

COUNTY OF SACRAMENTO
CALIFORNIA

For the Agenda of:
January 22, 2015

To: Recreation and Park Commission

From: Department of Regional Parks

Subject: Approval Of Addendum #2 To The Master Plan For The McFarland Living History Ranch

Supervisory District: Nottoli

Contact: Amber Veselka, Recreation Supervisor, 875-6205

Overview:

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. In 2010, the McFarland Ranch Advisory Committee (MAC) set up a subcommittee to look over and review the Master Plan. The subcommittee and Park staff created an addendum which was approved by the Recreation and Park Commission in June 2012 and Board of Supervisors in October 2012. In August 2014, Regional Parks was approached by the Galt Area Historical Society (GAHS) to update the Master Plan again because they would like to construct additional support facilities at the MLHR. A new addendum was written and has been approved by the GAHS Executive Committee.

Recommendations:

- 1) Recommend approval of the McFarland Ranch Master Plan Addendum 2 to the Board of Supervisors for adoption.
- 2) Recommend approval of the new restroom 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 were minimal costs associated with the review of the Master Plan Addendum #2 by the Division of Environmental Review and Assessment, which have been absorbed within the current budget allocations for Regional Parks.

BACKGROUND

In 1998, the Board of Supervisors approved Resolution number 98-1332 to approve a Lease Agreement between the Galt Area Historical Society 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 Regional Parks to complete a Master Plan for the MLHR. The Master Plan was completed in June 2001. 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 MAC and GAHS Executive Committee in 2011 and later approved by the Recreation and Park Commission in June 2012 and Board of Supervisors in October 2012.

In August 2014, Regional Parks was approached by the GAHS to update the Master Plan again because they would like to construct additional support facilities at the MLHR. An Addendum #2 was written and was approved by the GAHS Executive Committee on December 4, 2014. Addendum #2 was given a Notice of Exemption on December 23, 2014 by the County Department of Environmental Review and Assessment with the control number PLER 2014-00083.

DISCUSSION

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 serve 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 a Restroom Facility
- Exterior Restoration of the McFarland Ranch House
- Interior Restoration of the McFarland Ranch House is over 95% complete
- Entry sign
- Curricula have been developed for the school programs and youth groups. School programs are currently being offered in conjunction with Galt Joint Unified School District and about 4,000 students a year visit the MLHR.

The 2011/12 addendum provided updates that have occurred at the Ranch in the past 10 years to update the Master Plan.

Addendum #2 provides 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 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.

Addendum #2 provides language at the Board of Supervisors discretion that would allow future improvements outside the Cultural Preserve to be approved by the Recreation and Park Commission and no Master Plan update would be needed as long as it was consistent with the written policies and goals. All future facilities that would be located within the Cultural Preserve boundary would still require Board of Supervisors approval and a Master Plan update.

Regional Parks has received a Notice of Exemption for the Addendum #2 by the County Department of Environmental Review and Assessment with control number PLER2014-00083. Once approved by the Recreation and Park Commission the Addendum will be presented to the Board of Supervisors for approval.

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 were minimal costs associated with the review of the Master Plan Addendum #2 by the Division of Environmental Review and Assessment, which have been absorbed within the current budget allocations for Regional Parks.

One of the objectives for the GAHS is that they would like to develop revenue producing programs and events appropriate to the character of the MLHR with the intention of becoming self-sustaining.

Respectfully submitted,

Jeffrey R. Leatherman, Director
Department of Regional Parks

Attachments:

- 1-Addendum #2 to the Master Plan for the McFarland Living History Ranch
- 2-Notice of Exemption
- 3-Restroom Building Site Location and Description

ADDENDUM #2
TO MASTER PLAN FOR THE McFARLAND RANCH LIVING HISTORY RANCH
January 2015

This document serves as an additional addendum to the McFarland Ranch Living History Ranch Master Plan (MP) which was completed in June 2001. An addendum was added in 2011 with updates. This Addendum #2 provides current updates to the Master Plan.

The MP Addendum 2 was compiled by Sacramento County Regional Parks staff.

The following is the updates to the MP.

