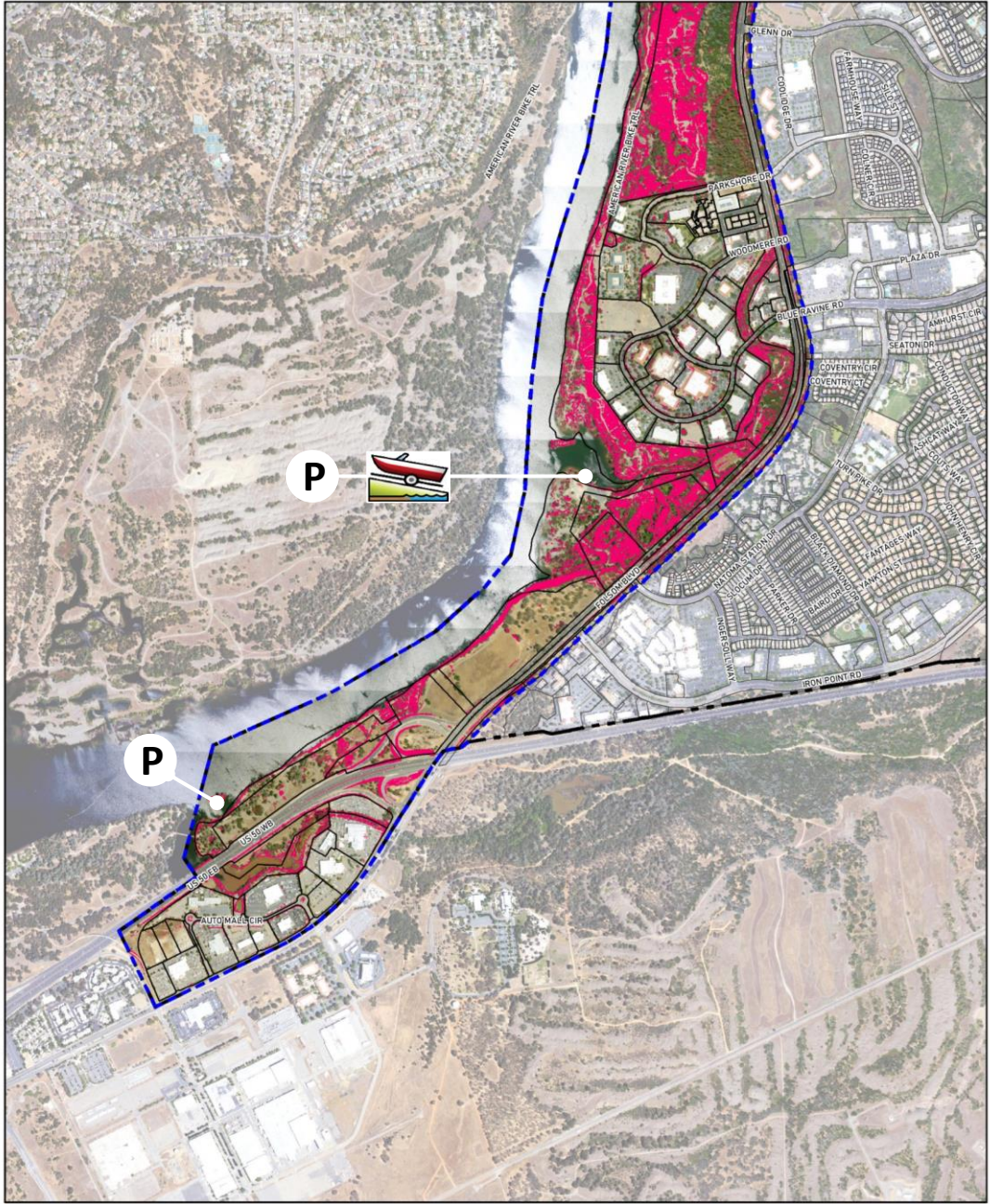




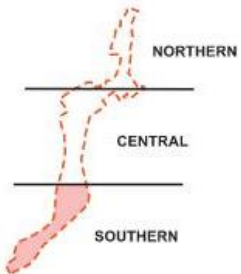
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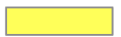











