Appendices

Due to the nature and length of this appendix, this document is not available as an accessible document. If you need assistance accessing the contents of this document, please contact Victoria Willard, ADA Coordinator for Sonoma County, at (707) 565-2331, or through the California Relay Service by dialing 711. For an explanation of the contents of this document, please direct inquiries to Karen Davis-Brown, Park Planner II, Sonoma County Regional Parks Department at (707) 565-2041.

TOLAY LAKE REGIONAL PARK
Master Plan Project

appendix a

Community Workshop and Survey Reports

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TOLAY LAKE REGIONAL PARK
Master Plan Project

TOLAY LAKE REGIONAL PARK MASTER PLAN

SUMMARY OF PHASE 1
COMMUNITY QUESTIONNAIRE RESULTS

prepared by:

MIG

100 Adobe Canyon Road
Kenwood, CA 95452

August 2013

I. Introduction

Between January and June 2013, the Tolay Lake Regional Park Master Plan project team conducted a variety of public engagement activities designed to solicit stakeholder and community input regarding desired future activities in the park. The two properties comprising Tolay Lake Regional Park are relatively recent acquisitions, and the park is currently open to limited public access through the Day-Use Permit Program, as outlined in the 2008 Interim Plan. The Sonoma County Regional Parks Department is now preparing a long-term Master Plan for the park which will address the creation of permanent improvements and increased public access.

The master planning process, which will take approximately two years, is divided into three major phases. The Community Questionnaire was part of Phase 1, "Discovery."

The Community Questionnaire was presented through three methods. A print version of the questionnaire was distributed throughout the 2012 Tolay Fall Festival, held October 11-14 and 17-21, 2012. An online version of the questionnaire was available from November 7, 2012 to July 15, 2013. The online version was also reproduced and distributed at Community Workshop #1 held on June 15, 2013.

II. Outreach

The availability of the Community Questionnaire was promoted and advertised through a variety of methods, including posting on the Sonoma County Regional Parks website, and Regional Parks Facebook page.

III. Results

A total of 659 questionnaires were submitted by community members. Questionnaire responses are detailed below.

In the tables detailing questionnaire response data, answer options are listed in order from most to least popular. Please note that all percentages given represent the percentage of those who answered the question who gave that particular answer; neither counts nor percentages include the "no answers."

Comments submitted in response to open-ended questions are summarized in this document; for a full transcription of all comments submitted, please see the "Community Questionnaire Comments" appendix.

Question 1, summarized in the tables below, was the only question which differed on the two versions of the questionnaire, and therefore responses to the print and online versions are summarized separately.

Question 1 **Please tell us how you use Tolay Lake Regional Park.** *(check all that apply)*		
Print Questionnaire Results	**Response Percent**	**Response Count**
This is my first visit to the park for the Fall Festival	49%	57
I have only been to the park before for the Fall Festival	36%	42
Other	9%	10
I have taken the park training, have an access card and have visited the park at least once	8%	9
I visit the park regularly	5%	6
I have participated in docent-led hikes in the park	4%	5
I visit the park occasionally (2 to 4 times a year)	4%	5
TOTAL	**N/A***	**116***
Online Questionnaire Results	**Response Percent**	**Response Count**
I have taken the park training, have an access card and have visited the park at least once	51%	264
I visit the park occasionally (2 to 4 times a year)	34%	176
I have only been to the park for the Annual Festival	22%	114
Other	22%	113
I have participated in docent-led hikes in the park	19%	100
I visit the park regularly	14%	75
TOTAL	**N/A***	**523***

Note: Since respondents were asked to check all responses that apply, the percentages of each response selected may add up to more than 100%, and the response count total is larger than the number of respondents to the question.

The following park uses were most commonly specified under "Other:"

- Respondents had not visited the park. Many noted they were looking forward to doing so.

  A number of these respondents, as well as respondents who had taken the permit training but not visited, noted they would be more likely to visit, or would visit more often, if visiting was less restricted and the park was open on weekdays
- Other responses included:
  - Visit for volunteer activities including bird counts, volunteering at the Fall Festival, participating in the Regional Parks Mounted Assistance Unit, leading nature walks or other outings
  - Would visit more often if hang gliding or paragliding was available at the park

- Visit for equestrian uses, would visit more often if improvements were made for equestrian use
- Would visit more often if disc golf was available at the park
- Visit for tribal meetings or events

Question 2 **What type of experience would you like to have when you come to the park?** *(check all that apply)*		
	Response Percent	**Response Count**
Enjoy quiet, serene environment	80%	515
Enjoy active, fitness-oriented activities	50%	325
Learn or practice a new skill	26%	169
Other	16%	101
TOTAL	**N/A***	**646***

Note: Since respondents were asked to check all responses that apply, the percentages of each response selected may add up to more than 100%, and the response count total is larger than the number of respondents to the question.

The following types of park experiences were most commonly specified under "Other:"

- Educational or interpretive experiences including:
  - Environment and natural history, including plants, astronomy, etc.
  - Culture and cultural history including Native American
  - Agriculture
- Trails for walking and hiking. A number of these respondents felt the trails should be limited to hiking only.
- Equestrian use
- Disc golf; hang gliding and paragliding
- Enjoying nature and wildlife
- Mountain biking
- Lake-related activities such as swimming, boating, fishing

Question 3 **What activities would you like to be able to do at Tolay Lake Regional Park in the future?** *(check all that apply)*		
	Response Percent	**Response Count**
Hiking/walking	88%	579
Wildlife viewing	67%	441
Picnicking	60%	394

Photography	55%	363
Attend special events, like the Fall Festival	44%	291
Educational programs and activities about park natural resources & restoration	43%	282
Educational programs and activities about Native American culture and resources	42%	275
Camping/overnight stays	40%	262
Dogwalking	39%	256
Canoeing or kayaking	33%	218
Educational programs and activities about agriculture and agricultural history	30%	197
Mountain biking	30%	196
Trail running	29%	192
Fishing	28%	183
Horse back riding	28%	182
"Citizen science" opportunities	25%	164
Other	20%	132
TOTAL	**N/A***	**656***

Note: Since respondents were asked to check all responses that apply, the percentages of each response selected may add up to more than 100%, and the response count total is larger than the number of respondents to the question.

The following activities respondents would like to be able to do at the park in the future were most commonly specified under "Other:"

- Hang gliding and paragliding
- Disc golf
- Volunteer opportunities and training

Question 4
Are there any activities you think should not be allowed in Tolay Lake Regional Park?

The most commonly specified activities they did not feel should be allowed in the park are listed below in approximate order of popularity. The top two responses (no or limited mountain biking, no motorized vehicles) were mentioned at least twice as often as all other responses.

- No mountain biking or limited mountain biking
    - A number of respondents were opposed to mountain biking because it does not mix well with equestrian uses.

- No motorized vehicles, (or motorized vehicles limited to specific areas), including:
  - Motorcycles, motorized bikes
  - ATVs
  - RVs
  - Boats
- No large and/or commercial events, large groups or parties or uses that create noise, such as:
  - Races or other athletic events
  - Festivals
  - Concerts
- No overnight camping or very limited overnight camping (including no RV hookups)
- No dogs or no dogs off leash
- No hunting or shooting
- Nothing that disturbs or is at odds with:
  - Quiet, natural atmosphere of park
  - Environment, including the lake
  - Native American traditions
  - Archaeological sites
- No disc golf
- No equestrian activities or limited equestrian activities
- No smoking or alcohol

Question 5 What amenities would you like to see at Tolay Lake Regional Park in the future? *(check all that apply)*		
	Response Percent	**Response Count**
Hiking only trails	52%	318
Multiple use trails	49%	301
Visitor/educational center/museum	46%	282
Environmental/walk-in camp sites	40%	245
Native plant nursery for restoration	39%	243
Reserved area for group picnics	35%	215
Native plants/basket weaving/ ethno botanical garden	33%	205
Indoor & outdoor interpretive displays	33%	203
Work farm ranch	31%	192
Indoor and outdoor gathering/event areas	29%	182
Workshop/classroom space	25%	153
Car camping	25%	152
Biking only trails	24%	150
Yurts/tent cabins	24%	146
Group campsites	23%	144
Food service (e.g. Café)	22%	133
Equestrian stables/center	21%	128
Horseback riding only trails	21%	127
Other	10%	64
Bunkhouse	9%	54
TOTAL	**N/A**	**617**

Note: Since respondents were asked to check all responses that apply, the percentages of each response selected may add up to more than 100%, and the response count total is larger than the number of respondents to the question.

The following desired park amenities were most commonly specified under "Other:"

- Facilities for hang gliding including launch areas, training areas, wind socks
- Disc golf course
- Equestrian camping facilities
- Restrooms throughout the park, on trails, etc.; some specified permanent restrooms rather than porta-potties
- Corrals and other equestrian amenities
- Improved trails including loop trails

Question 6
Are there any amenities you think should not be at Tolay Lake Regional Park?

Respondents listed a variety of amenities they thought should not be at the park. The most commonly specified are listed below in approximate order of popularity. The top two responses (no overnight camping or RV/car camping facilities, no café or food service) were mentioned at least twice as often as all other responses.

- No overnight camping facilities of any kind. Some specified no RV and/or car camping facilities
- No café, restaurant or food service
- No commercial activity
- No equestrian stables or other equestrian amenities
- No mountain biking-only trails
- No amplified music or other noisy features
- The fewer amenities the better; preserve natural quality of park
- No more buildings outside the main compound

Question 7
When would you be most likely to visit Tolay Lake Regional Park?

	Response Percent	Response Count
Weekends – Saturday and Sunday	64%	411
Weekdays – Monday through Friday	40%	257
TOTAL	**100%**	**638**

Question 8
Please provide any additional comments.

Below is a summary of the most frequent comments:

- Keep the park quiet and natural. Prioritize natural conservation and restoration, including: lake and wetlands, native grasslands, bird and other wildlife habitat; as well as education. Plan access and visitor activities to be consistent with these priorities.
- Please open the park on weekdays. A number of respondents would also like to see hours expanded to include earlier mornings or evenings.
- The park is beautiful; we love it.
- Please allow hang gliding/paragliding at the park.
- Thank you for good work on the park so far, making it available and giving us the opportunity to provide our input.

- Please improve trails and trail maintenance. Create more multi-use trails, loop trails.
- Please improve the road leading into the park.

DEMOGRAPHIC QUESTIONS

At the end of the survey, respondents were asked a brief series of demographic questions in order to help ensure that the process has broad, representative participation. Results are detailed below.

Question 9 **What is your zip code?**		
	Response Percent	**Response Count**
94952 (Petaluma)	17%	103
94954 (Petaluma)	16%	96
95476 (Sonoma)	7%	44
95472 (Sebastapol)	4.9%	29
94928 (Rohnert Park)	4.7%	28
95401, 95404 (Santa Rosa)	4.4%	26
95405 (Santa Rosa)	3.6%	21
95403 (Santa Rosa)	3.4%	20
95407 (Santa Rosa)	2.5%	15
94931 (Cotati), 95492 (Windsor)	2.4%	14
95409 (Santa Rosa or Kenwood)	1.5%	9
94558 (Napa), 94951 (Penngrove)	1.4%	8
95446 (Guerneville)	1.2%	7
94945, 94947, 94949 (Novato)	0.8%	5
94611 (Oakland or Piedmont), 94704 (Berkeley), 95442 (Castro Valley), 95465 (Occidental)	0.7%	4
94110 (San Francisco), 94559 (Napa), 94709 (Berkeley), 95448 (Healdsburg)	0.5%	3
94114, 94117, 94530, 94534, 94591, 94609, 94707, 94903, 94904, 94925, 95060, 95402, 95462	0.3%	2
89508, 90210, 92211, 93907, 94043, 94062, 94063, 94115, 94118, 94122, 94303, 94505, 94508, 94510, 94549, 94567, 94577, 94590, 94596, 94597, 94605, 94610, 94618, 94701, 94706, 94708, 94720, 94801, 94923, 94926, 94930, 94939, 94941, 94955, 94971, 94975, 95003, 95073, 95425, 95433, 95436, 95439, 95441, 95444, 95445, 95475, 95487, 95497, 95746, 95757, 95952, 95954, 96003, 97456	0.2%	1
TOTAL	**100%**	**591**

Question 10 **What is your age**? *(please check one)*		
	Response Percent	**Response Count**
26-55	53%	324
55-65	29%	176
65+	13%	80
18-25	4%	23
Prefer not to answer	2%	10
17 and under	0%	0
TOTAL	**100%**	**613**

Question 11 **What is your race or ethnic identification?** *(check all that apply)*		
	Response Percent	**Response Count**
White	82%	494
Prefer not to answer	9%	54
Asian or Pacific Islander	4%	23
American Indian or Alaska Native	5%	30
Spanish, Hispanic or Latino	3%	20
Other	3%	16
Black/African American	0.3%	2
TOTAL	**N/A***	**599***

Note: Since respondents were asked to check all responses that apply, the percentages of each response selected may add up to more than 100%, and the response count total is larger than the number of respondents to the question.

Question 12
Please provide your contact information below if you would like to be kept informed about the Tolay Lake Regional Park Master Plan project.

Contact information provided was added to the Tolay Lake Regional Park Master Plan contact list.

TOLAY LAKE REGIONAL PARK MASTER PLAN
SUMMARY OF COMMUNITY WORKSHOP #1

prepared by:

MIG

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June 2013

I. Introduction

Between January and June 2013, the Tolay Lake Regional Park Master Plan project team conducted a variety of public engagement activities designed to solicit stakeholder and community input regarding desired future activities in the park. The two properties comprising Tolay Lake Regional Park are relatively recent acquisitions, and the park is currently open to limited public access through the Day-Use Permit Program, as outlined in the 2008 Interim Plan. The Sonoma County Regional Parks Department is now preparing a long-term Master Plan for the park which will address the creation of permanent improvements and increased public access.