Chapter 4 – Land Use and Site Planning
Add Section “Outside Cultural Preserve”

The area outside the Cultural Preserve will host support facilities such as the parking lot, maintenance buildings, caretaker's home, restrooms, and picnic areas.

Additional support facilities may be added to the McFarland Ranch as needed based on future use of the facility and demands are identified by Sacramento County Department of Regional Parks. Those facilities may include but are not limited to; an additional restroom facility with event dressing room, and an interpretive and event center.

Future facilities located outside the Cultural Preserve must be evaluated and found consistent with the policies and goals of the Master Plan and be recommended by the Galt Area Historical Society for consideration by the Recreation and Park Commission. Facilities that are found consistent with the goals and policies of this Master Plan may be approved by the Recreation and Parks Commission and are subject to all normal environmental and permitting requirements.

Future facilities located inside the Cultural Preserve must be approved by the Board of Supervisors and require a Master Plan update.



**RECORDING REQUESTED
WHEN RECORDED MAIL TO:**

County of Sacramento
Department of Community Development
Planning and Environmental Review Division
827 Seventh Street, Room 225
Sacramento, CA 95814

CONTACT PERSON: Catherine Hack
TELEPHONE: (916) 874-7183

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:

MCFARLAND RANCH MASTER PLAN UPDATE AND RESTROOM FACILITY

Control Number:

PLER2014-00083

Project Location:

The project is located at 8899 Orr Road, Galt, CA 95632.

APN:

146-0240-013, 146-0240-015, 146-0240-017, 146-0240-019

Description of Project:

Sacramento County Regional Parks is requesting an update of the McFarland Living History Ranch Master Plan to include Addendum #2. A Section Titled "Outside Cultural Preserve" will be added to Chapter 4 – Land Use and Site Planning, which will allow additional facilities to be built outside the Cultural Preserve Boundary to support the McFarland Ranch. Additional facilities may include but are not limited to an additional restroom facility with event dressing room and an interpretive and event center. The additional restroom facility with event dressing room, at approximately 670 square feet, will be built south of the McFarland Victorian Home, just outside the cultural boundary within the orchard grove.

Name of public agency approving project:

Sacramento County

Name of person or agency carrying out project:

Sacramento County Regional Parks
Attention: Amber Veselka
9850 Goethe Road
Sacramento, CA 95827

Exempt Status:

GENERAL RULE [Section 15061(b)(3)] – McFarland Ranch Master Plan Update
CATEGORICAL EXEMPTION [Section 15303(e)] – Restroom Facility

Reasons why project is exempt:

McFarland Ranch Master Plan Update: The project is an addendum to an existing master plan, and does not establish any policies or trigger any action that would have a physical effect on the environment. There is no possibility that the project would have a significant effect on the environment; therefore, the project is exempt from the provisions of CEQA.

Restroom Facility: This project consists of the construction and location of limited numbers of new, small facilities that are accessory (appurtenant) structures to McFarland Ranch.

[Original Signature on File]

