

COUNTY OF SACRAMENTO  
CALIFORNIA

For the Agenda of:  
October 17, 2014

To: American River Parkway Advisory Committee  
From: Department of Regional Parks  
Subject: Conceptual Approval Of The River Bend Area Plan Map Amendment For Camp Fire Day Camp Area

Supervisory  
District: Nottoli

Contact: Jeffrey R. Leatherman, Director 875-6132

**Overview:**

The American River Parkway Plan 2008 (ARPP) provides the scope and nature of operations for the area designated as the American River Parkway in the County of Sacramento. The Camp Fire Day Camp is located within the River Bend Area of the American River Parkway. On July 26, 2011 the Board of Supervisors approved the Camp Fire Day Camp Master Plan and adopted a Negative Declaration (Control No. 2009-70118) with associated mitigation monitoring and reporting requirements. In order to be consistent with the policies of the American River Parkway Plan, prior to construction of the new facilities contemplated in the approved Master Plan, an Area Map Amendment for the River Bend Area Plan is required.

**Recommendations:**

- 1) Conceptually approve the proposed River Bend Area Plan Map Amendment including icons for a parking lot, restrooms, and interpretive area.
- 2) Conceptually approve the creation of an additional icon labeled Primitive Group Camp and include the icon on the proposed River Bend Area Plan Map Amendment.

**Measures and 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:**

The Department will incur limited costs associated with the CEQA review of the Area Plan Map Amendment.

## **BACKGROUND**

On September 29<sup>th</sup> 2008, the County of Sacramento purchased the Camp Fire Day Camp (CFDC) from the Camp Fire USA Sacramento Sierra Council. Consisting of approximately 10 acres, the CFDC is located in the River Bend Area of the American River Parkway. As a condition of the property purchase agreement, the County agreed to specific restrictions, provisions and covenants including;

- a. County covenants that the property will be solely used to provide organized, natural outdoor experiences for youth and families of the greater Sacramento region, including environmental education, camping, recreation and adult supervised social activities. The definition of youth includes those persons between birth and 23 years of age.
- b. County covenants that Camp Fire youth and families will have free access to the property for up to 20 days per calendar year for Camp Fire sectioned and organized outdoor programs by providing proof of membership and following agreed-upon registration procedures.
- c. County covenants that County of Sacramento department of Regional Parks will established a priority registration processes for environmental education organizations to schedule youth programs.
- d. County covenants the property will be maintained in a primarily natural state. Any development of the property will be to improve access for youth and families of the natural environmental experience and may include such things as restroom facilities, pavilions and outdoor classrooms, and shade structures consistent with the land use designation of the American River Parkway Plan.
- e. County covenants the property will be known as “Camp Fire Day Camp Area.”

The CFDC Master Plan was approved by the Sacramento County Board of Supervisors on July 26, 2011. The Master Plan included certain improvements to support the purchase agreement entered into by the County including picnic areas, restrooms, showers, and other improvements to support access to the site for youth and families to enjoy while keeping with the intent of the American River Parkway Plan and the purchase agreement to keep the CFDC in a mostly natural state.

Since the approval of the Master Plan the Department of Regional Parks has received the support of the American River Parkway Foundation and Rotary District 5180 who began work improving the CFDC including removing old structures that were determined to be unsafe, improving the individual camp sites, establishing ADA access and rehabilitating the amphitheater. Additional improvements are scheduled for the 2014-2015 project year which includes the picnic areas, restrooms, and shower facilities for medium groups. In order to remain consistent with the American River Parkway Plan, the new structures should be included on the River Bend Area Plan Map and therefore require an Area Plan Map Amendment.

*Area Plan Map Amendment Approval Process Steps*

- 1) Early Notification of Neighbors, Parkway Stakeholders of proposed Area Plan Map Amendment
- 2) Public Hearings
  - a. American River Parkway Advisory Committee
  - b. Recreation and Park Commission
- 3) CEQA review
- 4) Final approval request to Board of Supervisors for Area Plan Map Amendment

*Public Input*

The Board of Supervisors adopted the Early Notification Procedures which requires public notification for projects that fall within the American River Parkway. During the early phase of Project Design/Planning, applicants shall engage community members in discussion regarding new facilities or changes in uses that could impact the neighborhood and park users. Project proposals are typically presented by the applicant to neighborhood organizations representing community interests in the vicinity of the project footprint, Parkway stakeholder groups, the American River Parkway Advisory Committee, and the Recreation and Park Commission. The public comment heard today will be forwarded to the Recreation and Park Commission and Board of Supervisors as part of staff recommendations and public input for this project.

The discussion section below outlines the American River Parkway Plan Area Map amendment requirements and procedures. Attached are the separate analyses done on the River Bend Area Plan Map Amendment in conformance with the Regional Park Department's responsibility as the Parkway Manager.

