

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
January 22, 2015

To: Recreation and Park Commission

From: Department of Regional Parks

Subject: Review And Approve Various Minor Improvements Including ADA Improvements To The Camp Pollock Lodge Building.

Supervisory
District: Serna

Contact: Jeff Leatherman 875-6132

Overview

The Sacramento Valley Conservancy (SVC) is under a lease agreement with the California Department of State Lands (SLC) to manage property within the American River Parkway commonly known as Camp Pollock. The County, SVC and Sacramento Area Flood Control Agency (SAFCA) are all cosigners to an Acquisition and Management Agreement in order to review and evaluate the operations and improvements to maintain consistency with the American River Parkway Plan (ARPP) and local flood control regulations. Under the terms of the lease agreement and in accordance with the management and acquisition agreement, SVC is proposing to improve certain areas of the lodge including interior modifications, ADA improvements and some minor dry rot repairs.

Recommendation

Approve the improvements as proposed by SVC for the lodge at Camp Pollock.

Measures/Evaluation

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

Fiscal Impact

None

BACKGROUND

On December 4, 2012, the Board of Supervisors approved the partnership agreement between SLC, SVC and the Department of Regional Parks (Regional Parks). The agreement outlined each organization's roles and responsibilities related to the operation of Camp Pollock. The intent of the agreement was to secure the property for public use, provide flood control protection and ensure the facilities and operations are consistent with the ARPP.

DISCUSSION

SVC has requested permission from SLC (property owner) to remodel certain elements of the lodge building and Camp Pollock. The improvements include a variety of interior upgrades and some exterior work including a new ADA accessible path and approach and some repairs to the dry rot around the building exterior. The lodge is included in the Discovery Park Area Plan of the ARPP within a Developed Recreation Land Use Designation. Regional Parks is responsible for reviewing the requested improvements and ensuring they are consistent with the ARPP. As noted on page 225 of the ARPP, the Recreation and Park Commission is required to review and approve the construction drawings prior to work being completed on the project. According to SVC the work is expected to begin in March 2015.

American River Parkway Plan References

Contract Drawings (Working Drawings)

“Contract drawings provide the details of the area development plan which control construction and provide the basis for contract bidding. Contract drawings are reviewed by Department of Regional Parks staff and the Department of County Engineering and are approved by the Recreation and Parks Commission prior to authorizing construction. These drawings must be substantially in conformance with adopted Area Plans.”

The ARPP did not address the future acquisition of the Camp Pollock site during the 2008 update. It is listed as a protected facility on page 27 of the ARPP in policy 5.28.

ARPP 5.28 Existing incompatible activities and facilities shall be phased out as soon as possible, except for the Ancil Hoffman Golf Course and ancillary facilities, Campus Commons Golf Course, the archery range at Discovery Park and Camp Pollock. Sacramento County Regional Sanitation owns a parcel in the Arden Bar Area that is a recognized non-conforming use within the Parkway. The following existing facilities and improvements are inconsistent with the Parkway Plan and should be phased out on a prioritized schedule; developed as part of an action plan. Once facilities are phased out, the site should be evaluated to determine the appropriate use of the land and compatible activities, consistent with the areas' land use designation.

The staff recommendation is to approve the improvements outlined in the attached construction plan (Exhibit A). These improvements include interior upgrades and some exterior work including a new ADA accessible path and approach and some repairs to the dry rot around the building exterior, and is based on an evaluation of the existing facility, intended use and requirements in policy 8.17 and 7.22 of the ARPP.

ARPP 8.17 All new facilities and renovations or alterations of existing facilities, where applicable for the intended use and access of the facility, shall be accessible to persons with disabilities. Designated entryways for accessible trails shall be installed at several locations throughout the Parkway. All trails designated for persons with disabilities shall be appropriately signed to serve persons with disabilities.

ARPP 7.22 Structures that are in the Parkway shall be of a design, color, texture and scale that minimize adverse visual impacts within the Parkway.

7.22.1 Structures shall be located so that neither they, nor activities associated with them, cause damage to native plants or wildlife, without appropriate mitigation.

7.22.2 Structures shall be constructed of naturalistic materials which blend with the natural environment.

7.22.3 Colors shall be earth tones or shall blend with the colors of surrounding vegetation.

7.22.4 Structures may emulate authentic historic design, but shall be unobtrusive.

7.22.5 To the extent possible, structures shall be screened from view by native landscaping or other naturally occurring features.

7.22.6 Commercial advertising generally shall not be permitted within the Parkway. Signage associated with approved commercial activities shall be limited by the provisions governing visual intrusion but should be sufficient to provide visitors essential information regarding location and services.

7.22.7 Structures shall be of fire resistant construction and designed and located in a manner such that adequate emergency services and facilities can be provided.

The exterior improvements are designed to be consistent with the existing building exterior, including colors and similar workmanship and will meet the requirements of the ARPP by using neutral colors and materials and conform to policy 8.17 and 7.22 of the ARPP.