# HAZARDS MAP

## [Southern Section]







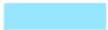


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  -  Highest Landslide Susceptibility
- Flood Hazards
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  -  Tiered Permit

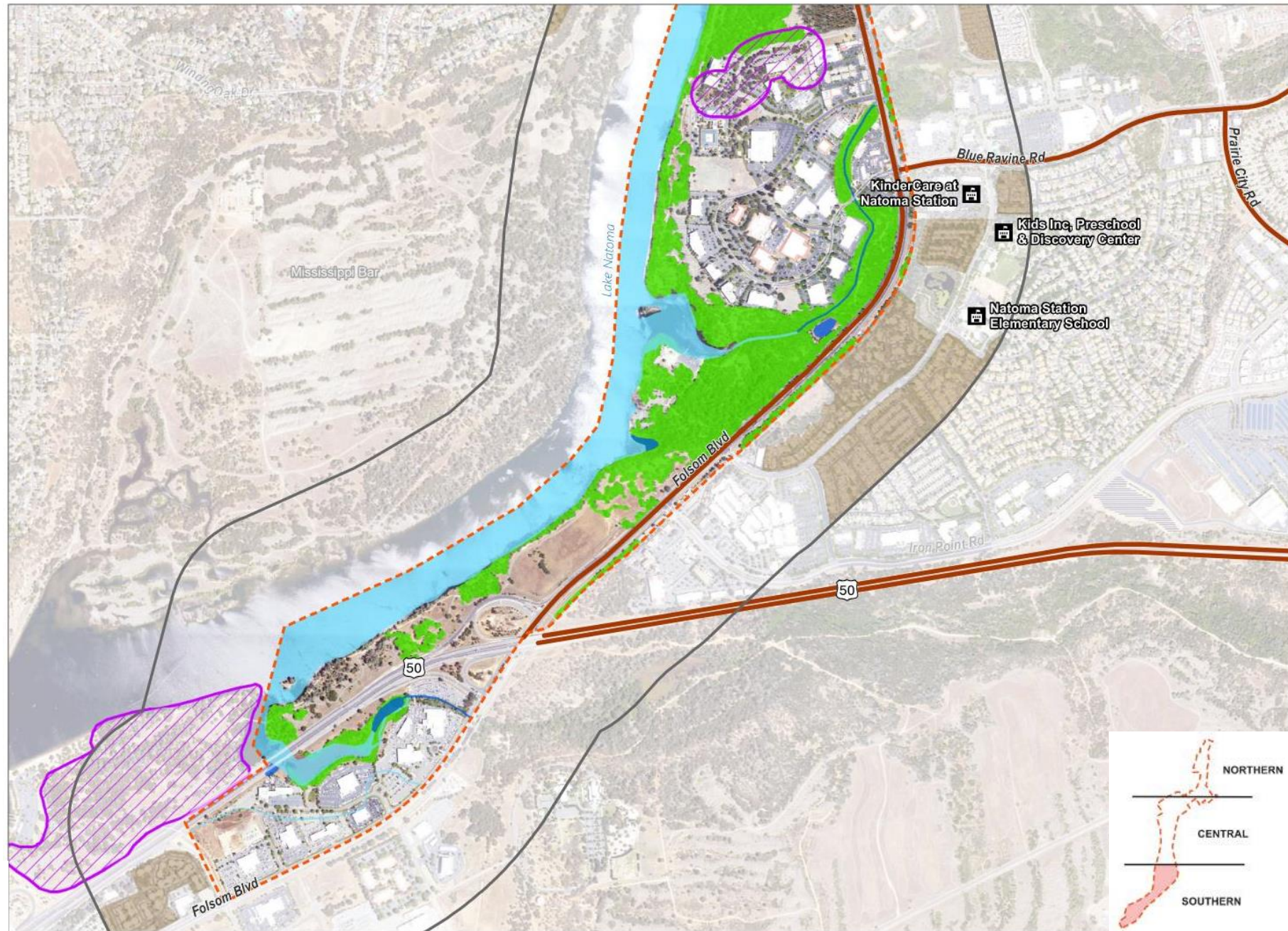




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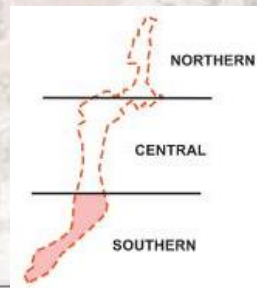
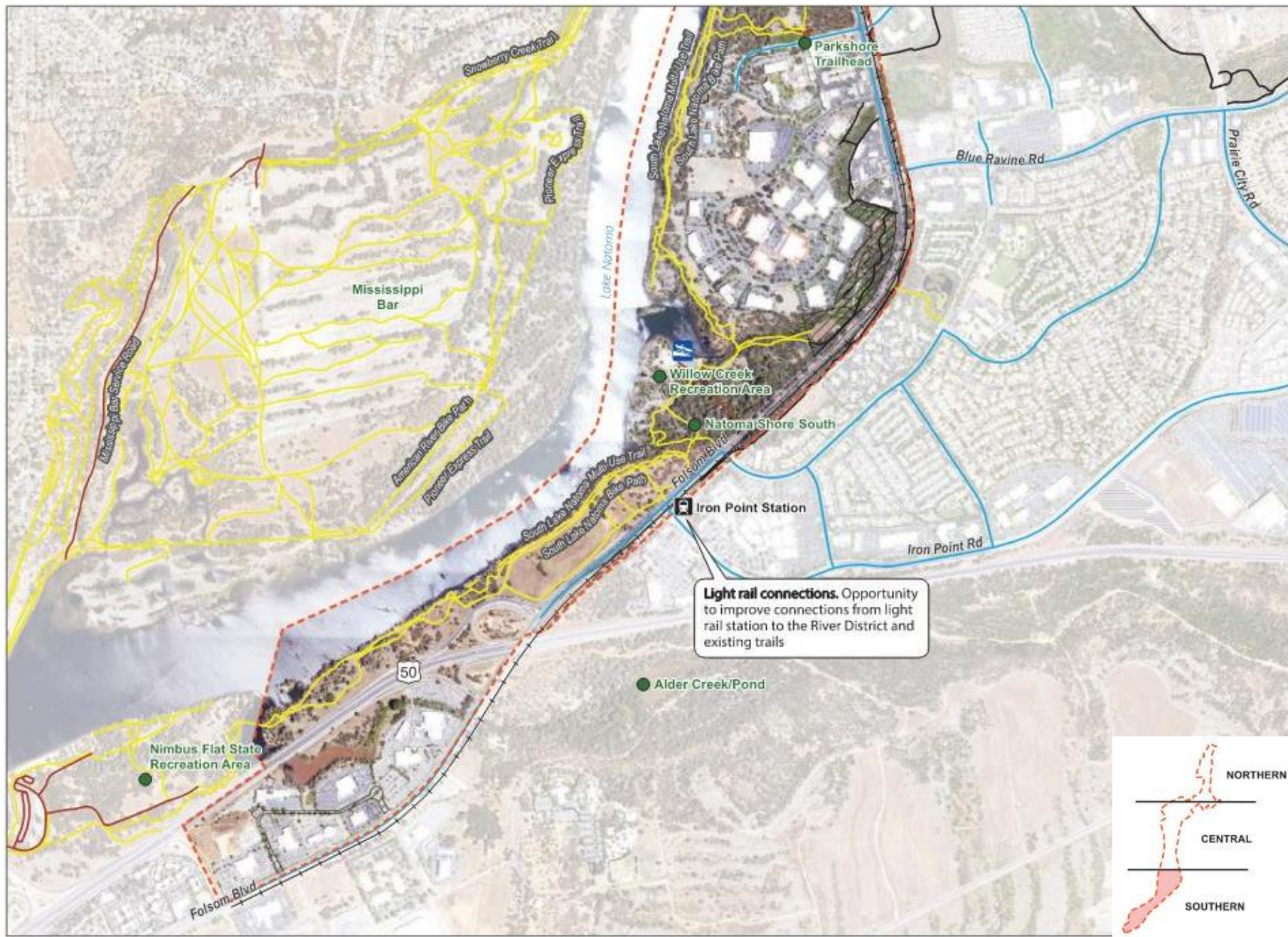