**DISCUSSION**

<b><u>American River Parkway Plan: Area Plan Polices (Page 149 ARPP)</u></b>	<b><u>Staff Comments</u></b>
10.1 Area plans shall be reviewed by the County Recreation and Parks Commission when a physical change is proposed in the Parkway, to determine the appropriateness of the change.	This project is consistent with the Limited Recreation Land Use Designation. The Recreation and Park Commission is scheduled to consider the map amendment on November 20, 2014
10.2 Facilities shall not be constructed or installed unless specifically designated on the Area Plan Map.  10.2.1 The Board of Supervisors shall identify procedures for local review and notification of Parkway facilities and physical changes that have the potential to affect neighboring uses. (NOTE: On March 11, 2009 the Board of Supervisors adopted the American River Parkway Public Notification Procedures –	ARPP (River Bend) narrative identifies the Private Property owned by Campfire U.S.A but does not provide any narrative to the future use or development of the property if acquired

<p>attached).</p>	<p>by the County. The Land Use Designation is Limited Recreation.</p>
<p>10.3 Adoption or modification of an Area Plan or any of its components shall be determined to be consistent with the County General Plan, provided that it is consistent with the goals, Parkway-wide policies, and General Land Use Map of this Plan, and approved by the County Board of Supervisors.</p>	<p>Proposed use is consistent with the Area Plan based on staff analysis but must be confirmed by the Recreation and Parks Commission scheduled for November 20, 2014.</p>
<p><b>American River Parkway Plan: Area Plan Map Amendment Procedures:</b></p>	<p><b><u>Staff Comments</u></b></p>
<p>1. Project Proponents (Applicants) shall submit to the Parkway Manager: a project description, location, and justification for consistency with ARPP Policies. Proposed facilities and physical changes shall be evaluated by the Parkway Manager for consistency with the ARPP policies and to determine if the project warrants early notification and what if any approvals necessary. (Adopted BOS 3-11-09)</p> <p>These project types require early notification:</p> <p>1a. New facilities &amp; Uses Not Identified on Local Area Plan Maps, and</p> <p>1b. New Facilities and Uses Identified on Local Area Plan Maps, and</p> <p>1c. Significant Changes in Use or Re-modeling of Existing Facilities identified on Local Area Plan Maps.</p>	<p>Included with this report as attached ARPP analyses.</p> <p>Staff Determination: Use is Consistent with the Limited Recreation land use designation.</p> <p>Requested action to Board of Supervisors will be consistent with Local Area Plan Map Amendment policies.</p>
<p>2. Upon determination by the Parkway Manager that the project is consistent with ARPP Policies, and that the Project warrants early notification, the Area Plan Map Amendment request shall be made with the ARP Public Notification Procedures.</p>	<p>Procedures have been implemented. Notification and letter is attached to this report.</p>
<p>2a. The proposed project shall be taken to the County Recreation and Park Commission for proposed physical changes in the Parkway. The Commission shall review the proposed project for appropriateness in the respective Area plan. A presentation on the project may also be done at this time, with comments recorded and advanced to the Board of Supervisors. (Note: In the event a quorum of the Commission is not present,</p>	<p>The Recreation and Park Commission will review projects prior to construction for consistency with the Area Plan. Public comments will be heard</p>

<p>consensus of the majority of Commissioners present shall be adequate).</p>	<p>at this time.</p>
<p>2b. The requirements for Commission review for project appropriateness and early notification, including community meetings, may occur concurrently to streamline this process and keep costs to a minimum.</p>	<p>Ongoing</p>
<p>3. Early project notification will occur during the early phase of the Project Design/ Planning process, and shall include: Name and contact information of Project Manager, and a brief project description. It may also include the date, time and location of any scheduled community meeting(s). This precedes CEQA review. Applicant bears the cost and responsibility of performing notifications, including postage costs for mailing early project notices to neighbors within 500 feet of the proposed project location. (Adopted 3-11-2009 Public Notification Procedures)</p>	<p>Early notification letters have been sent including the 500 foot requirement from the project location.</p>
<p>4. Applicant is required to obtain a CEQA determination for the Project. A CEQA document shall accompany the proposed Area Plan Map Amendment to the Board of Supervisors. Park staff shall also consult with County Planning and Environmental Review Division staff as is necessary.</p>	<p>CEQA review will be initiated subsequent to approval by the Recreation and Park Commission and prior to requested Board action.</p>
<p>5. Public Input. During the early phase of Project Design/Planning, Applicant shall engage community members in discussion regarding new facilities or changes in uses that could impact the neighborhood and park users. Project proposals are typically presented by the Applicant to neighborhood organizations representing community interests in the vicinity of the project footprint, Parkway stakeholder groups, the American River Parkway Advisory Committee, and the Recreation and Parks Commission. Park staff should be present at these meeting(s) to capture input and comments from the community to include in the final project report to the Board of Supervisors. Notice content of these community meetings shall follow the Hearing Notice procedures (#6) and may be done within the same early notification letter. Hearing notices shall be distributed at a minimum to the same Early Notification recipients.</p>	<p>ARPAC and RPC review of this project is consistent with this requirement.</p>