The master planning process, which will take approximately two years, is divided into three major phases. Community Workshop #1, covered in this summary, was part of Phase 1, "Discovery." The Community Workshop took place on June 15, 2013, at Tolay Lake Regional Park.

II. Outreach

The workshop was promoted and advertised through a variety of methods, including:

- Direct mailing of postcard to Tolay Lake Regional Park mailing list that has been compiled from events, planning meetings, and inquiries through various planning and outreach projects since before the acquisition in 2005 to the present
- E-mail announcement to Regional Park Members, Tolay Lake Regional Park Day Use Permit Holders, and E-News subscribers
- Posting on the Sonoma County Regional Parks website, and Regional Parks Facebook page
- Press release to local media

III. Workshop Format

The workshop was conducted by Sonoma County Regional Park Department (SCRP) staff with assistance from the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD), Master Plan consultants MIG, Inc., and Master Plan project partners. Each participant received an agenda, a fact sheet, a copy of the community questionnaire, a handout on how the public can continue to be involved in the Master Plan process, and a comment card. The workshop was opened by Caryl Hart, Director of SCRP, who welcomed participants and introduced team members. Next, Steve Ehret, SCRP Park Planning Manager and Master Plan project manager, and Jacob Newell of SCAPOSD gave a brief overview and history of the properties comprising Tolay Lake Regional Park. Carolyn Verheyen and John Baas of MIG followed with a PowerPoint presentation which provided an overview of the Master Plan project, including a summary of input received from stakeholders and the public to date.

At the conclusion of the overview presentation, workshop attendees were directed to take part in the "walking workshop" that followed. This consisted of three different

stations where participants could view a map of the park, learn about different aspects of the master plan and contribute ideas relevant to each subject. The three stations were as follows:

- Natural and Cultural Resources and Agricultural Practices
- Recreation and Trails
- Education and Helping People Visit Tolay Lake Regional Park

The "walking workshop" period was split into three sessions of twenty minutes each. A bell was rung to mark the end of each session, and participants were encouraged to move from station to station, although they were free to remain in place if they were particularly interested in one subject area. During each session, facilitators asked the group questions specific to the subject matter and recorded participants' ideas and comments on flipchart paper.

Two additional unstaffed stations were set up to receive participant input through written comments. Station 1, entitled "Park Vision: Ideas We've Heard," summarized public and stakeholder input so far regarding the overall vision for Tolay Lake Regional Park, and provided a large sheet of butcher paper and a map for participants to contribute their further visioning ideas. There was also a separate comment station where participants were welcomed to write any further general comments.

After one hour of "walking workshop" discussions, the larger group reconvened for a final question-and-answer and comment period. The meeting facilitator then reminded participants of the next steps in the process and additional participation opportunities including visiting the project website for further information. Participants were asked to submit comments prior to July 15th, when the next phase of planning begins, with additional workshops and other opportunities to participate. Participants were also encouraged to provide additional written comments via comment cards and to complete the Community Questionnaire if they had not already done so, either at that point or prior to July 15th.

IV. Workshop Participation and Results

Participation

Over 50 stakeholders and members of the public attended the workshop. The majority were Sonoma County residents, although there were also a number of attendees from the greater Bay Area. A variety of stakeholder groups were represented, including residents, local land owners, the Federated Indians of Graton Rancheria (FIGR), various public agencies, and representatives of specific user groups.

Results

Participants' comments are summarized below by workshop station and subject matter. Comments that were submitted through comment cards, emails or the general comment

board at the workshop have been combined with comments from each workshop station depending on subject.

Station 1: Park Vision: Ideas We've Heard

Station one included a poster with a summary of ideas that SCRP has heard so far regarding an overall vision for the park, as follows:

- Tolay Lake Regional Park is an outdoor recreation destination.
- Tolay Lake Regional Park is a thriving, ecologically functioning landscape.
- Tolay Lake Regional Park has high potential for innovative and interactive interpretation and environmental education.
- Tolay Lake Regional Park has deep spiritual significance.

Participants contributed comments on all of these aspects of the vision. These comments are summarized below.

- A wide range of preferences for recreational options or uses was expressed. While many participants contributed ideas for specific recreational and/or sporting uses, others urged an emphasis on preserving and supporting the existing natural and cultural resources and maintaining the serene nature of the park.
- Many participants expressed concerns about controlling dogs within the park, both for the protection of wildlife and increasing visitors' enjoyment of the park's natural resources. Suggestions ranged from a complete ban on dogs to keeping dogs on leash or within a limited, possibly fenced area away from trails and sensitive habitats.
- A number of participants emphasized the importance of protecting the spiritually significant aspects of the park for Native American culture and traditions.
- A few participants noted that it might be difficult to contain all these interests within the park to everyone's satisfaction, and some suggested solutions involving the creation of zones for different uses.

Station 2: Natural and Cultural Resources and Agricultural Practices

Natural Resources

At Station 2, the following questions regarding natural resources were posed to participants:

- What are the most appropriate approaches to grasslands management?
- What types of habitat (oak woodlands, riparian areas) should be restored or expanded?
- What is the best way of controlling invasive species and erosion?

Participants commented that the following considerations regarding protecting natural resources in the park were important:

- Protection and planting native plants, grasses and trees; removal of invasive plant species
- Protection of wildlife and wildlife habitat, including:
  - Keeping trails, dogs (and people) away from wildlife habitat and environmentally sensitive areas
  - Protecting birds (either in general or making reference to specific species).
- Approaches to restoration of natural resources including focusing on particular areas, long-term approach to monitoring and adaptive management
  - Grazing can be used as a method of grassland management.
- Restoration of Tolay Lake
- Maintaining and facilitating enjoyment of the scenery and views; facilitating connections to other regional resources

Cultural Resources

Participants were also asked the following questions regarding cultural resources:

- What level of protection should be considered for historic resources?
- How should costs of protection be addressed?
- How can pre-historic resources best be protected?
- How should historic and pre-historic cultural resources be managed to enhance visitor experiences?
- How should historic buildings be used to enhance visitor experiences?

Participants expressed a number of ideas for protecting and managing cultural resources, as follows:

- It is important to protect historic and pre-historic cultural resources. Education is an important part of doing so.
  - Use cultural resources to educate visitors. Clarify the link of cultural resources to habitat restoration and the use of natural resources.
  - Use appropriate interpretation to educate visitors about historic and pre-historic resources and to place them in context.
  - Recreate historic culture in a respectful and quiet fashion – not “Disneyland.”
- Historic buildings and other features can be restored or re-used.
- However, a balance needs to be found between fully addressing the park’s history and the prohibitive cost of restoring all cultural resources.
- It’s crucial to protect and feature Native American culture, and involve the tribe in education, interpretation and preservation.

Agriculture

Questions asked at Station 2 regarding agriculture in the park were as follows:

- How can grazing and other agricultural practices be carried out so they are compatible with recreational uses?
- How can pre-historic, historic and current agricultural practices best be preserved and interpreted?
- What types of participatory agricultural activities should be available?

Participants' comments regarding the use of agriculture in the park are summarized as follows:

- Many participants would like to see a certain amount of agriculture in the park. Suggestions included adding working gardens or farms, possibly a community garden, and that the focus be on local, organic and sustainable practices. These could also be used as an educational resource, demonstrating diverse agricultural methods.
- Grazing, used as a method of vegetation management, could also include an interactive educational element.
- Various other ideas about how to incorporate agriculture in education at the park were expressed at Station 4.

Station 3: Recreation and Trails

Participants at Station 3 were asked the following questions regarding recreation and trails:

- What types of trails would you like to see at Tolay Lake Regional Park?
- What types of recreation activities are appropriate at Tolay Lake Regional Park?
- What types of overnight use (camping, bunkhouses) are appropriate at Tolay Lake Regional Park?
- What types of special events are appropriate at Tolay Lake Regional Park?

The wide variety of participants' suggestions regarding recreation and trails included:

- Trails for observing nature, including bird watching trails with blinds (possibly around the lake) and interpretive trails.
- Trails tailored for various uses including equestrian, running, or leading to sports areas.
- Expanding the trail system and linking to other regional trails or locations. Several noted that it's necessary to consider private property issues when doing this.
- A few participants recommended specific changes to trails such as removing the causeway over the lake.
- Activities focused on enjoyment of natural resources and wildlife, including: bird watching (with birdwatching trails, blinds created around the lake); viewing native plants (this could also include sales of natives.)

- Hiking and walking activities, including: educational hikes and nature walks for school classes and different age groups; dog-walking.
- Equestrian use and features supporting it including: a place for horse trailers to park and appropriate trails.
- Sports uses, lessons and education including: biking/mountain biking; hang gliding/paragliding; Frisbee golf; races or marathon events (biking, cross-country); and archery.
- Volunteer assistance activities including: trails work; vegetation management.
- Camping, including tent camping or perhaps cabin accommodations for school or scouting groups.
- Allowing night access, which could include activities such as stargazing/astronomy or night hikes and moonlight tours.
- Many participants urged that protection of natural resources be considered in all recreational uses. Areas could be limited, and visitors must be educated about this.
- Suggestions for special cultural events and festivals included: outdoor theatre or music; art festivals; festivals and events focused on natural and cultural resources and history; agriculturally themed events; and holiday events. The park could include a community events center of some kind.
- A few noted that all these recreational events and uses could be revenue generators for the park.

Station 4: Education and Helping People Visit Tolay Lake Regional Park

Accessibility and Ease of Visiting

The following questions were asked of participants at Station 4 regarding making the park easier for everyone to visit:

- How can we make Tolay Lake Regional Park easier to visit for all types of people?
- What should be done at Tolay Lake Regional Park to make it accessible for the disabled?

Comments made by participants regarding accessibility and ease of visiting are summarized below.

- Improve the entrance road, perhaps create an alternative entrance.
- There need to be at least some accessible trails for disabled and seniors. Americans with Disabilities Act (ADA)-accessible trails, paved trails, and possibly boardwalks in wet areas could all be useful.
- Create multi-use bridges to improve access over waterways.
- Add more and more accessible restrooms and rest areas – along trails, around park – and also accessible picnic areas.

- Make it easier to get to the park via transit or without driving. This might include creating better bike access.
- Other general ideas for making it easier to visit the park included: expanding the park hours to include more days, evening and nighttime hours; good maps; and more parking.

Education and Technology

Participants at Station 4 were also asked the following questions regarding education and the use of technology at the park:

- What types of educational programming should occur at Tolay Lake Regional Park?
- How should technology be used to enhance visitor experiences at Tolay Lake Regional Park?

Participants' many suggestions for educational programs and the use of technology to support them included:

- A variety of tours, talks, storytelling and classes. These could be used to publicize the park and draw more users.
- Use local resources and groups that are already involved with the park; bring in events/groups that are part of the Fall Festival such as the animal groups to the park at other times of year.
- Create a park docent program with training. All stakeholders could participate in supporting this program.
- Could also create volunteer opportunities, such as trails work or patrols.
- Provide education for all ages, including children/school groups.
- Environmental classes and stories, including subjects such as nature and wildlife in the park and avoiding natural hazards.
- Agricultural and gardening practices for all levels; permaculture and organic land management, ecosystem management; gardening and nutrition; sustainable pest management; also related features such as a farmers' market.
- Education on themes such as the history, future and stewardship of the land. Emphasize a sense of place and the sacred/magical aspect of the land, noting that the park can also be a place to come and just enjoy the land.
- Education on cultural history including historic house or farm exhibits, Hispanic history, and Native American cultural traditions.
- Nighttime programs including astronomy. This would also serve the purpose of providing activities for campers.
- Health-oriented programs for various ages including fitness, meditation and retreat programs.
- There could be interpretive signs or panels, historic photos, etc. throughout the park.

- Focus on using online resources to enhance the park experience. This includes enhancing the website, including more information on the park and what to expect when you visit; using interactive social media; and ideas such as live webcams to watch migrating birds.
- Possibly create specialized apps for the park, and include scan panels on interpretive signs. Also provide podcasts or tapes for self-guided tours.

Comments on Public Participation

A number of workshop attendees commented on their appreciation of the opportunity to contribute input and that they felt the workshop was well-organized and facilitated.

Tolay Lake Regional Park Master Plan Workshop #1
June 15, 2013
Appendix A: Participant Comments

Station 1: Park Vision: Ideas We've Heard

- Daytime music and arts faire
- Native plant restoration of all types – grasses, bushes, trees, etc. Get out the invasives. All the different habitats present: woodlands, riparian, wetlands, grasslands. Get the animals back – Elk?
- Dogs on leashes with responsible owners
- No dogs please. They drive out native animals. Also – visitors will see much less wildlife with dogs allowed
- Fenced dog park away from sensitive wildlife areas – i.e. Ed Leven Park in Santa Clara
- Develop park with connectivity of historic road (No cars, 2 access points), but have uses within zones (hiking, horses, emergency vehicles)
- Move the parking lot for horse trailers to the old barn at the top of the hill so that trucks and trailers that can't make it up the hill can still come to enjoy the park
- Tolay Lake could be the premier hang gliding and paragliding training center (and only one to date in Sonoma County)
- Entrance off of 121?
- Overnight camping
- Archery range
- Astronomy
- Benches (dedication)
- Remove causeway trail from the lake. Should not be trail in the sacred lake
- Continuation of the East ridge trail to hook up behind Vista Pond
- My concern is for all the grassland bird species of special concern. There needs to be protection of these species, especially from dogs and people going off the trail. Keep trails away from sensitive areas.
- Cultural resource protection – very important
- Local agricultural products – flowers, food education
- No dogs, or dogs limited to certain areas
- No dogs on horse trails.