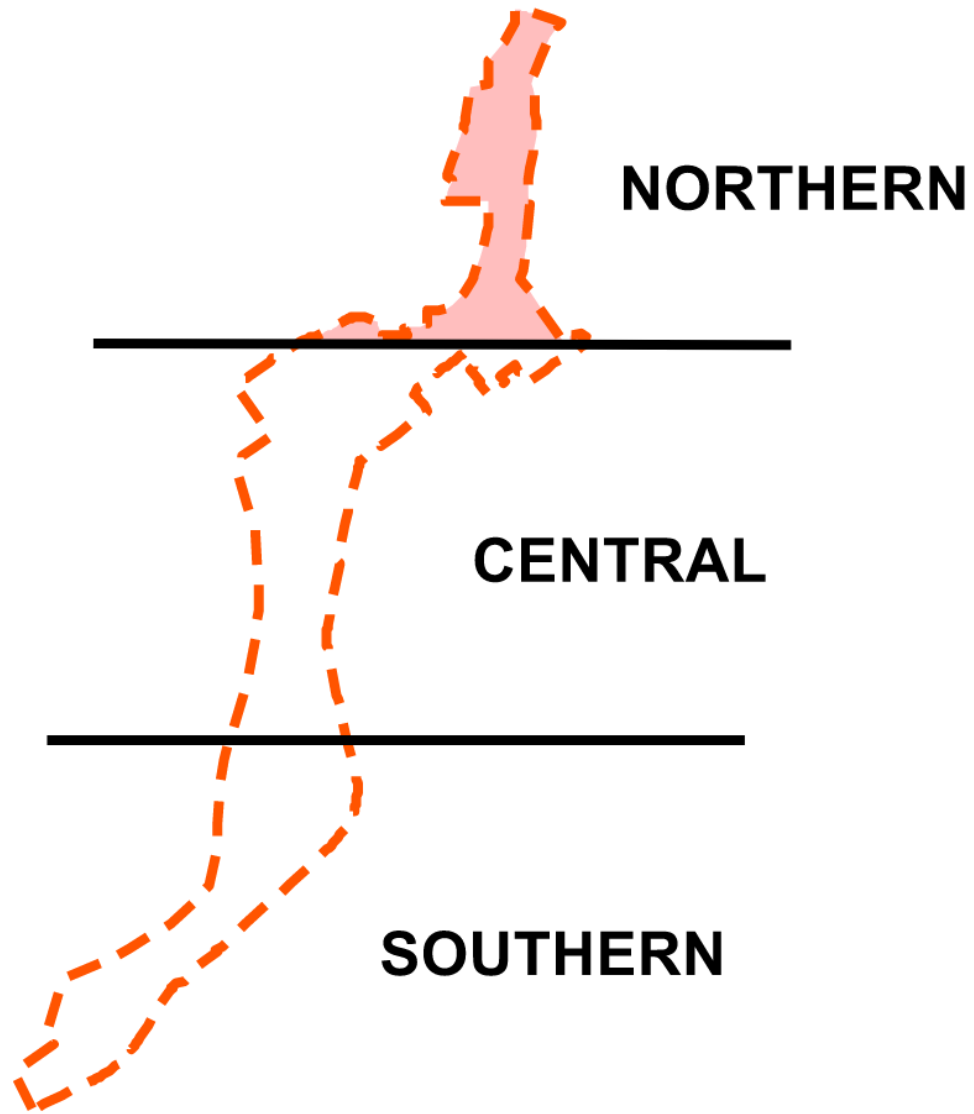


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  -  Paved Trails
  -  Unpaved Trails
  -  State Park Roads





# BREAKOUT DISCUSSION OF THE NORTHERN SECTION

LET'S HEAR YOUR  
THOUGHTS