<p><b>General Plan Amendment and Area Plan Map Amendment Public Meetings and Hearing (s)</b></p>	<p><b><u>Staff Comments</u></b></p>
<p>1a. Notification. Public Meetings and Hearing notification will include scheduled community meetings. Notices shall include: Name and contact information of Project Manager, and a brief project description, as well as the date, time and location of any scheduled community meeting or public hearing on the project. Project proponents will complete an application which provides additional information on the proposed project, location maps, consistency with the ARPP, and conceptual renderings that can all be posted on the County Parks website (<a href="http://www.sacparks.net">www.sacparks.net</a>), where interested parties may obtain further information.</p>	<p>Project is currently posted on the Regional Parks Department website. Information posted is provided with this report.</p>
<p>1b. Park staff will schedule the public hearings with the Board of Supervisors and prepare a staff report and recommendation(s) to the Hearing bodies along with the CEQA document.</p>	<p>This will be scheduled consistent with requirements. All comments will be forwarded from public hearing dates identified with the early notification letters and forwarded to the Board of Supervisors.</p>
<p>2. Upon final approval of the Area Plan Map amendment by the Board of Supervisors Park staff will coordinate with Planning (cartography) for update of the master ARPP Map with the new facility/use designation. Said update shall be completed within 60 days of Board of Supervisor approval.</p> <p>2a. Planning may charge Applicant for map update (not to exceed 1 hour).</p>	<p>Pending</p>
<p><b>Projects Associated with the Map Amendment (page 225 of the ARPP)</b></p>	<p><b><u>Staff Comments</u></b></p>
<p>1a. Projects associated with the Map Amendment must submit contract/working drawings to Regional Parks for review by Park and County Engineering staff. An exception exists for projects within the City of Rancho Cordova, in which case review and permits may be required by the City.</p>	<p>Pending action by the Board of Supervisors, this requirement will be enforced by the Regional Parks Department. This project is within the City Limits of Rancho Cordova; County Staff</p>

	will require applicant to obtain necessary permits and coordinate with city staff, pending action taken by the Board of Supervisors.
1b. Following staff review, contract/working drawings must be approved by the Recreation and Parks Commission prior to authorizing construction. Drawings must be substantially in conformance with adopted Area Plans.	Pending action by the Board of Supervisors, this requirement will be enforced by the Regional Parks Department.

**Area Map Amendment Icon Recommendations**

Restroom Facility, Interpretive Area, and Parking Facility Icons are all existing icons available for use on the Area Plan Maps of the American River Parkway Plan as long as the improvements are consistent with the land use designation in the Parkway Plan. The approved Camp Fire Day Camp Master Plan calls for the construction of new restroom facilities, a parking facility and additional support amenities for the operation of the Camp Fire Day Camp.

The property deed identifies additional uses agreed upon by the County which identifies the future programming of the facility. The programming of the facility is consistent with the interpretive area icon designation. The intent in the Parkway Plan combined with the agreed upon use between the County and Campfire USA makes the use of the interpretive area icon in this location appropriate and identifies the intent of the County to follow through with our commitment to provide organized, natural outdoor experiences for youth and families of the greater Sacramento region, including environmental education, camping, recreation and adult supervised social activities.

During the initial review by the ARPAC on September 19, 2014 it was discussed that the existing icons provided in the map legend were not adequate to represent the project or use of the site. The ARPAC representative from Save the American River Association (SARA) recommended that the department consider adding a new icon that would represent the overnight camping use of the Camp Fire Day Camp. The Department is recommending adding an additional icon to the area map legend titled “Primitive Group Camp.” If approved, this icon would be used at the Camp Fire Day Camp and would represent the minor improvements included in the Master Plan which are consistent with the Limited Recreation land use designation and include individual campfire rings, group campfire ring and amphitheater, picnic tables, benches, picnic shelters (medium group size 21-40 maximum), storage facilities and other minor improvements identified in the Master Plan.

**MEASURES/EVALUATIONS**

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**

The Department will incur limited costs associated with the CEQA review of the Area Plan Map Amendment.

Respectfully submitted,

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JEFFREY R. LEATHERMAN, Director  
Department of Regional Parks

Attachments:

1. Early Notification Letter
2. River Bend Area Plan Map Amendment ARPP Analysis
3. Camp Fire Day Camp Approved Master Plan and Master Plan CEQA