Station 2: Natural and Cultural Resources and Agricultural Practices

Natural Resources

- Concentrate in a few areas to restore
- Support and protect birds
    - Pacific flyway
- Bird blinds along lake
- Lake restoration improvements for natural and cultural reasons
- Prevent mosquito habitat

- Facilitate views
  - Connections to other special places like Mt. Diablo and Mt Tam
- Don't cluster many uses around or near lake; keep that area peaceful
- Education is a huge part
- No dogs off leash near farm animals or wildlife
  - Consider dog-free zones
- Protect grassland birds
  - Dogs off leash - how to enforce this?
- Need long approach to monitoring/assessing impacts, and uses
  - Adaptive management
- Acre feet of lake?
- Grazing
- Grazing improvement for vegetation management for fire protection
  - Private land

Cultural Resources

- Display to explain cultural resources and history
  - Link to habitat restoration
    - Plant uses: medicine, tools etc.
  - Re-creation of housing, life crafts
  - Not a Disneyland feel
  - One of the most sacred places -- must respect this
  - Quiet experience
- Use to demonstrate what Central Valley was
- Restore old historic road from 121 - but not for cars
- Consider secondary access
- Building condition
  - Several buildings can be re-used

Agricultural Practices

- Some agriculture is OK
- Native plants - demo garden
  - Nursery
- Local gardens: Vegetation/flowers
- Add a working farm - organic and sustainable
- Farm - possibly lease this out
- Include an interactive element in grazing and farm practices
- Show diverse agricultural methods from small farmer
- Trace the evolution of the Cardoza Era (e.g., economic, environmental, cultural)
- Essential to protect prehistoric resources from theft
  - Need appropriate interpretation
  - Contextualize it
- Cost-prohibitive to address all of history
  - Don't feel need to preserve all buildings
  - Keep all stories alive
  - Be present to this time

Station 3: Recreation and Trails

- Bird watching
- Equestrian
- Hike in camping
- Fall festival
- Education series
  - Kids
  - Adults
  - Class hikes
  - Nature walks
- Bicycling
- Dog-walking
- Hang Gliding and Paragliding
- Frisbee golf
- Scouting: camping
- Adopt-a-trail with high schools
- High school cross-country races
- High school mountain bikers
- Running events - marathon fundraisers
- Farm and ranch events
- Trail work - development maintenance
- Canoeing, kayaking
- Dispersed picnic area
- Trails - multi-use and specialty trails use
- Single track and fire road - multi-use (Annadel)
- Loop trails
  - Connections - varying sizes
- Trail to hang gliding launch
- Bird watching trails around the lake
- Interpretive trails
- Maximum number of miles of trails to accommodate users
- Limiting use for dog walk trail areas
  - Compatible uses
- Links to local and regional trails
  - Be considerate of private property issues, easements
- Overnight use
- Keep in park center
- Night sky stargazing
- Equestrian trailers
- Scout jamborees
- Tent camping
  - Could benefit visitors from farther away
- Yurts/bunkhouses for school groups (in park center)
- Revenue generator
- Vegetation management
  - Including restoration of native plants, burning, grazing, etc.

- Recreation
  - Understand sacred areas
    - Interpretation/awareness
- Night access
  - Observing nature, astronomy
  - Special guided tours, permits
- Overnight use
  - Small camping area in park center
  - Moonlight tours
- Special Areas!
- Renaissance faire
- Limited amplification
- Cultural history events
  - Mission days
  - Agricultural history (scything)
- Music concerts
- Lesson set for hang-gliding
  - Exposition of sport
- Equestrian event
  - Poker ride, Wildflower ride, cultural ride and limited distance
  - Trailer rodeos
- Full moon events
- Archery festival
- Art festival
- Sheep herding for dogs
- Shakespeare - outdoor performances
- Outdoor theatre
- Special Events
  - Fourth of July fireworks viewing from East Ridge
  - Fall festival (noncommercial)
  - Spring festival (focused on native tribes)
    - Lake, river
- Native plant sale
  - Native plant nursery on site
- Consider issues of trespassing onto adjacent properties
- Dirt trails for running
- Expanded system
- Extend ridge trail and loop (to raceway)
- Lose the causeway trail
- Blinds on trails to observe nature
- Include interpretive signs
- Remove invasive plants - e.g. star thistle

Station 4: Education and Helping People Visit Tolay Lake Regional Park

Accessibility

- Fix roads
  - Fill in ditches – if not needed for drainage
  - Flatter?
- A few paved paths for access
- Need good accessible trails if hosting low impact exercise for seniors
- Continued tribal use
- Access
  - More days, evening hours
  - Full moon - night time
- More transit
- Adopt-a-neighborhood program?
- Restrooms
  - Between two parks
  - Rest areas
  - Along trails
- ADA trails - loop around lake
  - Boardwalks in wet area
- Multi-use bridge – creek crossings at Sears Point Rd.
- Having shuttles for access
  - Transit from Petaluma (non-driving)
    - Bikes?
- Expanded parking
- Accessible picnic areas
  - Easy to get to – transportation to them for ADA
- Well printed maps

Education

- Astronomy events
  - School trips
- Environmental classes
  - Farming
    - History of ranch, cultural history
  - Birding
- Wildflowers
- Awareness of natural hazards
  - Ticks, snakes, etc.
- Historic aspect of ranching
- Native American history
- Features of Annual Festival - have year-round or at other times
  - Reptile group
  - Animal rescue
- Historic house set-up

- Astronomy
- Gatherings on history, natural history
  - Give tours with stories
- Learning Centers
  - Gardening - all levels
  - Permaculture
  - Organic pasture and land management - for park and neighbors
  - Pest and weed cycles, weather - How to prepare
- Ecosystem management
- Traditional ecological knowledge
  - Gardening and wildland practices
  - Nutrition/gardening
  - Use local resources
- Farmers market
- Low-impact exercise for seniors – flat terrain
  - Need good trails
- All history - talks
  - Hispanic
  - Native
  - California (CA) history society is a resource
- Storytelling
  - For kids
- Wildlife info/stories
  - for kids (at pumpkin patch)
- Full moon – night time programs
  - Meditation
  - Programs for campers (help control, provide activities)
  - Evening dinners
  - Retreats (no RVs)
- Publicize the park through oral history programs
  - Everyday life
  - Farming
  - Cultural traditions
    - Miwok stories
  - Geography speaks for itself with view of all 4 highest mountain peaks in area
- Beautiful historic photos with info in parking lot and buildings
  - Tule Elk
  - Grizzly
- Docent-led theme hikes
- Interpreter panels all over
  - On trails
- Docent training
- Photography workshops
- Volunteer opportunities
  - Trail maintenance
  - Patrols

- Use existing resources to create educational programs
  - Astronomical society
  - Existing groups/programs
    - Native plant society
    - Graton Rancheria
- Continuation of child education
- Education on themes
  - History (and future!) of land
    - Stewardship
  - History of sacred aspect of land (not Disneyland!)
- Also a place to come, do nothing!
- Create a sense of place with the land - especially for kids
- Opportunities to help with stewardship
  - The sense of arriving at a magic place
- Docent training
  - All stakeholders participate
  - Rich, deep store of knowledge

Use of Technology

- Self-guided tours
  - Podcasts or tapes
- Educational Apps
  - Have scan panels on interpreter signs
  - Have embedded signage and interpreter panels
  - Cows destroy them otherwise – have portable fencing to keep them out?
- Enhanced website
  - History
  - What to expect
  - More info for new visitors
  - Create specialized apps for park
- Apps/Facebook – use interactive social media
  - Reach youth, all groups
- Live webcams
  - migrating birds
- Solar panels or wind for power

General Comments

- Community events center – 150 people, resident Lakeville
- Are the flowers around the park native flowers?
- Short-eared owls have been seen here, yes? If so, they should be added to the list of special-status wildlife occurrences. Wintering habitat is important even if they are not nesting here.
- Why is it that plants like the ones we have around the park aren't sold in the stores?
- A place for community gardens

- It sounds and looks like the park wants to satisfy too many diametrically opposed interests to do a good job on any of them. Needs to define what public services and direction it should emphasis for this unique location
- Some plants and flowers have a mixture of colors. Is that their exact natural color?
- Why are most of the trails hidden
- Most of these flowers are rare like the animals. Is this true?
- Thank you Ranger Brandon for welcoming horses!
    - Thank you!!

Comment Cards

- Wonderful! Lots of good ideas. The right people attended. Thanks!
- I was very impressed with the format of the workshop! We are very excited about all of the activities proposed and look forward to the next step in the process.
- Thank you for the opportunity for public forum. Great workshops and facilitation.
- Thank you for the workshop. It was a good format. I have concerns that I would not like to see hang gliding. I would like to see active Native American tribe Graton Rancheria be involved in the education, interpretation, land restoration – that's in order for tribal use of cultural practices, gatherings, etc. I would like to see ecological knowledge be incorporated in land management and restoration of land.
- Please emphasize the unique resources here in planning activities and facilities. Do not need all the activities (people, cars, etc.) offered elsewhere. Keep the serene nature of the park – restore the lake, permits, with low-moderate intensity of activities.

Comments Submitted via Email

Email Comment #1

I want to support ideas for equestrians, especially a circular route that goes up to 3 Bridges and comes down on the other side.

Gates that open towards the center of the trail rather than facing a drop off would also be appreciated (one in particular above the vineyard).

Some native trees along the trails would be much appreciated. Perhaps native trees had been removed to make the place more farmable.

It would be great to have one place under a tree near a trail where bicyclists, hikers, or equestrians can stop on a bench and enjoy a view while sitting. I would consider contributing by dedicating a bench for my late husband who enjoyed riding his horse there with me. For that and other reasons, Tolay is very special to me to be user friendly for horses.

Email Comment #2

I am a dog owner and enjoy walking and hiking with my dog. However, I would like to advocate that Tolay be a dog-free zone.

For approximately ten years I lived in Los Altos near the Rancho San Antonio open space park. Dogs were not allowed in that park. I was not aware of that during the time I used the park, but was struck by it when I visited the park again after having moved to back to Petaluma. When I ran or hiked in Rancho San Antonio, I often saw wildlife. In some cases, I shared the trail with the wildlife. This ranged from wild turkeys and deer to bobcats and snakes. When I hike in parks around Petaluma, I rarely see wildlife. I know it is there, but I don't see it. I can't help but think that this is due to the fact that dogs are allowed in almost every park near Petaluma. The only park nearby that bans dogs is Olompali, but that park is adjacent to an area that does allow dogs. I have seen dogs in Olompali, chasing deer.

Unfortunately, no matter how many dog owners are responsible, there is no way to police an entire park and there are always dog owners who ignore leash rules. At a park as large as Tolay, it would be very difficult to effectively guarantee all dog owners would follow the rules.

I would really like to have one park nearby that is dog free and where wildlife can become accustomed to seeing people without fear of being chased.

Email Comment #3

This Park needs a frisbee golf course.

Email Comment #4

I'd like to make a few short general comments:

1. I'm all in favor of keeping the park as quiet and unspoiled as possible for wildlife and people. Dirt trails rather than asphalt. Hiking, rather than mountain bikes or horses. Maximize opportunities for quiet walks in nature viewing wildlife - without disturbing it, so far as that is possible. Minimizing games, noise, etc. except perhaps in small, limited areas closest to the buildings and parking lot.

2. It would be wonderful if it would be possible to attempt some native grassland restoration to replace some of the vast amounts of nonnative invasive grasses.

3. Whatever is most respectful to the Native Americans in terms of returning the "charmstones" to where they feel they ought to be…

Thank you for the opportunities for public comment!

TOLAY LAKE REGIONAL PARK MASTER PLAN
SUMMARY OF COMMUNITY WORKSHOP #2

100 Adobe Canyon Road
Kenwood, CA 95452

February 2014

I. Introduction

The Sonoma County Regional Parks Department is currently preparing a long-term Master Plan for Tolay Lake Regional Park. The two properties comprising Tolay Lake Regional Park are relatively recent acquisitions, and the park is currently open to limited public access through the Day-Use Permit Program, as outlined in the 2008 Interim Plan. The Master Plan will address the creation of permanent improvements and increased public access.

The Tolay Lake Regional Park master planning process, which will take approximately two years, is divided into three major phases. During Phase 1, "Discovery," which took place between January and June 2013, the Tolay Lake Regional Park Master Plan project team conducted a variety of public engagement activities designed to solicit stakeholder and community input regarding desired future activities in the park. During Phase 2, "Plan Development," the project team is developing the Master Plan based on this input, as well as evaluations made on the basis of consistency with existing Regional Parks policies; impacts on health and safety; impacts to neighbors; costs to build, operate, and maintain; and consistency with federal, state and local environmental laws. The first step in Phase 2 was to develop conceptual plan alternatives for park development. The purpose of Community Workshop #2 was to get stakeholder and public feedback on the conceptual plan alternatives. This feedback will be factored into development of the draft Master Plan. Community Workshop #2 took place on January 16, 2014, at the Petaluma Community Center.

II. Outreach

The workshop was promoted and advertised through a variety of methods, including:

- E-mail announcement to Regional Park Members, Tolay Lake Regional Park Day Use Permit Holders, and E-News subscribers
- Posting on the Sonoma County Regional Parks website, and Regional Parks Facebook page
- Advertisement in La Voz, a bilingual English-Spanish newspaper serving Sonoma and neighboring North Bay counties
- Press release to local media

III. Workshop Format

The workshop was conducted by Sonoma County Regional Park Department (SCRP) staff with assistance from the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD), Master Plan consultants MIG, Inc., and Master Plan project partners. Each participant received an agenda backed with information on how the public can continue to be involved in the Master Plan process; handouts on the park Vision, conceptual plan alternatives and interpretive concepts; and a comment form.