MEASURES/EVALUATION

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

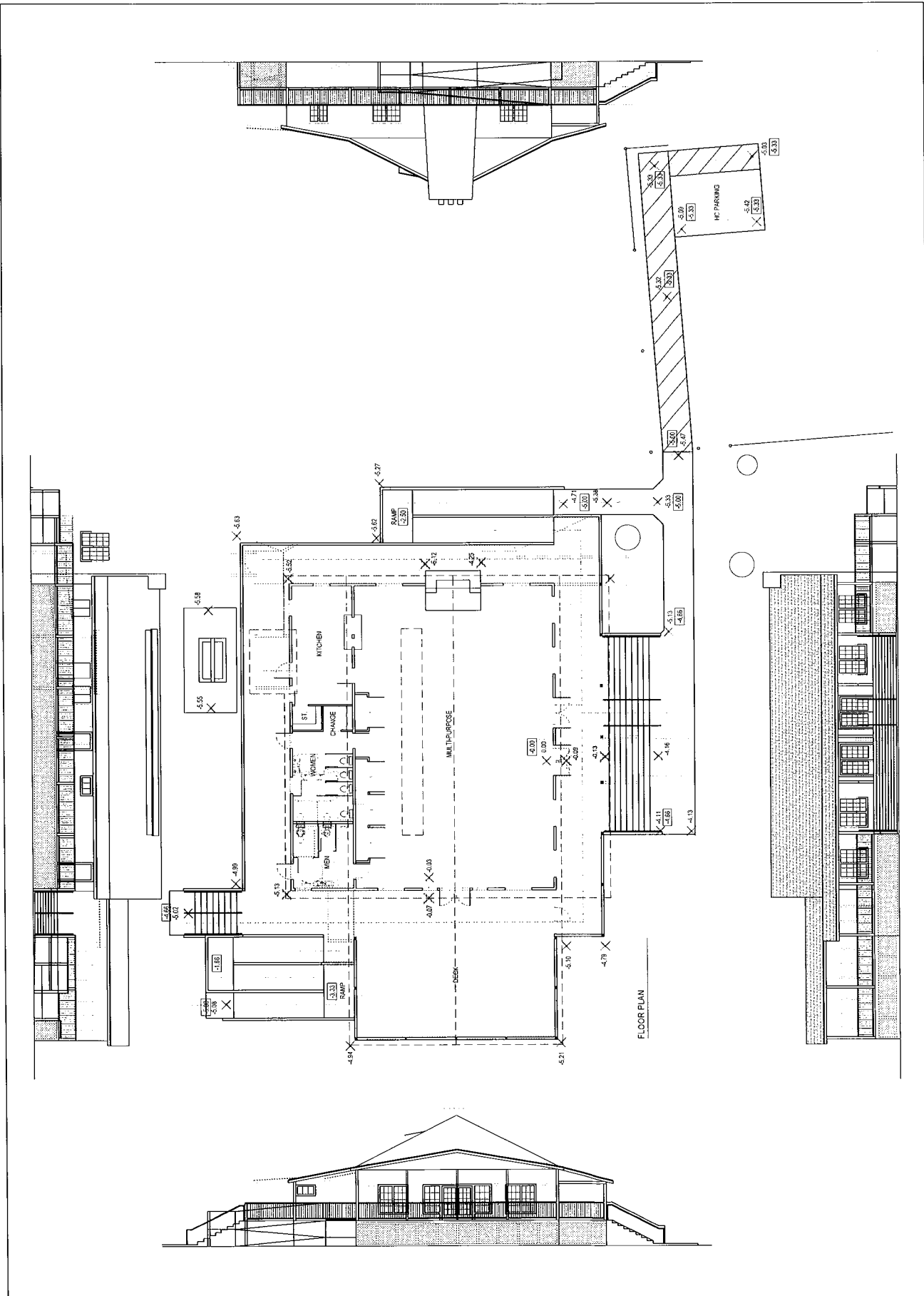
FINANCIAL ANALYSIS

There is no fiscal impact to the Department related to this action.

Respectfully submitted,

Jeffrey R. Leatherman
Director, Department of Regional Parks

Exhibit A: Construction Drawings & Remodel Letter



FLOOR PLAN

CALIFORNIA STATE LANDS COMMISSION
100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202



Established in 1938

JENNIFER LUCCHESI, Executive Officer
(916) 574-1800 Fax (916) 574-1810
California Relay Service TDD Phone 1-800-735-2929
from Voice Phone 1-800-735-2922

Contact Phone: (916) 574-1940
Contact Fax: (916) 574-1935

December 2, 2014

File Ref: PRC 9033.1

Aimee Rutledge
Executive Director
P.O. Box 163351
Sacramento, CA 95816

SUBJECT: Proposed Remodel of the Camp Pollock Lodge

Dear Aimee:

Commission staff has reviewed the materials you submitted via email on October 3, 2014 regarding the Sacramento Valley Conservancy's proposed remodel of the Camp Pollock Lodge building. After review of the materials, staff has determined that the proposed remodel is allowed under the lease provisions without further Commission authorization. The Sacramento Valley Conservancy, as Lessee, shall comply with all applicable building codes and regulations and the work shall be performed under the supervision of a licensed contractor in a professional manner.

Sincerely,

Colin Connor
Colin Connor
Assistant Chief, LMD