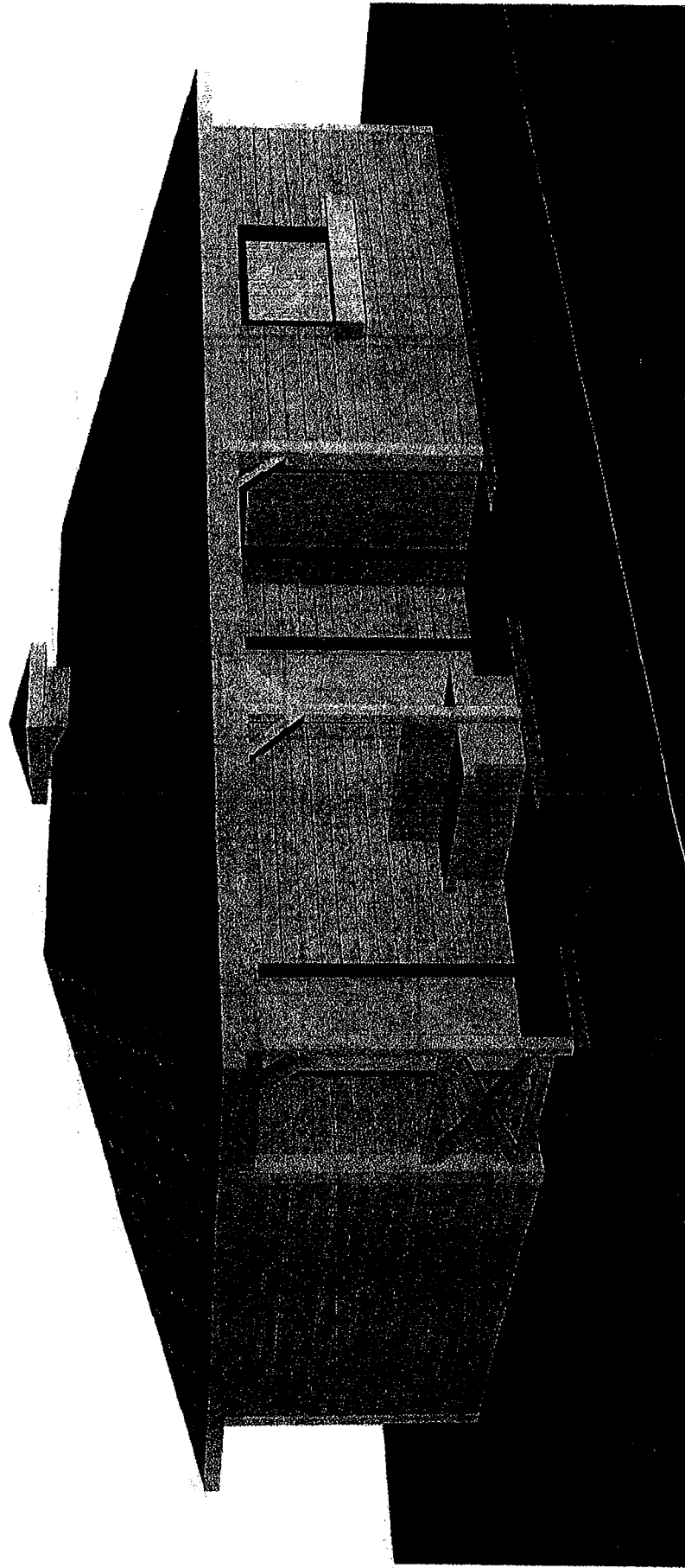
Catherine Hack
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

☒ **Copy To:**

County of Sacramento
County Clerk
600 Eighth Street, Room 101
Sacramento, CA 95814

