

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
January 25, 2018

To: Recreation and Park Commission

From: Department of Regional Parks

Subject: Conceptually Approve McFarland Ranch Learning And Event Building

Supervisory
District: Nottoli

Contact: Jeffrey Leatherman, Director (916) 875-6132

Overview:

In 1998, the Board of Supervisors approved Resolution number 98-1332 to approve a 99-year Lease Agreement between the Galt Area Historical Society (GAHS) and the County of Sacramento for 35 +/- acres of real property located at 8899 Orr Road for maintenance, building restoration and caretaker services.

In July of 2000, the Department of Regional Parks (Regional Parks) hired consulting firm Jones and Stokes to complete a Master Plan for the McFarland Living History Ranch (MLHR). The Master Plan was completed in June 2001. Since that time, Master Plan Addendum #1 and Master Plan Addendum #2 have been approved by both the Recreation and Park Commission and the County Board of Supervisors. Addendum #2 provided updated language to the Master Plan to allow additional support facilities outside the Cultural Preserve to be added to the Ranch as needed based on future use of the facility and demands. Future facilities must still be evaluated and found consistent with the policies and goals of the Master Plan, be recommended by the GAHS for consideration by the Recreation and Park Commission, and would be subject to all normal environmental and permitting requirements. All facilities located within the Cultural Preserve boundary still require Board of Supervisors approval.

In 2017, Regional Parks was approached by the GAHS to append the Master Plan through Addendum #3 to build a Learning and Event Building at the MLHR, outside the Cultural Preserve footprint. Regional Parks respectfully requests the Recreation and Park Commission to conceptually approve a Learning and Event Building (barn) (Attachment 1). A request for final approval of Addendum 3# will be submitted once the environmental review is complete.

Recommendation:

- 1) Conceptually approve a new Learning and Event Building at McFarland Ranch located outside the Cultural Reserve Boundary.

Measures and Evaluation:

The proposed action fits into the “Sustainable and Livable” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for park users.

Fiscal Impact:

There will be minimal costs associated with the environmental review of the Learning and Event Building by the County Planning, Environmental Review and Assessment, which will be absorbed within the current budget allocations for Regional Parks.

BACKGROUND

In 1998, the Board of Supervisors approved Resolution number 98-1332 to approve a 99-year Lease Agreement between the Galt Area Historical Society (GAHS) and the County of Sacramento for 35 +/- acres of real property located at 8899 Orr Road for maintenance, building restoration and caretaker services.

Beginning July of 2000, the consulting firm Jones and Stokes was hired by the Department of Regional Parks (Regional Parks) to complete a Master Plan for the McFarland Living History Ranch (MLHR). The Master Plan was completed in June 2001.

The original Master Plan was approved by the Board of Supervisors in 2001 and since then the GAHS have been hard at work to fulfill their mission to preserve and restore historic sites in the Galt area. They have already completed all of the following programs at the McFarland Ranch:

- An agreement has been developed for the live-in caretaker, and a residence has been built and a caretaker hired. The caretaker provides some day-to-day maintenance on the property as well as serves as a deterrent for property vandalism.
- Construction of a parking lot
- Rehabilitation of the Workshop
- Rehabilitation of the Carriage House.
- Reconstruction of the Wood Shed
- Reconstruction of the Bunkhouse
- Construction of two Restroom Facilities
- Exterior Restoration of the McFarland Ranch House
- Interior Restoration of the McFarland Ranch House
- Entry sign

Master Plan Addendum #1

Through a series of meetings in the fall of 2010 and spring of 2011, the subcommittee and Park staff created an addendum which provided updates and revisions to the Master Plan. The addendum was approved by the McFarland Ranch Advisory Committee (MAC) and GAHS Executive Committee in 2011, later approved by the Recreation and Park Commission in June 2012, and final approval was granted by the Board of Supervisors in October 2012. This First Addendum summarized changes that occurred at the MLHR over the 10 year time span from 2001-2011.