The evening began with a half-hour Open House, during which participants were encouraged to view displays depicting existing conditions at the park and detailing conceptual plan options. Three alternatives were detailed, with Alternative Option A having the smallest development footprint and Alternative Options B and C having successively larger footprints. Potential interpretive concepts and "story zones" giving information about different aspects of the park's natural, cultural and agricultural history were also listed, with a map displaying where these zones might be located. The following displays were included:

- Site Alternatives Framework, including:
  - Vision for Tolay Lake Regional Park
  - Highlights for Tolay Plan Alternatives
  - Potential Interpretive Concepts and Story Zones
- Plan Alternatives Table showing Planning Issues as addressed in Alternatives A, B and C
- Existing Conditions Maps:
  - Overall Project Area
  - Northern Park Core Area
- Conceptual Plan Maps:
  - Interpretive Plan with Proposed Interpretive Elements for Overall Project Area
  - Conceptual Site Plan Maps for Overall Project Area: Option A, B and C
  - Conceptual Site Plan Maps for Northern Park Core Area: Option A, B and C

The workshop portion of the evening was opened by Caryl Hart, Director of SCRP, who welcomed participants and introduced team members. Next, John Baas of MIG gave a PowerPoint presentation which provided an overview of progress on the Master Plan process to date and information regarding next steps.

At the conclusion of the overview presentation, Carolyn Verheyen of MIG explained the format of the "walking workshop" that followed. This consisted of two different stations where participants could view maps showing conceptual plan alternatives for the park, ask questions and contribute their feedback. (Three stations had originally been planned, but the number was reduced in order to allow more time for participants at each station.) The two stations were as follows:

- Station 1: Alternatives for Planning Issues; Conceptual Plan Options for Overall Project Area; Proposed Interpretive Elements
- Station 2: Conceptual Plan Options for Northern Park Core Area; Proposed Interpretive Elements

Workshop attendees were split into two groups of approximately equal size and given approximately 25 minutes to participate in discussion at each station. A bell was rung to mark the end of each session, at which time the groups switched places. During each session,

facilitators and project staff answered participants' questions and recorded their feedback on flipchart paper.

At the conclusion of the "walking workshop" discussions, the larger group reconvened for a final question-and-answer and comment period, facilitated by Ms. Verheyen. She reminded participants of the next steps in the process and additional participation opportunities including visiting the project website for further information. Participants were asked to submit comments prior to February 10th, when the next phase of planning begins, including an additional workshop and other opportunities to participate.

Participants were also encouraged to provide additional written comments via comment form. Since several participants had individual discussions with team members that were not recorded, Ms. Verheyen also urged participants to make sure they included any comments from these discussions on their comment forms. Ms. Verheyen clarified that participants need not support all elements of any given Alternative as a whole, but that they were free to "mix and match," or to make other suggestions. To this end, she also suggested that participants could mark their copy of the Alternatives Table handout to show which option they preferred for each planning issue.

IV. Workshop Participation and Results

Participation

Over 40 stakeholders and members of the public attended the workshop. The majority were Sonoma County residents. A variety of stakeholder groups were represented, including residents, local land owners, the Federated Indians of Graton Rancheria (FIGR), various public agencies, and representatives of specific user groups.

Results

Participants' questions and comments, both those spoken during the workshop and written comments submitted via comment form or another method provided, are summarized below.

General Comments

During the workshop and on their comment forms, participants commented on a wide variety of aspects of the conceptual plan alternatives and the plan process.

Intensity of Park Development and Impacts

A number of participants expressed reservations regarding the intensity of proposed development in the park, particularly of Alternative Option C with its fairly large footprint, and possible impacts on the park's serene, wild nature. Several noted that increased, unpermitted use will require greatly increased maintenance and management to ensure fee collection and rule enforcement, as well as calling for user responsibility. They referred to examples of other parks in the region where the property and features such as trails have degraded quickly due to popularity and inconsiderate use. Although many participants hope to see expanded features

and opportunities for activities at the park, there was some concern expressed that since the park is isolated and not easy to get to, development at the level of Option C would outstrip demand. Representatives of the FIGR also requested that certain vulnerable or sacred areas be protected from the impacts of greater park usage.

Participants noted concerns as well with the idea of overnight stays – whether camping or in buildings – and the associated impacts. It was suggested that such uses at least be concentrated in one part of the site, leaving large areas of the park open to landscape and wildlife. Some concern was also expressed that the cost of overnight stays in buildings would be exclusionary – campsites might be more inclusive and less disruptive.

Many participants were interested in seeing a mix of the options presented. It was noted that the master plan could be scalable; it's easier to plan for maximum use but not necessarily carry out all provisions of the plan, or to develop the park in phases.

Accessibility

Participants expressed concerns about accessibility to and within the park, both in general and as regards access to roads and trails. They commented that the main access road, Cannon Lane, needs grading or paving and improved drainage, and that this should be addressed no matter what level of development is chosen for the rest of the park. It was also noted that the adobe soil makes trails hard to maintain, with cracked, uneven surfaces for which it is difficult to compensate.

Other Development Issues

Other issues addressed included the location of parking, which some participants commented should remain where it currently is, or near the building at the top of the Cannon Lane entrance Road. Some comments addressed the renovation of buildings. It was noted that, while some of the buildings certainly need renovation in order to enhance their usage – the uneven floor surface in the Old Stone Barn was called out as an example – it's important to preserve their historic character. Participants made suggestions regarding funding of renovations or new buildings, including using donated funds to avoid an increase in County park taxes.

Trails, Hiking and Equestrian Uses

Many participants strongly support expanding trails throughout the park, with more trails, bigger loops and clear directional signage. Opinion on the level of trail development and the types of trails was divided, however. Some participants favor multi-use trails allowing bicycling and horse riding. Others were chiefly interested in using the trails for hiking and to enjoy the landscape, plants and wildlife. Some of those in the latter group expressed a desire to limit or even outright opposition to multi-use trails, maintaining that the trails are destroyed by bikes and horses, and that such uses should be limited to established roads.

A number of strong advocates of equestrian use among the attendees detailed specific accommodations that they would like to see at the park, including equestrian parking in an

open and level area, water troughs with an easily accessible water source, and equestrian trails of varying length with features such as picnic tables and hitch rails in natural settings.

Involvement

Regular users of Tolay Lake Regional Park were well represented among the attendees, and they showed strong enthusiasm and support for the enhancement of the park. Several participants commented on their appreciation of the opportunities provided for them to give input, and their approval of the process as well planned and inclusive.

Questions

Participants also asked a number of questions throughout the workshop, on subjects including the following:

- How the conceptual plan alternatives differ, and whether the different options can be combined or phased
- Levels of development
- Historic conditions and uses of the park
- Timing of transfer of property to the County by the Sonoma Land Trust, and when development might begin
- Impacts on and potential restoration of plants, wildlife and the landscape
- Nature of trails planned (number, mileage, seasonality) and rules regarding trails
- How camping and overnight stays will be administered, and concerns regarding affordability of these options
- Details of specific uses such as equestrian use
- Funding for park development and ongoing operations, and issues related to possible revenue-creating uses
- Requests for information including availability of conceptual maps and volunteer opportunities at the park

Support for Alternative Options

The comment form was set up to allow participants to indicate their level of support for the Alternative Options A, B and C for each of the three park areas, as well as to provide general or specific comments regarding park features or amenities they support or oppose. Nineteen comment forms were received, and two participants submitted a marked-up copy of the Alternatives Table to indicate their preferences for specific planning issues.

Northern Core Area

The majority of comment form respondents supported Alternative Options A and B for the Northern Core area. Response to Alternative Option C was more evenly divided, with a slight majority in opposition. A number of respondents expressed concern about the larger footprint of Option C, with its potential for damage to the natural environment and necessity for expanded oversight. Rather than adding features such as overnight accommodations in houses,

food service and additional buildings, they would rather see what is already there preserved, developed and upgraded, with an emphasis on the natural environment and interpretation of the agricultural, historic and cultural aspects of the site. Some of these respondents are in favor of overnight camping, but not a bunkhouse or stays in buildings. Other respondents were more supportive of intensive development, including the opportunities for revenue provided by overnight stays, food service and other amenities.

Respondents' opinions regarding alternatives for existing buildings on the site also varied. There was a fair amount of support for some degree of renovation to the buildings, at least those that are in better condition, for varying uses including overnight stays, interpretation, equestrian uses and an artist-in-residence program. Some supported the idea of renovating the Stone Floor Barn for use as a Visitor Center; an equal number opposed it, with one suggesting a new building closer to the parking area. A few respondents supported improvement of the existing "Miwok Village" as a cultural gathering area, as well as continuing to use some of the buildings for maintenance and storage.

Respondents also were in favor of more trails and trail improvements. Suggestions included ensuring that at least some trails are smooth, walkable and ADA-accessible. Trail connectivity, with provision of connecting loop trails, was also called out as important, and it was suggested that accessible trails should run from the buildings out to the lake area.

A number of respondents commented on the north park entrance drive. They were unanimously in favor of improving it, at least to the extent of improved grading and drainage, although not necessarily creating a paved, two-way road. Participants also provided comments in support of specific uses such as bird watching and equestrian use.

Central Park Area

Comment form respondents' levels of support or opposition for the Central Park area alternative options were more varied than those for the Northern Core. Response to Alternative Option A was evenly divided. Option B was supported by twice as many respondents as opposed it; response to Option C was the other way around.

Only a handful of respondents provided comments to explain their response. Those who commented on their opposition to Option C were again concerned about overly intensive development threatening wildlife and habitat preservation, as well as the experience of wilderness. There was some support for more trails in this area; one respondent commented that their support for Options B and C was based on ensuring that there are sufficient trails.

Southern Tip Area

Altogether respondents indicated a greater level of support than opposition for all three Southern Tip area options, although a number were strongly opposed. Some respondents repeated the concerns they had voiced regarding options for the Central Park area.

There was some support for more trails and hiking access in this area, with the suggestion made that the trail plan for Options B or C be added to Option A. Several respondents supported more campsites in this area, but others felt that camping and other development in this area should be minimal due to its environmental sensitivity.

Tolay Lake Regional Park Master Plan Workshop #2
January 16, 2014
Appendix A: Participant Comments

Station 1: Southern Tip and Central Park Area

- What is total # of miles of trails under each option?
- What is the timing of the transfer of the land deed from Sonoma Land Trust to SCRP?
- Will the maps be made available online?
- What constitutes saturation of use?
- Tolay not easy to get to -- destination park
- Intensive uses historically: cattle more impactful than people
- What about resident owl if barn is renovated?
- Difficult to walk on floor in barn
- Not intensive uses in any options
    - Walk-in camping only
    - Equestrian uses
- Option "A" plus some trails from "B" would be good. Option "C" may be too much due to sensitive resources and water constraints.
- Isn't enough demand for option "C," don't see draw due to lack of trees, amenities
- Like extra trails in "C" with option "A" amenities
- Support "B" or "C" for hikers and equestrians
    - Need more trails and bigger loops
    - Need to spread out more
    - Signage is key
- Will trails be seasonal?
- What are key differences in the options?
- Can we phase in from "A" to "C" as more money becomes available?
- Why more ranger residences?
- What is impact on animals and plants?
- Like idea of more trails to enjoy plants and animals
- Is there a plan to restore all native plants?
- Change from pastoral landscape?
- With equestrian center, will there be boarding or day use?
- Are people allowed to go off trail?
- Are there volunteer opportunities?
- Residence for ranger in camping area?

Station 2: Northern Park Core

- Was the lake larger in historic times?
- How will overnight stays work?
- Where is the North Core?
- Is there a map showing all three options?
- When will the property be transferred to the County by the Land Trust?
- FIGR would like to know more specifically where the viewpoints will be located. Also, what exactly will be built or disturbed?
- Where does operations money come from? How will it be financed? Bonds?
- Can high-value options from "C" be added to "A?"
- When can development begin?
- Are we creating a two-tier system, where only affluent visitors have overnight stays?
- Rancheria wants some areas protected
- Concerns regarding ADA compensation on trails: Adobe spoils underlying trails, is uneven and difficult to negotiate. Little can be done about cracks.
- Access is important, especially around lakes
- Equestrian parking – needs to be one big open area (dairy barn)
- Will there be accessible water for water troughs at horse parking?
    - Like idea of equestrian parking on west ridge, not up and down hill
- Please improve access roads
- More bird watching trails
- Include Cannon Road to bottom of hill by ranger residence – bad spot. Pave – even consider in option "A."
- Option "A" – does that include improving drainage on the access road?

Comment Forms

Level of Support and Associated Comments

PARK AREA: NORTHERN CORE				
1	Strongly Support	Strongly Support	Strongly Support	I support business profit center models for development of income generating structures - go upscale and charge $200/night rentals and do full service, including food for sale like Yosemite does
2	--	Strongly Support	--	--
3	Support	Support	Support	--
4	Strongly Support	Support	Strongly Oppose	• Option C has too much human footprint, too much oversight by SCRP. (ie overnight places to stay in bldgs.) • Ensure connecting loop trails • Ensure ADA trails from bldgs. Out near lake area • Option A has too few trails
5	Support	Strongly Oppose	Strongly Oppose	--
6	--	--	--	• Don't renovate stone barn - expand equestrian use. • Upgrade road access. • No bunkhouse. • Overnight stays in residences
7	Support	Strongly Support	Support	• Improve access roads and trails, like idea of overnight building or camping • As soon as possible open central and southern hiking • Bird watching
8	Strongly Support	Support	Strongly Oppose	Option C has too much development—too much human footprint. Seems to take away from natural environment
9	Support	Strongly Support	Support	I like Plan "C" but would not want to disrupt the animals and plants in a harmful way.
10	Strongly Oppose	Support	Strongly Support	--
11	Support	Strongly Oppose	Strongly Oppose	--
12	Strongly Oppose	--	--	Oppose using stone floor barn as visitor center.
13	--	--	--	• Want to see use of the existing buildings. Do not use barn for visitor center. • B v C = no food trucks or café • B v C = no overnight in buildings. Camping ok.