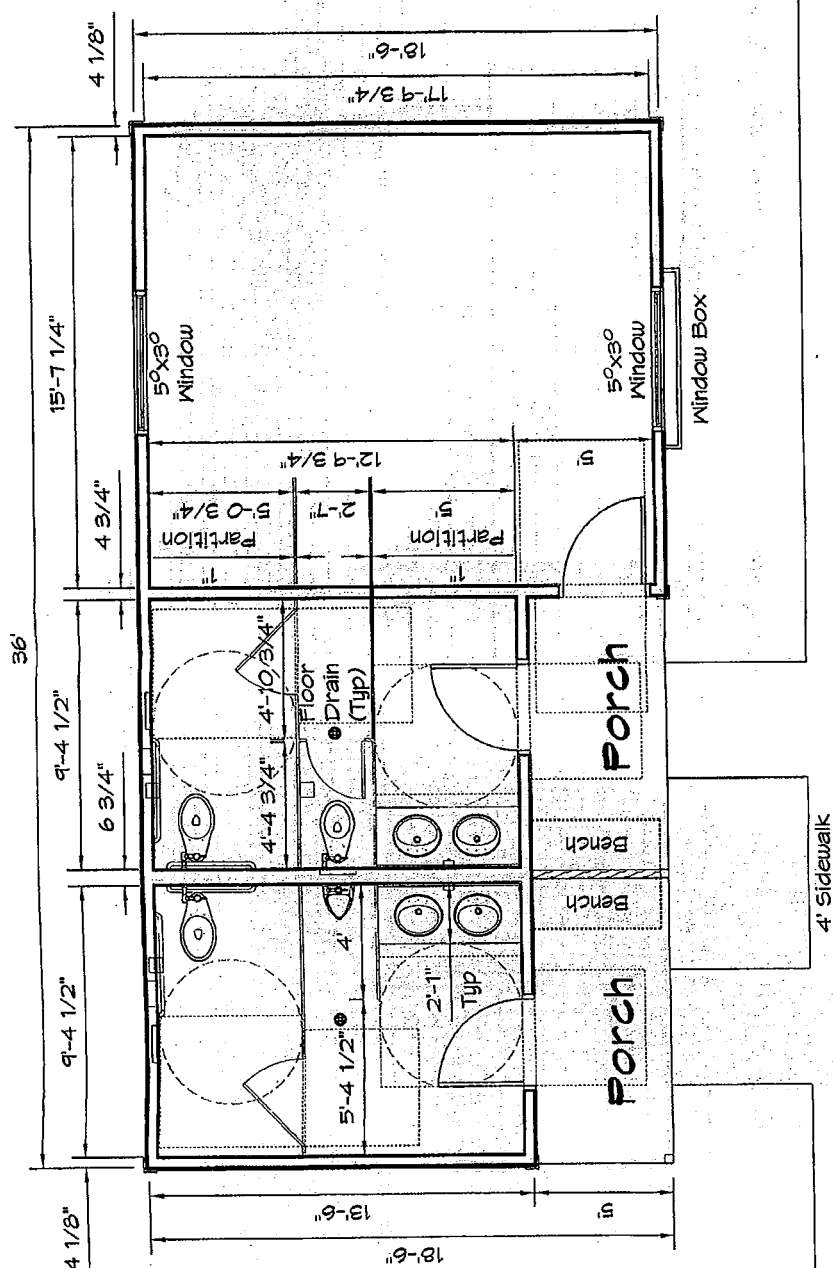
☐ **OPR:**

State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814



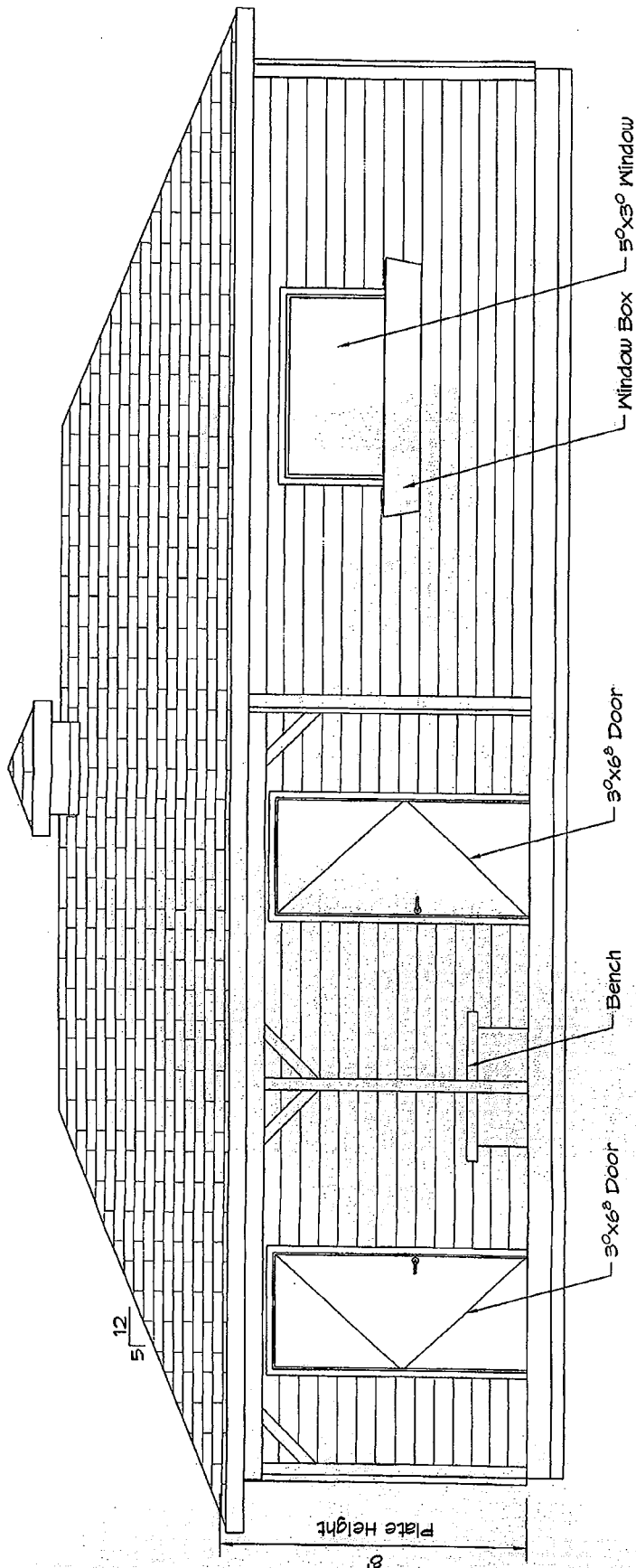