Master Plan Addendum #2

In August 2014, Regional Parks was approached by the GAHS to append the Master Plan to construct additional support facilities at the MLHR. An Addendum #2 was approved by the GAHS Executive Committee on December 4, 2014. County Planning, Environmental Review and Assessment issued a Notice of Exemption on December 23, 2014 with the control number PLER 2014-00083. Addendum #2 was then approved by the Recreation and Park Commission on January 22, 2015 and later approved by the Board of Supervisors on February 24, 2015.

Addendum #2 provided updated language to the Master Plan to allow additional support facilities outside the Cultural Preserve to be added to the Ranch as needed based on future use of the facility and demands. Future facilities must still be evaluated and found consistent with the policies and goals of the Master Plan and be recommended by the GAHS for consideration by the Recreation and Park Commission and would be subject to all normal environmental and permitting requirements. All facilities located within the Cultural Preserve boundary still require Board of Supervisors approval and a Master Plan update.

DISCUSSION

The Master Plan references two historic Barns that were once on the property and the importance of barns to the pioneer farmer. The historic barns faced west and stood to the north of the house in an area that is within the Cultural Preserve boundary. In the winter of 1997, the original Orr Barn collapsed under the pressure of heavy rains and strong winds. The Master Plan recommends rebuilding this barn to its original appearance in 1890.

At the April 7, 2016 GAHS Executive Committee meeting, the committee approved a building that would be designed as a California A-Frame Barn to look like the historic Orr Barn that was previously on the property. However, funding for this barn has not been identified, and the construction of this barn is not contemplated at this time.

The Master Plan also talks of an interpretive center outside of the Cultural Preserve that would serve as a museum display space. The building would house exhibits and provide a place to interpret the historic themes of which McFarland Ranch is a part, such as northern San Joaquin Valley agriculture, the culture of the Miwok Indian tribe, the history of Galt, and the natural environment of the Cosumnes River Preserve.

Proposed Master Plan Addendum #3

In March of 2017, the GAHS received a donation of \$435,000 to build an Education and Learning Center. Donor stipulations included the following:

- (1) Donors to remain anonymous.
- (2) All \$435,000 to be used ONLY for construction of learning barn/event center.
- (3) All work must be done by licensed contractors and sub-contractors following the guidelines of Sacramento County.
- (4) Contractors' bids must include completion timeline.
- (5) Must get bids from three different contractors.
- (6) It is a learning center for children.
- (7) It can be used as an event center for fundraisers or other rentals when not being used for children.

In the summer of 2017, Regional Parks was approached by the GAHS to construct a Learning and Event Building at the MLHR, utilizing the donated funds. Since then, GAHS Executive Committee has collected bids and has hired Mike Smith to design the plans. In November, 2017, a formal request by the GAHS President was sent to Regional Parks to construct a Learning and Event Building outside the Cultural Preserve. It was determined that this would require Master Plan Addendum #3.

The proposed new Learning and Event Building is planned be built outside of the Cultural Preserve boundary. The location is northeast of the Cultural Preserve and north of the caretaker's house. Therefore, this addendum can be approved by the Recreation and Park Commission.

The purpose of the new Learning and Event Building is consistent with the Master Plan in that it will enhance learning opportunities for school children. In 2017, MLHR hosted 978 students during field trips and about 600 scouts for activities. This building is also planned to store the GAHS extensive archives.

Regional Parks has submitted a public project request for CEQA review for the Learning and Event Building to County Planning, Environmental Review and Assessment.

Regional Parks respectfully requests the Recreation and Park Commission to conceptually approve a Learning and Event Building (barn). A request for final approval of Addendum #3 will be submitted once the environmental review is complete.

MEASURES/EVALUATIONS

The proposed action fits into the “Sustainable and Livable” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for park users.

FINANCIAL ANALYSIS

There will be minimal costs associated with the review of the Learning and Event Building by Planning, Environmental Review and Assessment, which will be absorbed within the current budget allocations for Regional Parks.

Respectfully submitted,

JEFFREY R. LEATHERMAN, Director
Department of Regional Parks

Attachment 1: Learning and Event Building Plans