PARK AREA: NORTHERN CORE				
Commenter #	**Option A**	**Option B**	**Option C**	**Comment**
14	--	--	Support	• Would prefer parking lot location of "A." • Would prefer visitor center near parking area - new building recycled wood/blending with the farm • Small café (not machines)
15	Support	Support	Oppose	--
16	Strongly Support	Support	Oppose	• I don't think that the site as it is now will draw enough people to support the more intensive alternatives. • The place needs more trees • More wildlife habitat, more places to sit, if possible more walkable (smooth) trails.
17	Support	Oppose	Strongly Oppose	• Not clear why overnight accommodation in houses in necessary or desirable; will revenue be worth it? • Develop and upgrade what is there now rather than adding on • Needs to maintain working farm feel and seriously upgrade the native elements which are scarcely visible.
18	Support	Strongly Support	Strongly Oppose	--
19	Support	Strongly Support	Support	• Like the stone floor barn as VC. New VC would be nice but is it necessary? • Support use of existing structures for accommodation and revenue
20	Support	Support	Strongly Oppose	--
21	Support	Support	Strongly Oppose	--

PARK AREA: NORTHERN CORE				
Alternative Option A	4	11	0	2
Alternative Option B	6	8	1	2
Alternative Option C	2	5	2	8

PARK AREA: CENTRAL				
1	Strongly Support	Strongly Support	Oppose	Too many camp sites - when hiking I want to see landscape and not keep running into tents and people eating. One large contained site for ease of management.
2	--	Strongly Support	--	--
3	Strongly Support	Strongly Oppose	Strongly Oppose	--
4	Strongly Oppose	Support	Support	• Support for more trails, maybe not as many as "C." but we need to plan for as many as possible to disperse use and available future trail openings • "A" does not have enough miles of trail.
5	Oppose	Strongly Oppose	Strongly Oppose	--
6	--	--	--	--
7	--	--	--	--
8	Strongly Oppose	Support	Support	--
9	--	--	Strongly Support	--
10	Strongly Oppose	Strongly Support	Strongly Support	--
11	Oppose	Strongly Oppose	Strongly Oppose	
12	--	--	--	--
13	--	--	--	--
14	--	Support	--	--
15	Oppose	Support	Strongly Support	--
16	Strongly Support	Support	Oppose	• Again, I don't think the site warrants intensive development. • I'm concerned about the wooden structures and not tent access creating a location that is focused upon the wealthy

PARK AREA: CENTRAL				
Commenter #	**Option A**	**Option B**	**Option C**	**Comment**
17	Strongly Support	Oppose	Oppose	--
18	Strongly Support	Oppose	Strongly Oppose	--
19	Support	Strongly Support	Oppose	• More trails and campsites are great but wildlife and habitat preservation should be the determining factors. • Support individuals back country campsites.
20	Support	Strongly Support	Oppose	--
21	Strongly Oppose	Strongly Support	Oppose	--

PARK AREA: CENTRAL				
Alternative Option A	5	2	3	4
Alternative Option B	6	5	2	3
Alternative Option C	3	2	6	4

PARK AREA: SOUTHERN TIP				
1	--	--	--	--
2	--	Strongly Support	--	--
3	Strongly Support	Strongly Oppose	Strongly Oppose	--
4	Strongly Oppose	Support	Support	• Support for more trails, maybe not as many as "C." but we need to plan for as many as possible to disperse use and available future trail openings • "A" does not have enough miles of trail.
5	Strongly Oppose	Strongly Oppose	Strongly Oppose	--
6	Strongly Support	Support	Oppose	• Balanced addition of more trails some campsites and equestrian usage. Like ability to hike more miles in southern portion of park. • Tent sites.
7	Support	Support	Strongly Support	More access trails for bird watching.
8	Strongly Oppose	Support	Support	--
9	--	--	Strongly Support	I like more hiking and trail access
10	Strongly Oppose	Support	Strongly Support	• Master plan for maximum use; you can always not build something. • If you master plan for "A" then want/need more facilities, it's hard to do.
11	Oppose	Strongly Oppose	Strongly Oppose	A very environmentally sensitive area - minimal development. No camping.
12	--	--	Strongly Support	"C" more hiker specific trails would be great.
13	--	--	-	Supports "C"' with trails, add to plan "A"
14	--	--	Strongly Support	• More campsites. Old stone floor barn as interpretive center • Many trails

PARK AREA: SOUTHERN TIP				
Commenter #	**Option A**	**Option B**	**Option C**	**Comment**
15	Strongly Oppose	Oppose	Support	--
16	Strongly Support	Support	Oppose	Like the other sections, I think less is more appropriate for this area
17	Support	Support	Support	--
18	Strongly Support	Oppose	Strongly Oppose	--
19	Support	Strongly Support	Support	--
20	Support	Strongly Support	Support	--
21	Strongly Oppose	Strongly Support	Oppose	--

PARK AREA: SOUTHERN TIP				
Alternative Option A	4	4	1	6
Alternative Option B	4	7	2	3
Alternative Option C	5	6	3	4

General Comments

Commenter #5

- If park personnel were even to be able to manage this property once it is opened up (without a permit), they will need many more personnel to manage it, and ensure fee collection and rule enforcement!
- If there is a desire to build a new visitor center or restore an old barn then perhaps donated funds can be focused on this to avoid County park taxes increasing.
- I certainly hope this beautiful, unique, one of a kind, rare property will not be degraded in just a short time (decade?) Thank you in advance!

Commenter #8

- As an equestrian myself and one who advocates/represents equestrian interests, I am primarily proposing an expanded trail system with short and long loops, ample parking, water troughs, picnic tables and hitch rails within natural settings. Thank you for providing this workshop for user input.

Commenter #9

- The people putting this project together and presenting it to the public and neighbors have done a wonderful job. The process is well planned and inclusive. Thank you all I feel secure that you are doing the best job possible on a wonderful project.

Commenter #11

- The equestrian community sure has a strong voice. Do they own trail maintenance? As with all parks - the public will come. This area will degrade like the past parks. Look at the use of Taylor Mountain and it has been open how long?

Commenter #12

- Multi-purpose trails should be limited - horses and bikes destroy trails - keep them on the established roads. We don't need another Annadel Park with destroyed trails. Overall I support option "C."

Commenter # 13

- Some trails for hiking only multi use trails are destroyed by bikes and horses.

Commenter #14

- Keep parking as one drives in
- No backtracking of cars
- Keep buildings authentic

Commenter #17

- Strongly support development of more walking and riding trails; more lookouts
- Dogs off leash, hot air ballooning etc. - ridiculous! This is not Disneyland!

Plan Alternatives

Planning Issues	Preferences: Commenter #20	Preferences: Commenter #21
Planning Issue: North Park Entrance Drive	**Option A:** Improved grading and drainage	**Option A:** Improved grading and drainage
Planning Issue: Visitor Center	**Option A:** Renovate Old Stone Floor Barn	**Option A:** Renovate Old Stone Floor Barn
Planning Issue: Cultural Gathering Area	**Option A:** Improve existing "Miwok village"	**Option A:** Improve existing "Miwok village"
Planning Issue: Green House	**Option B:** Renovate and interpret site	**Option C:** Renovate for overnight stay
Planning Issue: Yellow House	**Option A:** Renovate for overnight stay	**Option C:** Renovate for overnight stay
Planning Issue: Old Stone Floor Barn	**Option A:** Renovate for Visitor Center	**Option A:** Renovate for Visitor Center
Planning Issue: Old Dairy Barn	**Option B:** Preserve framework for interpretation, incorporate equestrian parking	**Option C:** Reconstruct for Equestrian Center & Visitor Stables and incorporate equestrian parking
Planning Issue: Creamery/Winery	**Option A:** Stabilize and interpret	**Option A:** Stabilize and interpret
Planning Issue: Granary	**Option A:** Renovate for artist-in-residence	**Option A:** Renovate for artist-in-residence
Planning Issue: Old Shop	**Option A:** No change (storage)	**Option A:** No change (storage)
Planning Issue: Tractor Barn	**Option A:** No change (maintenance storage)	**Option A:** No change (maintenance storage)
Planning Issue: Storage/Equipment Shed	**Option A:** No change (equipment shed)	**Option A:** No change (equipment shed)
Planning Issue: Trails Development	**Option B:** Expansion of trails	**Option C:** Extensive new trail system for entire park
Planning Issue: Equestrian Activities	--	**Option B:** Expand parking & staging at Old Dairy Barn
Planning Issue: Overnight Accommodations	**Option A:** One home for overnight stays in Cardoza Ranch residence	**Option C:** Overnight stays in four Cardoza residences, plus new bunkhouse accommodations
Planning Issue: Food Service	**Option A:** None	**Option C:** Small café with Ethnobotanical Center
Planning Issue: Single Unit Tent Camping	**Option B:** Single tent hike-in sites in backcountry	**Option C:** Expanded single tent hike-in sites in backcountry
Planning Issue: Group or Equestrian Camping	**Option A:** One hike-in group/equestrian site in backcountry	**Option C:** Three group/equestrian hike-in sites in backcountry
Planning Issue: Interpreted Historical Ranch Buildings	**Option A:** Visitor Center at Old Stone Floor Barn, at Green House, and Creamery	**Option C:** Old Stone Floor Barn
Planning Issue: Park Staff Housing	Leave to park staff decision	**Option A:** No change (two ranger residences in existing ranch homes)
Planning Issue: Park Maintenance Facilities	Leave to park staff decision	--

TOLAY LAKE REGIONAL PARK MASTER PLAN
SUMMARY OF COMMUNITY WORKSHOP #3

prepared by:

MIG

100 Adobe Canyon Road
Kenwood, CA 95452

May 2015

I. Introduction

The Sonoma County Regional Parks Department (SCRP) is currently preparing a long-term Master Plan for Tolay Lake Regional Park. The Park Master Plan is being prepared for two properties that will constitute the future park, the current Tolay Lake Regional Park acquired by SCRP in 2006 and Tolay Creek Ranch currently owned by the Sonoma Land Trust. Tolay Lake Regional Park is now open to the public providing limited access only through the Day-Use Permit Program in accordance with the approved 2008 Park Interim Plan. The Park Master Plan will address increased public access to the park and the creation of permanent park improvements.

The Tolay Lake Regional Park master planning process is divided into three major phases. During Phase 1, "Discovery," which took place between January and June 2013, the Tolay Lake Regional Park Master Plan project team conducted a variety of public engagement activities designed to solicit stakeholder and community input regarding desired future activities in the park.

During Phase 2, "Plan Development," which is currently ongoing, the project team is developing the Master Plan based on community input, as well as evaluations made on the basis of consistency with existing Regional Parks policies; impacts on health and safety; impacts to neighbors; costs to build, operate, and maintain; and consistency with federal, state and local environmental laws. The first step in Phase 2 was to develop conceptual plan alternatives for park development. These alternatives were presented at Community Workshop #2, held on January 16, 2014, for feedback from stakeholders and the public. Community members were also able to provide input through correspondence submitted through the project website or via email. The input collected was compiled, a preferred alternative identified, and a final working draft layout for Tolay Lake Regional Park created. This includes trail alignments, lake restoration alternatives, groundwater source identification, a wastewater system plan and an interpretive plan.

Community Workshop #3 took place on April 22, 2015, at the Petaluma Community Center. The purpose of Community Workshop #3 was to present the final working draft layout and other draft plans for the park, answer questions and gather any additional feedback.

II. Outreach

The workshop was promoted and advertised through a variety of methods, including:

- E-mail announcement to Regional Park Members, Tolay Lake Regional Park Day Use Permit Holders, and E-News subscribers
- Postcards mailed to Regional Park Members, Tolay Lake Regional Park Day Use Permit Holders, and other interested parties
- Posting on the Sonoma County Regional Parks website, and Regional Parks Facebook page

Press release to local media

III. Workshop Format

The workshop was conducted by Sonoma County Regional Park Department staff with assistance from Master Plan consultants MIG, Inc., and Master Plan project partners. Each participant received an agenda backed with information on how the public can continue to be involved in the Master Plan process, a factsheet giving details of some of the facilities that the park will include, and a comment form.

The evening began with a half-hour Open House, during which participants were encouraged to view maps and displays depicting preferred options and draft plans for various aspects of the park. There were two general displays summarizing potential new options for the park, with the remainder of the displays organized into three stations corresponding to different areas of the park, as follows:

General Displays

- Site Options Framework, including the Vision for Tolay Lake Regional Park, Highlights for Tolay Plan Options A-C and the Preferred Option, and potential interpretive concepts and "story zones" giving information about different aspects of the park's natural resources, cultural resources and agricultural history
- Potential New Features, with example photographs of potential new park features

Tolay Park Interior

- Map of Draft Preferred Trails Plan for entire park
- Map of Draft Conceptual Interpretive Plan for entire park showing interpretive story fields and themes, existing and proposed self-guided interpretive trails, and potential media types used
- Map of potential Park Restoration Areas and Biological Communities
- Map of proposed Emergency Access Plan

Northern Park Core Area

- Map of Draft Preferred Conceptual Site Plan for Northern Park Core Area
- Map of proposed Emergency Access Plan for Northern Park Core Area
- Map of proposed Cannon Lane Road Improvements Plan
- Map of proposed Wastewater Improvement Plan for Northern Park Core Area
- Map of proposed Test Groundwater Borehole Location Plan

Tolay Lake Restoration

- Tolay Lake Restoration Goals
- Tolay Lake Restoration Alternatives – Pros and Cons
- Evaluation of Three Alternative Lake Restoration Designs using Water Budgets
- Details of Preferred Tolay Lake Restoration Alternative #1

The workshop portion of the evening was opened by Caryl Hart, Director of SCRP, who welcomed participants and introduced team members. Welcoming addresses were also given

by Sonoma County Supervisor Rabbitt and Carol Eber of the Sonoma County Parks Foundation. Next, John Baas and Katrina Hardt-Holoch of MIG gave a PowerPoint presentation which provided an overview of progress on the Master Plan process to date and information regarding next steps.