MacFarland Restrooms - Cover Sheet

Sheet 1 of 4



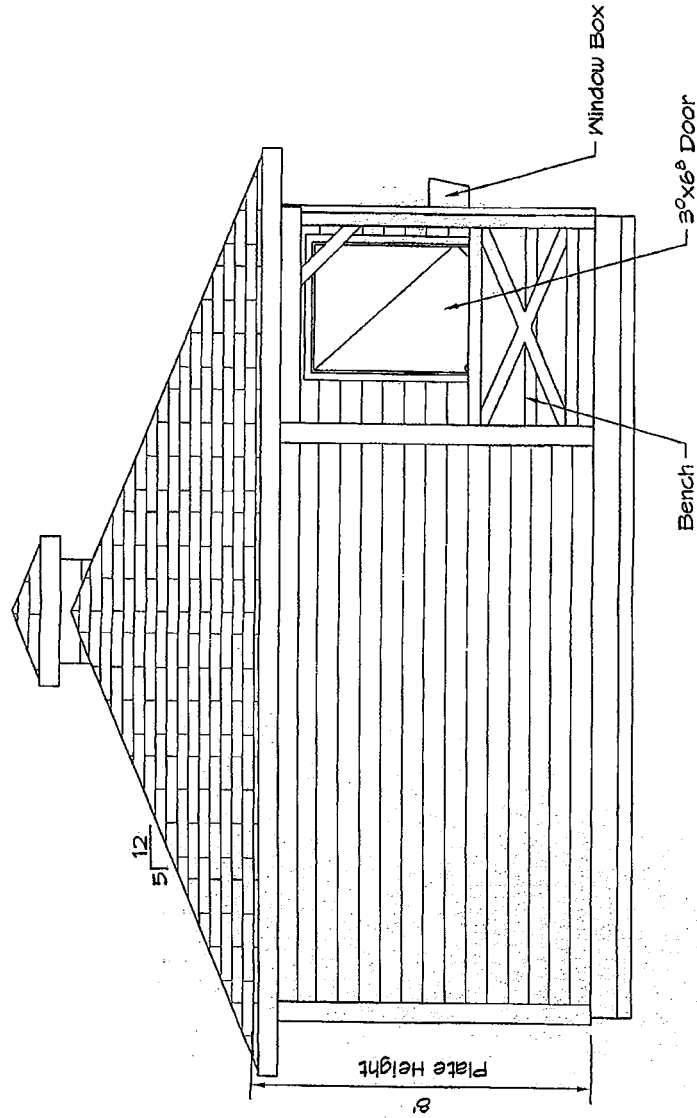
MacFarland Restrooms - Floor Plan

Sheet 2 of 4 - Scale: 1/4" = 1'-0"



