

Camp Pollock Site Improvement
City of Sacramento

\$176,000.00

This proposal is to consider the allocation for a grant to Sacramento Valley Conservancy for Camp Pollock site improvements in Sacramento County.

LOCATION

The Camp Pollock Site Improvement project is on an 11-acre site located on the north bank of the American River directly west of Highway 160 in the City of Sacramento. The property is bordered by the American River on the south, Northgate Boulevard to the north, a private trailer park and Highway 160 to the east, and private land to the West. The project area is bordered by a narrow band of riparian habitat dominated by valley oaks, cottonwoods, and willows to the south, and associated riparian understory of wild grape, elderberry, ash, black walnut, and box elder to the east, north and west. The interior of the project area has landscaped grounds including irrigated and non-irrigated lawn as well as several exotic trees such as Chinese hackberry, eucalyptus, and non-native oak and maple species. The area provides potential nesting habitat for the state threatened Swainson's hawk, shaded riverine aquatic habitat, rearing habitat for Central Valley steelhead and Chinook salmon, and riparian and upland habitat for the valley elderberry longhorn beetle, northwestern pond turtle, ringtail cat, white-tailed kite, bald eagle, osprey, red-tailed hawk, red-shouldered hawk, American kestrel, yellow-breasted chat, yellow warbler, migratory waterfowl, and migratory songbirds.

Structures located within the project area include the renovated Myrtle Johnston Lodge, a shower building with restrooms, three storage buildings, caretaker's mobile residence, picnic benches, a flagpole, and enclosed well pump station.

Camp Pollock has a rich local history of providing youth outdoor education and affordable recreation for the community. The North Sacramento Land Company donated the first acre of land in 1922 to the Boy Scouts of America, Golden Empire Council. The lodge was completed in 1924 and the Boy Scouts owned and managed the property until 2013. During that time the lodge was utilized for event rentals and local community meetings, the campground and field were used for various scout training activities, and river access provided a launch point for non-motorized boats (historically there was a small dock). However, in its final years with the Boy Scouts, Camp Pollock regrettably fell neglected and subject to illegal camping and dumping. Due to the organization's inability to rehabilitate the property, it was put up for sale in 2013 and purchased by the California State Lands Commission (Commission). Sacramento Valley Conservancy (SVC) facilitated the purchase and entered into a lease agreement with the Commission as the new manager of Camp Pollock.

PROJECT DESCRIPTION

The American River Parkway (Parkway) is a multi-faceted public resource available to the residents of Sacramento, particularly for those living in dense urban areas and

communities alike. The Parkway and river provide rare opportunities for recreation, education, and connection in a natural place, close to home. Located within the Parkway, as well as a severely disadvantaged community that is subject to homelessness and illegal camping, Camp Pollock plays a vital role in the positive public perception of the Parkway by bringing visitors and volunteers to the lower reaches of the American River and contributes to the overall rejuvenation of the area.

When SVC first took over management of Camp Pollock, the site's most immediate needs included repairs and improvements to existing facilities. SVC renovated the Myrtle Johnston Lodge, improved day-use amenities, installed a native plant garden and courtyard, designated the river walk trail with interpretive signage, added ADA updates (i.e. parking and ramps), and remodeled the lodge restrooms. All of this work was made possible through the support of community members and fundraising by SVC, and since this work was completed, more members of the community have visited, volunteered, hosted events, returned with friends, and ultimately taken pride and a sense of ownership over the historic 11-acre gem.

Increased day-use has been accompanied by a decrease in illegal activities and dumping, however, there is still a need to integrate the remaining property into one cohesive and natural community space. Having worked closely with ICF International to develop a master plan for grounds improvements at Camp Pollock, the scope of this project includes updates that encourage visitors to access and utilize the property in its entirety. Major objectives and project details include:

1. Increased accessibility to all 11-acres of the property
 - a. Install decomposed granite, ADA-compliant paths, and a gathering area behind Lodge (45,300 sq. ft.)
 - b. Install a gravel drop-off area in the northwest "back" corner of the property (3,150 sq. ft.)
2. Increased parking capacity for community and private events
 - a. Replace a section of lawn with a gravel parking lot to expand the existing lot at the front of the property (15,150 sq. ft.)
3. Improved native riparian habitat; promote water conservation
 - a. Preparation and planting of native, drought-tolerant garden beds (20,800 sq. ft.)
 - b. Install irrigation main line extensions (~80 ft.) and 7 irrigation stub outs
4. Improved natural aesthetic of the property
 - a. Remove unnecessary man-made structures on the property (large decommissioned grill, unused concrete pad, and two miscellaneous poles)

Sacramento Valley Conservancy is in the fifth year of its 35-year lease with the Commission to "use, maintain, and operate Camp Pollock." Regular monitoring of the proposed site improvements would fall under the responsibilities of the full-time, live-on-site caretaker. In addition, per the *Camp Pollock Management Plan*, written by SVC and approved by the Commission, SVC conducts an in-depth annual management visit and submits a report to the Commission pursuant to the terms of the lease agreement.

Utilizing this preexisting procedure, SVC would add monitoring and assessment of the proposed project to coincide with the annual report.