At the conclusion of the overview presentation, participants were encouraged to ask questions regarding the process, and also to provide written comments via comment form. Participants' comments will be received until May 21, 2015. All materials from the workshop were posted on the project website on May 8, 2015. The input received will be compiled and evaluated and incorporated into the preparation of the comprehensive Draft Master Plan. The completion of the Draft Master Plan will conclude Phase 2, and Phase 3 of the process, the "Environmental Impact Report (EIR)," will begin.

Carolyn Verheyen of MIG explained the format of the "walking workshop" that followed. Workshop attendees were encouraged to divide themselves up into smaller groups and visit each of the three display stations for a period of approximately 20 minutes. At the end of each 20-minute period, attendees were encouraged to switch stations. During each session, facilitators and project staff answered participants' questions and recorded their feedback on flipchart paper.

IV. Workshop Participation and Results

Participation

Approximately 40 stakeholders and members of the public attended the workshop. The majority were Sonoma County residents. A variety of stakeholder groups were represented, including residents, local land owners, the Federated Indians of Graton Rancheria (FIGR), various public agencies, and representatives of specific user groups.

Results

Participants' questions and comments, both those spoken during the workshop and written comments submitted via comment form or another method, are summarized below.

Comments on the Park Interior

Trail Features and Accessibility

Participants made a number of comments and asked questions regarding trail features and accessibility. They would like to see use of the park maximized for hikers, bikers and equestrians, and trails implemented before other features. Suggestions regarding the nature of the trails included that they be usable in all weather and that they be planned to allow for growing levels of use. Participants expressed concerns that cyclists will use de-commissioned trails, and that cattle in the park will make grooves in trails that are a detriment to use. They would like to have the trails with features for rest, shade and water clearly identified. They asked whether hiking-only trails will be constructed by hand, and whether stream crossings will feature bridges.

Equestrian Parking and Access

Participants commented on the need for designated horse trailer parking to support equestrian use. They called out both good and bad examples set by other multi-use parks with heavy equestrian use, noting that having horse trailer parking well marked and appropriately sited will keep it from being overrun by cars, and that features such as horse troughs are also appreciated.

Other Park Interior Features

Participants also suggested shuttles (e.g., golf carts) to provide access to the park interior for mobility-challenged visitors, simple structures such as yurts for single-family overnight use, and that the natural character of the park be maintained.

Comments on the Northern Park Core Area

Participants had a variety of questions regarding features of the Northern Park Core Area, the portion of the park accessible from Cannon Lane.

Road Improvements

Several participants wanted to know about road improvements to be made, how roads would be widened, where the roads will be paved, how equestrian staging would work, and how money would be raised for these improvements. They also expressed that improvements must be made to allow for increased traffic into the park from Cannon Lane.

Northern Core Features and Park Accessibility

Participants asked about entry into the park and the accessibility of various Northern Core area features. They were curious to know at what time of the year the park is currently open to three-day-a-week use, whether permit holder key cards will continue to work, when the Visitor Center will be built, and whether the Northern Core will be busy in the future. They expressed concerns regarding accessibility of the lake area. Participants also inquired where camping will be located, and whether it is true that no large vehicles such as campers will be allowed. One participant made suggestions regarding occasional evening events such as movies, music and lectures.

Comments on the map displays included a discussion of the Emergency Access Plan map and the suggestion that symbology on maps and signage be consistent with that used elsewhere in the region. Participants also asked questions regarding the proposed Test Borehole Location map, including whether the soil type changes, whether there is already water on the property, and when testing will take place.

Comments on Lake Restoration Options

Participants' questions about the lake area and lake restoration options included whether there would be exclusionary areas, whether there was concern about the lake's impinging on cultural resources, whether it will be a "real" lake, what the planned depth of the restored lake will be, and whether there is a policy against beavers establishing themselves. They also expressed

their support for the lake restoration and suggested features such as living history and pre-history exhibits, including a linear timeline of the lake's history.

Tolay Lake Regional Park Master Plan Workshop #3
April 22, 2015
Appendix A: Participant Comments

Park Interior Station

Concern that cyclists will use de-commissioned trails

Cattle/bulls make grooves that are difficult for bikers (and all users)

Maximize use for hikers, bikers, and equestrians

Implement trails first

Will crossing be bridges?

Will hikers-only trails be cut by hand?

Make sure these are all-weather trails

Keep it all natural

Plan trails to complement growing levels of use

Consider simple structures (e.g., yurts) for single-family overnight use

Consider shuttles (e.g., golf carts) to provide access to interior of park for mobility-challenged

Identify which trails have features for rest, shade, and water

Northern Park Core Area Station

Who raises money for road improvements? Have to do something to deal with traffic

Concerns raised regarding accessibility of the lake

Discussion of Fire Plan:

- Use uniform symbols

Will North Core be busy?

When will Visitor Center be built?

Will key cards keep working?

When does 3-day-a-week use begin?

Questions re camping:

- Where is camping?
- Is it true there will be no big vehicles allowed?

How will roads be widened?

- What will be paved?
- How will equestrian staging work?

Questions regarding borehole map:

- Does soil type change?
- Is there already water on the property?

- When will testing take place?

Suggestion of including evening movies, music, lectures (till 8:30 pm)

- Put in a small amphitheater
- Like Sugarloaf
- Summer concert series
- If moving old native village area, that would be a good place
- Neighbors might sponsor these events

Lake Restoration Station

Will there be exclusionary areas?

Lots of specific questions…but much support

Is there concern about the lake impinging on cultural resources?

Would the lake impact any heritage areas?

Add living history (and pre-history) exhibits

Is it a real lake?

Planned depth of restored lake?

Ideally there would be a linear timeline of history

Is there a policy against beavers establishing themselves?

Comment Forms

Commenter #1

We would like to have group horse trailer parking facilities – not just back country camping. See Lake Sonoma for an example. The current parking lot would work.

Good job on the trails plan! Also like the Lake Restoration preferred option.

Commenter #2

Please maximize hiking trails.

Commenter #3

As an equestrian in Sonoma County, I am interested in Tolay as a trail riding opportunity. I would recommend looking at Shiloh as an example of a multi-use park that is heavily used as a trailering-in horse riding area. One thing that really works there is that the trailer parking area is not welcoming for car parking by being further from the restrooms, not paved, and off the main paved entrance. This works. What doesn't work so well is, for example, the parking lot for the Laguna trail off Highway 12. The horse trailer parking is not well marked, and frequently is filled with cars. And - don't worry about putting in hitching rails – everyone just uses their trailers. But horse troughs are much appreciated.

appendix b

Conceptual Site Plan Options

Due to the nature and length of this appendix, this document is not available as an accessible document. If you need assistance accessing the contents of this document, please contact Victoria Willard, ADA Coordinator for Sonoma County, at (707) 565-2331, or through the California Relay Service by dialing 711. For an explanation of the contents of this document, please direct inquiries to Karen Davis-Brown, Park Planner II, Sonoma County Regional Parks Department at (707) 565-2041.

TOLAY LAKE REGIONAL PARK
Master Plan Project

Developing Conceptual Site Plan Options

Three site plan options were developed for the Park. Options included built features and access to the Park, features that provide visitor services (e.g., kitchen, overnight bunkhouse) and addressing park administration, operations, and maintenance needs (e.g., new ranger residence). Proposed features were located to avoid impacts to natural and cultural resources.

As concepts were developed, options were evaluated against six screening criteria that included: support of the Park Vision, support of public interest, most compatible with stakeholder concerns, protection of public health and safety, minimizes environmental impacts, and avoids prohibitively high costs. Site plan options were evaluated in a "pass/fail" manner; all options had to pass each of the six criteria referenced above. The three options (Figures 5-1 through 5-6) provide a range of intensity of development and are summarized below.

Alternative Option A

- Smallest footprint
- Stone Floor Barn becomes the Visitor Center
- Improve existing "Miwok Village"
- New equestrian staging area
- Overnight use in Yellow House
- Single unit camping
- ADA upgrades to existing roads/trails
- Minimum new hiking trails in southern area

Alternative Option B

- Larger footprint
- Tractor Barn becomes Visitor Center
- New tribal focused gathering area
- Expanded equestrian staging
- Overnight use in all former residences
- Limited single unit & group walk in camping in backcountry valley floor
- Expand multi-use & hiking trails

Alternative Option C

- Largest footprint
- New Visitor Center constructed
- Tribal focused area and multi-cultural gathering area at "Miwok Village"
- Overnight uses in all former residences
- Expanded group walk-in sites in backcountry valley floor and single unit sites
- Extensive new multi-use and hiking trail system for entire park

Table 5-1 shows the design planning issue and the conceptual site plan components for options A, B, and C.

Table 5-1 Preliminary Conceptual Site Plan Components and Options			
Design-Planning Issue	Option A	Option B	Option C
Cannon Lane Access	Improved grading and drainage 2-way spur to and from equestrian staging area	Paved, 2-way traffic	Paved, 2-way traffic
Parking	128 spaces in Park Complex 6 equestrian spaces at Old Dairy Barn location	130 spaces in Park Complex 20 equestrian spaces and 5 auto spaces at Old Dairy Barn location	100-172 spaces in Park Complex 20-38 equestrian spaces and 5 auto spaces at Old Dairy Barn location
Visitor Center	Renovate Stone Floor Barn	Renovate Tractor Barn	New building
Cultural Gathering Areas	Improve existing “Miwok village”	New tribal focused gathering area north of ranch complex	New tribal focused gathering area north of ranch complex plus Multi Cultural Gathering Area at existing “Miwok Village”
Little Green House (1)	No action	Stabilize house for overnight stay	Stabilize house for overnight stay
Bunkhouse (2)	No action	Stabilize house for overnight stay	Stabilize house for overnight stay
John Cardoza House (3)	No action	Stabilize house for overmight stay	Stabilize house for overmight stay
Green House (4)	Demolish & Interpret Site, OR Demolish and construct new ranger residence?	Stabilize House for Overnight Stay	Stabilize for Overnight Guest Stay

Table 5-1 Preliminary Conceptual Site Plan Components and Options			
Design-Planning Issue	Option A	Option B	Option C
Yellow House (5)	Overnight Guest Stay	Artist-in-Residence	Overnight Guest Stay
Old Stone Floor Barn (6)	Visitor Center	Interpretive Center / Museum	Interpretive Center / Museum
Old Dairy Barn (7)	Demolish & interpret	Preserve framework for interpretation, incorporate equestrian facilities	Reconstruct for Equestrian Center & Visitor Stables
Creamery/Winery (8)	Stabilize & interpret	Stabilize & interpret	Stabilize & interpret
Granary (9)	Renovate for Artist-In Residence	Renovate for Artist-In Residence	Renovate for Ethnobotanical-Healthy Foods Center
Old Shop (12)	No Change (Storage)	No Change (Storage)	No Change (Storage)
Tractor Barn (13)	Keep Existing Use	Visitor Center	Keep Existing Shop Use
Storage/Equipment Shed (14)	Keep Existing Shop Use	Keep Existing Shop Use, Add Interpretation	Renovate for park & visitor Living History use
Slaughterhouse (15)	No Action	Preserve and Interpret	No Action
Trails Development	Upgrade selected existing roads to ADA standards, plus minimum new hiking trails in southern area	Expand multi-use and hiking trails primarily in northern core	Extensive new multi-use and hiking trail system for entire park
Equestrian Activities	Parking & staging at Old Dairy Barn Equestrian water, and portable restrooms	Expanded parking & staging at Old Dairy Barn	Parking & staging at Old Dairy Barn, and at south entrance

Table 5-1 Preliminary Conceptual Site Plan Components and Options			
Design-Planning Issue	Option A	Option B	Option C
Overnight Accommodations	Limited stays in Cardoza Ranch residence New bunkhouse, showers and restrooms	Overnight stays in all existing Cardoza residences	Overnight stays in all Cardoza residences, plus new bunkhouse accommodations
Food service	None	Vending machines	Small café with Ethnobotannical Center
Single Unit Tent Camping	Limited single walk-in tent sites north of Cardoza Road Trail (Eucalyptus Lane)	Limited single tent hike-in sites in backcountry valley floor	Expanded single tent hike-in sites in backcountry valley floor
Group or Equestrian Camping	No group camping	Limited hike-in sites in backcountry valley floor	Expanded group hike-in sites in backcountry valley floor
Park Staff Housing	No change to existing	New staff housing	New staff housing
Park Maintenance Facilities	No change	New farm operations and park maintenance outside historic area	Involve park visitors in Living History Program where possible