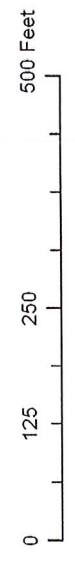
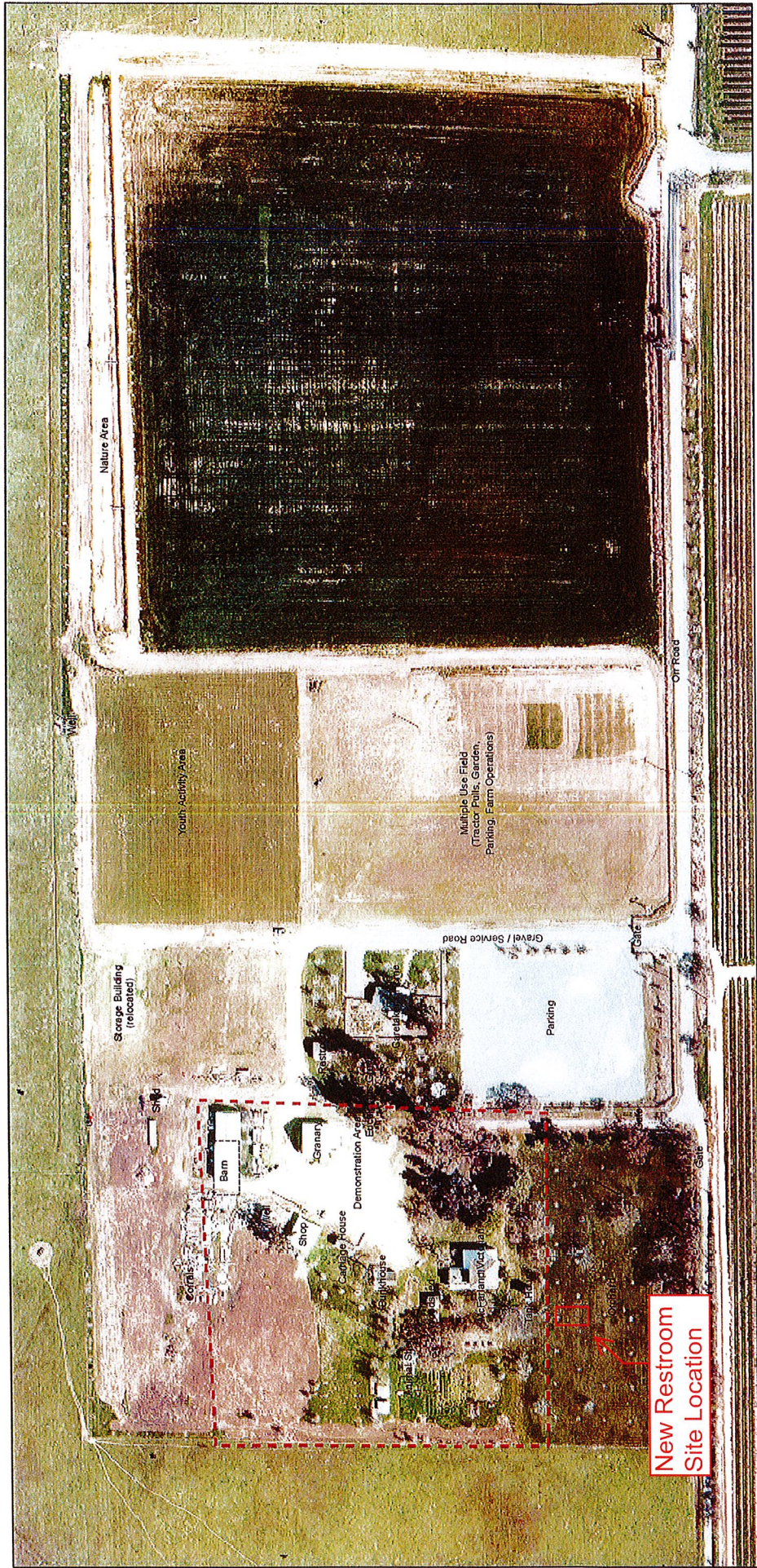
MacFarland Restrooms - Front Elevation

Sheet 3 of 4 - Scale: 3/8" = 1'-0"



MacFarland Restrooms - Side Elevation

Sheet 4 of 4 - Scale: 3/8" = 1'-0"



Legend

- - - Cultural Preserve Boundary
- - - Footprint for Reconstructed Barn

Map 5
Site Plan Revised