PROJECT FUNDING

Project Task	WCB Request Cost	Non-WCB Funds	Total Cost
ADA Trail & Interpretive Signage	\$82,500.00	\$14,500.00	\$97,000.00
Gravel Parking Lot and Drop-off Area	\$37,500.00	\$0.00	\$37,500.00
Native Garden and Plantings	\$34,000.00	\$0.00	\$34,000.00
Decommissioned Structure Removal	\$4,000.00	\$0.00	\$4,000.00
Contingency	\$15,000.00	\$0.00	\$15,000.00
Administrative Costs	\$3,000.00	\$0.00	\$3,000.00
Totals	\$176,000.00	\$14,500.00	\$190,500.00

Project costs will be for removal of decommissioned man-made structures, and the construction of a decomposed granite accessible trail, gravel parking lot extension and drop-off area, native garden bed and irrigation lines, and native plantings.

CONSISTENCY WITH AMERICAN RIVER PARKWAY PLAN

American River Parkway Compliance Analysis will be completed for the project at the February 28, 2019, Recreation and Parks Commission meeting, in accordance with Public Resources Code section 5845.5

STAFF RECOMMENDATION

Staff recommends that the Advisory Committee of the Lower American River Conservancy Program recommend this project as proposed and recommend WCB staff to present this project to the Wildlife Conservation Board for approval at a 2019 meeting.

***Lower American River Conservancy Program
Advisory Committee Proposal Summary, February 2019***

Proposal #

2018001

Proposal Title:

Camp Pollock Site Improvement

Description:

Make several improvements that encourage visitors to access and utilize the entire 11-acre Camp Pollock property. Improvements include the installation of a decomposed granite, ADA-compliant trail complex; additional parking; expanded native gardens; and removal of decommissioned and/or unnecessary man-made structures that inhibit the natural aesthetic of the grounds.

Provide Benefits to a Severely Disadvantaged Community?

Yes

Consulted with CCC/CALCC?

Yes. \$20,185.00 of SRCC services in budget.

Will Accept Partial Funding?

Yes

CEQA Status:

Outstanding Questions/ CEQA Undetermined

Consistent with the American River Parkway Plan?

TBD February 28, 2019

Reviewer Comments:

Reviewer 1:

Project would increase public access and educational opportunities, improve connectivity to entire parkway, and enhance public safety. Proposal indicates permitting is not anticipated for the project. Proposal does not address project review in accordance with CEQA, however, it does mention that if grant funds are awarded, additional details and/or planning may be needed in conjunction with administrative requirements. Applicant has a 30-year lease agreement that demonstrates long-term land tenure and maintenance responsibilities. Maintenance calendar provided that covers maintenance needs of proposed site improvements. Project was not designed to make gross reductions in the effects of climate change. However, by becoming a celebrated natural space within the Parkway, promoting climate-conscious education and lifestyle changes, Camp Pollock serves to bring greater awareness to the concerns and reality of climate change. Conservation efficiencies include removing lawn and replacing with drought tolerant native plant species. Also, a water barrel irrigation system will collect rainwater from roof of the lodge to water the native rain garden. Sac Regional Conservation Corps will install DG trail, lay gravel, and prep garden bed and plant native plants. Contractor will install irrigation lines and remove decommissioned structures around project area. Official authorization by the full State Lands Commission at a noticed, public hearing will be required. This process can take a minimum of two months from plan submittal to full consideration and approval. Proposal states that Camp Pollock is supported by local organizations including: PRO Youth and Families, Sac Audubon Society, Friendship

**Lower American River Conservancy Program
Advisory Committee Proposal Summary, February 2019**

Force Sacramento, Girls in the Wilderness, Resources Legacy Fund, Boy Scouts of America, Sierra Nevada Journeys, and FLOW Stand Up Paddle. Proposal did not include any letters of support though. Applicant has over 30 years of managing lands, educational programs and public land, and has completed over \$1 million in renovations and updates to the Lodge at Camp Pollock and has worked with various labor groups, professional and volunteers, in meeting the needs of their projects.

Reviewer 2:

Proposal does not describe the purpose of the "dropoff" improvement. Proposal describes a Master Plan for the grounds; does not mention whether CEQA is done or what type is needed or concluding no effect; also may need 1600 agreement for "drop off" improvements although not enough detail provided to determine. Onsite caretaker will conduct regular maintenance and upkeep. 20-year maintenance plan provided. Interpretive signs mentioned but unclear purpose/message and no maintenance mentioned.

Reviewer 3:

The project adds 15,300 square feet of native garden advancing parkway goals to protect and improve habitat and diverse natural vegetation and enhances public access with an expanded permeable gravel parking area and ADA-accessible walking paths consistent with American Parkway Plan provisions. The proposal indicates that "permitting is not anticipated for the proposed project" and that "Reclamation District 1000 (RD 1000) has issued conditional clearance for the project." The project appears to be very cost effective with access, native habitat, and educational benefits for at a relatively low-cost. Applicant has raised significant funds and implemented significant projects to improve the Camp Pollock site, as well as other projects on other properties. Applicant has the qualifications, experience and capacity to implement this project.

Reviewer 4:

None.

Project Location: City of Sacramento		Funds Requested: \$176000	
Applicant: Sacramento Valley Conservancy		Match Funds: \$14500	
Project Type: Implementation		Total Project Cost: \$190500	
Average Score: 77.38			
Technical Review Scores			
Reviewer 1: 79	Reviewer 2: 74.5	Reviewer 3: 70	Reviewer 4: 86