Table 5-1 Preliminary Conceptual Site Plan Components and Options			
Design-Planning Issue	Option A	Option B	Option C
Picnicking areas	Add group picnic shelter south of causeway by Tolay Lake Add covered group picnic east of Cardoza Creek, southwest of Yellow House Add picnic area west of Upland Pond Trail loop, east of Fish Pond Add picnic area east of Upland Pond Trail loop, east of Vista Pond	Add group picnic shelter south of causeway by Tolay Lake Add covered group picnic east of Cardoza Creek, southwest of Yellow House Add picnic area west of East Ridge Trail, in northernmost point of park Add picnic area west of Upland Pond Trail loop, east of Fish Pond Add picnic area east of Upland Pond Trail loop, east of Vista Pond Add picnic area by stream crossing near Roche Access Road	Add group picnic shelter south of causeway by Tolay Lake Add covered group picnic east of Cardoza Creek, southwest of Yellow House Add covered group picnic west of Cardoza Road Trail, near the perpendicular trail junction. Add picnic area west of East Ridge Trail, in northernmost point of park Add picnic area west of Upland Pond Trail loop, east of Fish Pond Add picnic area east of Upland Pond Trail loop, east of Vista Pond
Visitor Center	Old Stone Floor Barn becomes visitor center	Tractor Barn becomes visitor center	Construct new visitor center
Turf and Landscaping	Screen plantings along southern fork of Cannon Lane/Northern Access road Screen plantings along northeast Modern Barn Greenhouse/garden located at existing garden	Screen plantings along southern fork of Cannon Lane/Northern Access road Screen plantings along northeast Modern Barn Greenhouse/garden located at existing garden	Screen plantings along southern fork of Cannon Lane/Northern Access road Screen plantings along northeast Modern Barn Ethnobotanic/healthy food demonstration located at existing Granary/Museum

Table 5-1 Preliminary Conceptual Site Plan Components and Options			
Design-Planning Issue	Option A	Option B	Option C
	Pedestrian walkway located between storage shed and corrals	Boardwalk northeast of Hay Barn, creating a connecting loop to causeway by Tolay Lake Pedestrian walkway located between storage shed and corrals	Boardwalk northeast of Hay Barn, creating a connecting loop to causeway by Tolay Lake Pedestrian walkway located between storage shed and corrals

Source: Tolay Lake Regional Parks staff and MIG (2015)

Northern Park Core Area Option A

Existing Elements*

1 - Cottage / Julie's House / Little Green House
2 - Bunkhouse / Ranger Residence
3 - John Cardoza Sr. House / Ranger Residence
4 - George & Vera Cardoza / Green House
5 - John Jr. & Beatrice Cardoza / Yellow House (Park Offices)
6 - Hay Barn / Old Stone Floor Barn
7 - Old Dairy Barn
8 - Creamery / Wine Storage
9 - Granary / Museum
12 - Old Shop / Work Shop
13 - Tractor Barn / Equipment Barn
14 - Storage Shed / Equipment Shed
15 - Slaughter House
17 - Modern Barn
19 - Garden
20 - Corrals
21 - Picnic Site / Group
* Building numbers correspond to Historic Structures Report

Proposed Elements

A - Cultural Gathering Area
B - Viewpoint
C - New Equipment Shed
D - Screen Plantings
E - Entry Station
F - Entry Road Improvements
G - Covered Group Picnic
H - Parking
I - Demolish Dairy Barn / Equestrian Staging
J - Demolish and Interpret Site
K - Visitor Center / Renovate
L - Preserve and Interpret
M - Green House / Garden
N - Artist in Residence
O - Riparian/Wetland Restoration
P - Pedestrian Walkway
Q - Common
R - Single Walk-in Campsites
S - Sales/Group Picnic Shelter
T - Renovate for Overnight Stay

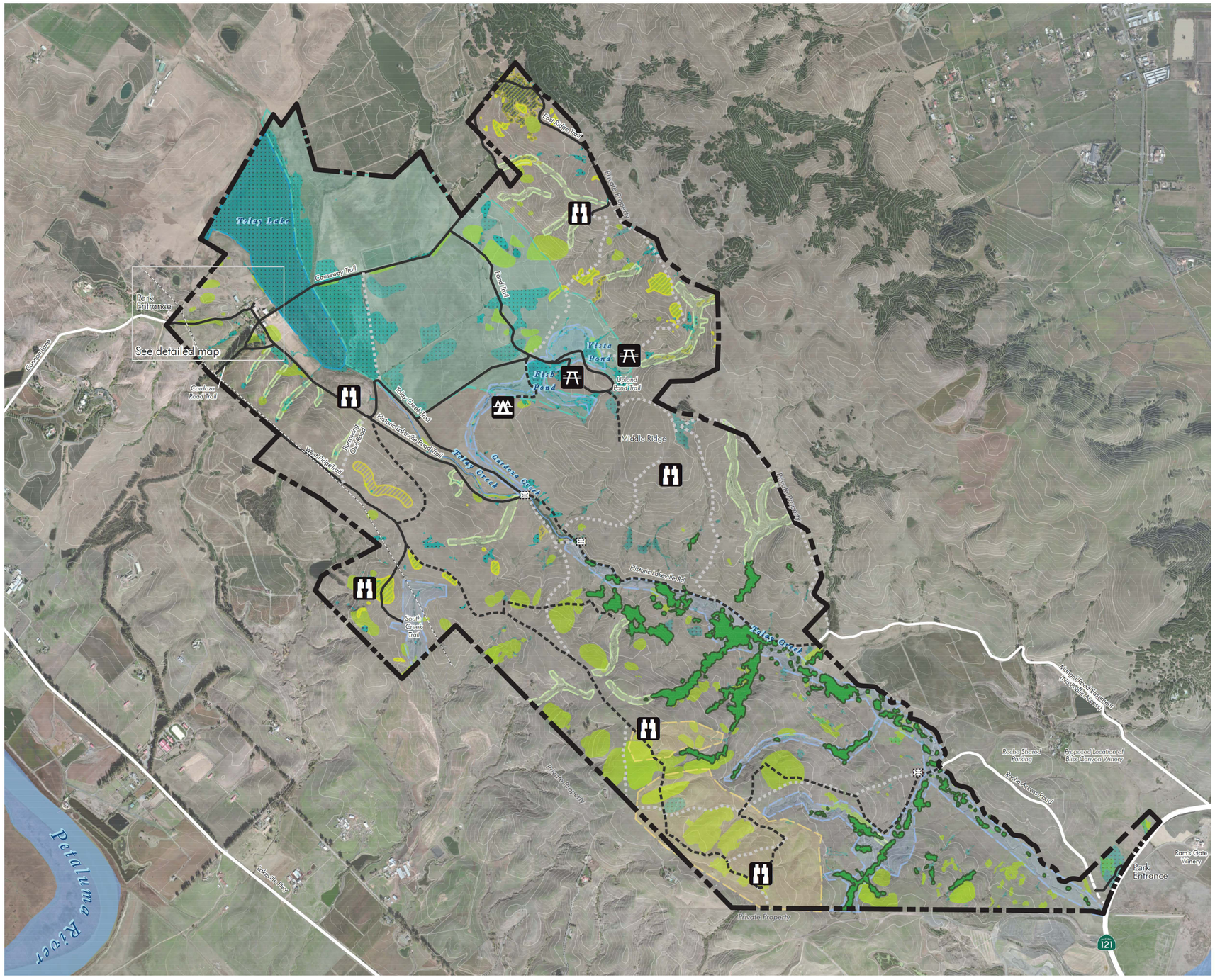
N

0 100 200 Feet

TOLAY LAKE REGIONAL PARK
Master Plan Project

Figure 5-1
Option A for Park Complex

Overall Project Area
Option A



Overnight Facilities

Backcountry Camping Area, Group Sites / Equestrian

Interpretive and Environmental Education Facilities

Viewpoint

Day Use Facilities

Picnic Area

Proposed Creek Crossings

Data Sources:
Sonoma County Parks, LSA, WRA, 2013 Cultural Landscapes Inventory, 2012 Historic Structures Report for Cardoza Ranch, 2013 Field Visits by MIG, Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 0.25 0.5 Miles

Figure 5-2
Option A for Park Interior

Northern Park Core Area Option B

Existing Elements*

1 - Cottage / Julie's House / Little Green House
2 - Bunkhouse / Ranger Residence
3 - John Cardoza Sr. House / Ranger Residence
4 - George & Vera Cardoza / Green House
5 - John Jr. & Beatrice Cardoza / Yellow House
6 - Hay Barn / Old Stone Floor Barn
7 - Old Dairy Barn
8 - Creamery / Wine Storage
9 - Granary / Museum
12 - Old Shop / Work Shop
13 - Tractor Barn / Equipment Barn
14 - Storage Shed / Equipment Shed
15 - Slaughter House
17 - Modern Barn
19 - Garden
20 - Corrals
21 - Picnic Site / Group
* Building numbers correspond to Historic Structures Report

Proposed Elements

A - Cultural Gathering Area
B - Viewpoint
C - New Equipment Shed
D - Screen Plantings
E - Entry Station
F - Entry Road Improvements
G - Covered Group Picnic
H - Parking
I - "Ghost Frame" Partial Reconstruction of Dairy Barn and Equestrian Staging
J - Demolish and Interpret Site
K - Visitor Center / Renovate and Addition
L - Preserve and Interpret
M - Green House / Garden
N - Artist in Residence
O - Riparian/Wetland Restoration
P - Pedestrian Walkway
Q - Common
S - Sales/Group Picnic Shelter
T - Renovate for Overnight Stay
U - Staff Residence
V - Drop-off
W - Boardwalk

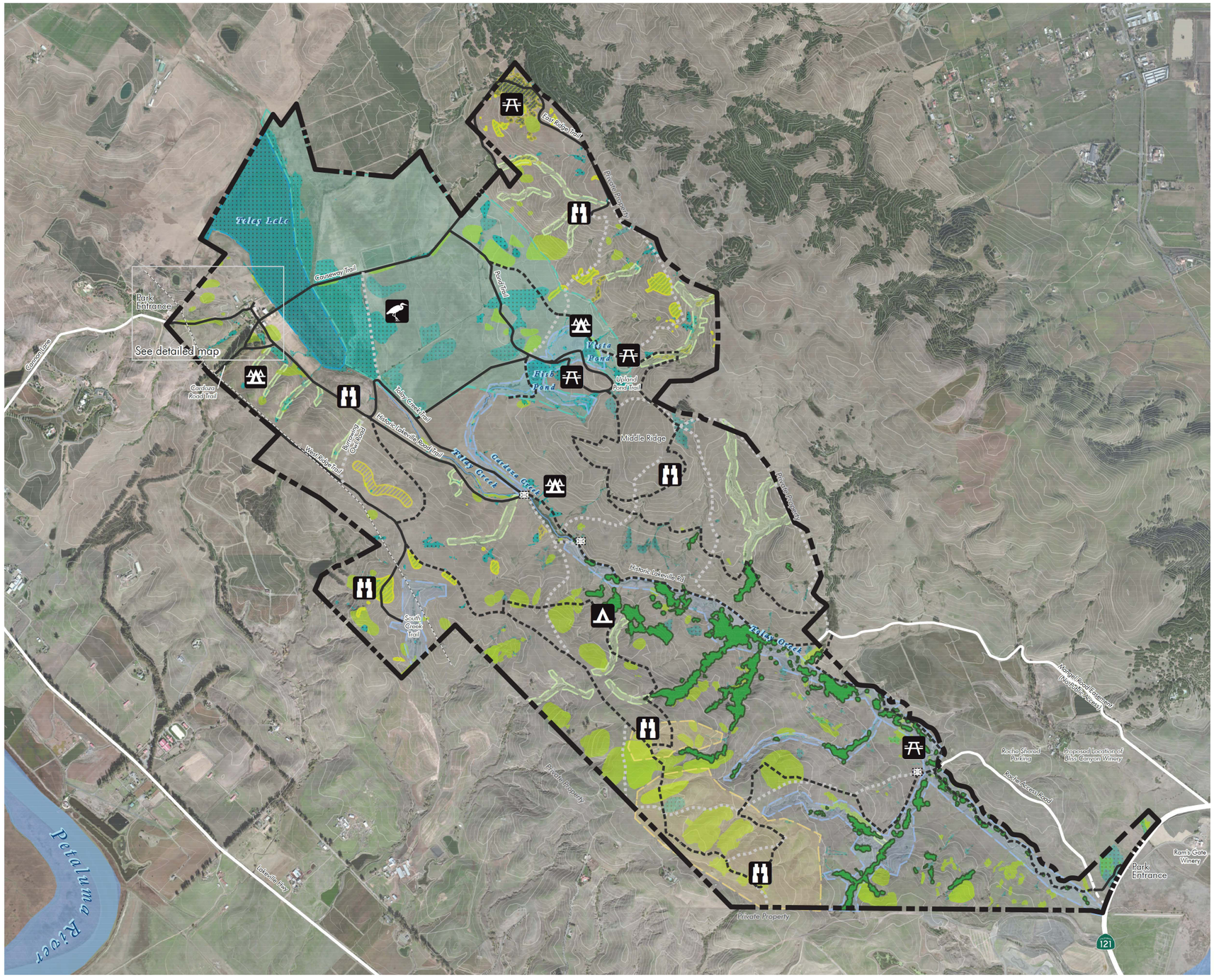
N

0 100 200 Feet

Tolay Lake Regional Park Master Plan
Sonoma County, CA

Figure 5-3
Option B for Park Complex

Overall Project Area
Option B



Overnight Facilities

- Backcountry Camping Area, Single Sites
- Backcountry Camping Area, Group Sites / Equestrian

Interpretive and Environmental Education Facilities

- Viewpoint
- Wildlife Viewing Platform
  (Can be positioned anywhere along the east side of the lake.)

Day Use Facilities

- Picnic Area

- Proposed Creek Crossings

Data Sources:
Sonoma County Parks, LSA, WRA, 2013 Cultural Landscapes Inventory, 2012 Historic Structures Report for Cardoza Ranch, 2013 Field Visits by MIG, Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 0.25 0.5 Miles

TOLAY LAKE REGIONAL PARK
Master Plan Project

Figure 5-4
Option B for Park Interior

Northern Park Core Area Option C

Existing Elements*

1 - Cottage / Julie's House / Little Green House
2 - Bunkhouse / Ranger Residence
3 - John Cardoza Sr. House / Ranger Residence
4 - George & Vera Cardoza / Green House
5 - John Jr. & Beatrice Cardoza / Yellow House
6 - Hay Barn / Old Stone Floor Barn
7 - Old Dairy Barn
8 - Creamery / Wine Storage
9 - Granary / Museum
12 - Old Shop / Work Shop
13 - Tractor Barn / Equipment Barn
14 - Storage Shed / Equipment Shed
15 - Slaughter House
17 - Modern Barn
19 - Garden
20 - Corrals
21 - Picnic Site / Group
* Building numbers correspond to Historic Structures Report

Proposed Elements

A - Cultural Gathering Area
B - Viewpoint
C - New Equipment Shed
D - Screen Plantings
E - Entry Station
F - Entry Road Improvements
G - Covered Group Picnic
H - Parking
I - Renovated Barn Equestrian Center / Visitor Stables
K - Visitor Center
L - Preserve and Interpret
M - Green House / Garden
N - Artist in Residence
O - Riparian/Wetland Restoration
P - Pedestrian Walkway
Q - Common
S - Sales/Group Picnic Shelter
T - Renovate for Overnight Stay
U - Staff Residence
W - Boardwalk
X - Ethnobotanic / Healthy Food Demonstration
Y - New Visitor Bunkhouse Accomodations
Z - Overflow Parking

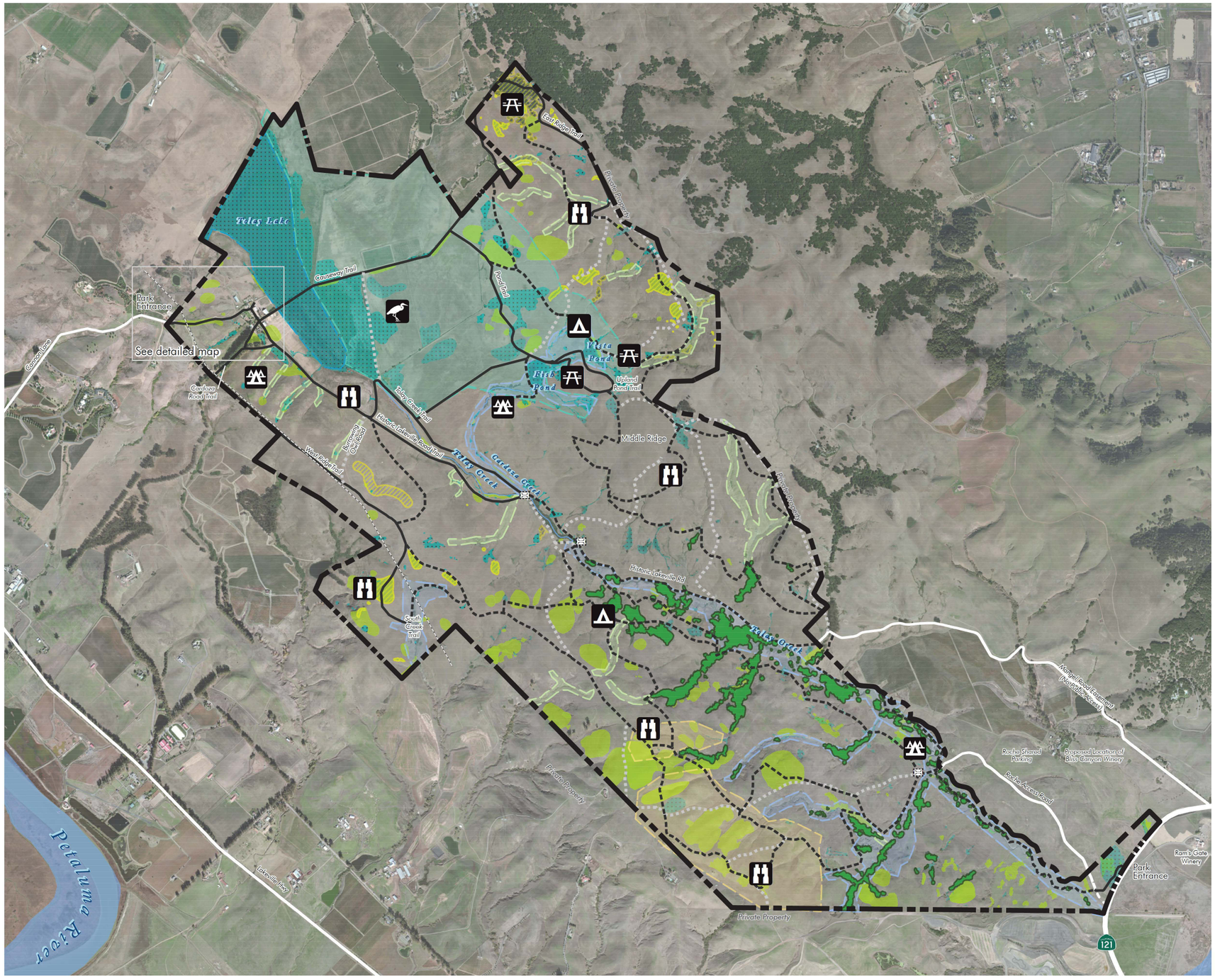
N

0 100 200 Feet

TOLAY LAKE REGIONAL PARK
Master Plan Project

Figure 5-5
Option C for Park Complex

Overall Project Area
Option C



Overnight Facilities

- Backcountry Camping Area, Single Sites
- Backcountry Camping Area, Group Sites / Equestrian

Interpretive and Environmental Education Facilities

- Viewpoint
- Wildlife Viewing Platform
  (Can be positioned anywhere along the east side of the lake.)

Day Use Facilities

- Picnic Area

- Proposed Creek Crossings

Data Sources:
Sonoma County Parks, LSA, WRA, 2013 Cultural Landscapes Inventory, 2012 Historic Structures Report for Cardoza Ranch, 2013 Field Visits by MIG, Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 0.25 0.5 Miles

TOLAY LAKE REGIONAL PARK
Master Plan Project

Figure 5-6
Option C for Park Interior

appendix c

Historic Structures Report

Due to the nature and length of this appendix, this document is not available as an accessible document. If you need assistance accessing the contents of this document, please contact Victoria Willard, ADA Coordinator for Sonoma County, at (707) 565-2331, or through the California Relay Service by dialing 711. For an explanation of the contents of this document, please direct inquiries to Karen Davis-Brown, Park Planner II, Sonoma County Regional Parks Department at (707) 565-2041.

TOLAY LAKE REGIONAL PARK
Master Plan Project

TOLAY LAKE
CARDOZA RANCH

HISTORIC STRUCTURES REPORT

Prepared for:

SONOMA COUNTY REGIONAL PARKS DEPARTMENT

Prepared by:

Architectural Resources Group, Inc.

Draft November 16, 2012

TABLE OF CONTENTS

INTRODUCTION

PURPOSE OF THE HISTORIC STRUCTURES REPORT

ARG is part of a team led by MIG to prepare a Master Plan for Tolay Lake Regional Park. This historic structures report provides background information on the historic buildings of the Cardoza Ranch, at the heart of the Tolay Lake Regional Park. This report does not cover all of the structures at the Cardoza Ranch. Some of the buildings – the New Shop (16) and the Modern Barn (17) – are not included because they are not historic. The John Sr. House (3) and the Bunkhouse (2) are not included because they are currently used for ranger housing and will continue in that function under the master plan. The hunting lodge, which is located away from the Ranch, is not included because a viewing station is anticipated at that location.

METHODOLOGY

ARG did not conduct additional historical research for this report, but relied on the previous documentation provided by the County of Sonoma.

ARG visited the site on October 4 and October 17, 2012 to assess the buildings and record their conditions. ARG photographed the buildings and sketched the building plans for review and analysis. Preparation of CAD building plans was not part of the project scope.

Descriptions

The descriptions of the buildings are based on the visual inspection during the site visits. No non-destructive or destructive testing was conducted at any of the buildings. Likewise, no material testing was performed. Some building components were not visible and therefore cannot be fully described or assessed for conditions.

Character Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscape features within the period of significance. In order for an important historic resource to retain its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation plan that incorporates an appropriate level of restoration, rehabilitation, maintenance, and preservation.

Character-defining features do not include building features that do not contribute to a building's historic significance or that post-date a building's period of significance. Unfortunately, periods of significance have not been assigned to the buildings at the Tolay Lake Cardoza Ranch site. In the absence of defined periods of significance, ARG has excluded from the lists of character-defining features those elements that are clearly less than 50 years of age and that were clearly added after the building's original construction (for example, the stucco cladding of Buildings 4 and 5.)

Existing Condition

Conditions of spaces and features were evaluated based on standard preservation criteria and guidelines. There are four criteria used to categorize the observed conditions: good, fair, poor and very poor. In some instances, in cases of seriously deteriorated spaces or features, a condition may not be categorized, but described more specifically.

Good The term *good*, as used in this report, indicates that the space or feature is sound, but in need of minor rehabilitation and possible repair.

Fair The term *fair*, as used in this report, indicates the space or feature shows a degree of disrepair and neglect. Rehabilitation and repair is required.

Poor The term *poor*, as used in this report, indicates the space or feature is deteriorated and in disrepair. Substantial rehabilitation and repair or replacement is required.

Very Poor The term *very poor*, as used in this report, indicates the space or feature is severely deteriorated and in complete disrepair. Replacement will likely be required, since the space or feature appears to be beyond rehabilitation and repair.

SUMMARY OF FINDINGS

In general the buildings at the Cardoza Ranch are in fair to poor condition.

DEVELOPMENT HISTORY

HISTORICAL OVERVIEW AND CONTEXT

Project Setting

The Cardoza Ranch sits along the western edge of seasonal Tolay Lake in Sonoma County, in a small valley (Tolay Valley) between the Petaluma River and Sonoma Creek. The Ranch is located in the westernmost portion of the approximately 1,737-acre Tolay Lake Regional Park, approximately 6.5 miles southeast of downtown Petaluma. The Ranch site generally has a northwest-southeast orientation, with Cannon Lane bisecting the site before turning westward to meet Lakeville Road. A dirt road – the Causeway Trail – extends northeast from the Ranch site, traversing the seasonal lake bed.

According to LSA Associates' 2008 Cultural Resources Study for the area:

> [Tolay Lake Regional Park] is situated in the Coast Ranges geomorphic province, an approximately 600-mile stretch of mountain ranges and valleys that extends from the Oregon border south to the Santa Ynez River in Santa Barbara County, California. The Coast Ranges are divided into north and south subprovinces, with San Francisco Bay marking the division between the two. [Tolay Lake Regional Park] is in southern Sonoma County, within a northwest-southeast oriented valley with gentle-to-steep sloping hills. The valley is drained by Tolay Creek, which flows southerly into San Pablo Bay (the northern arm of San Francisco Bay). To the west of [Tolay Lake Regional Park] is the Petaluma River Basin, to the east and north are rolling hills and low mountains, and to the south is the southern end of Tolay Valley, which opens to the tidal marshes of northern San Pablo Bay.[1]

Ethnographic Summary

Prior to Euro-American settlement, the Tolay Lake area was inhabited by speakers of Coast Miwok, a Penutian language group whose settlement area included all of present-day Marin County and much of southern Sonoma County. According to the Cultural Resources Study that LSA Associates completed for the Tolay Lake Regional Park in March 2008:

> Coast Miwok settlements were organized according to "tribelets," which constituted the basic ethnic, political, land-holding units throughout much of California. Within each tribelet's territory were several semi-permanent settlements, along with campsites in outlying areas that were used on a seasonal basis. Settlement locations were chosen for such factors as proximity to water, firewood, food resources, and well-drained soils. Smaller occupation sites were often clustered around a tribelet's principal village, which was the location of the ceremonial roundhouse.
>
> The *Alaguali* tribelet of the Coast Miwok likely inhabited the Tolay Lake area at the time of contact. The name *Tolay* possibly refers to the chief of the Alaguali tribelet, whose name appears on the San Francisco mission register on February 17, 1817. Other important Coast

[1] LSA Associates, "A Cultural Resources Study for the Tolay Lake Regional Park Project," March 28, 2008, 8.

> Miwok tribelets in the vicinity include *Petaluma* (where Mariano Vallejo established the headquarters of his Petaluma Rancho to take advantage of laborers from this village) and *Kotati*, from which Cotate Rancho and the city of Cotati derived their names….
>
> The Coast Miwok were rapidly incorporated into the mission system, with only a few individuals escaping conversion. Enforced conversion occurred from the time that the missions were established at San Francisco (1776), San Rafael (1817), and Sonoma (1823), which dislocated the population and resulted in the disintegration of traditional lifeways. Members of the Alaguali tribelet were incorporated into the three closest missions: Mission San Francisco de Asis, Mission San Jose, and Mission San Francisco Solano. From 1811-1817 50 Alaguali went to Mission San Francisco de Asis and another 70 went to Mission San Jose in 1816 and 1817. Most of the Alaguali survivors from the missions were eventually transferred to Mission San Francisco Solano.[2]

Historical Overview

The following historical overview of the site is taken from the Cultural Resources Study that LSA Associates completed for the Tolay Lake Regional Park in March 2008. Relevant pages of this report (including full citations) are included below in an appendix.

> The earliest visit of a non-native person to [Tolay Lake] occurred in June 1823. At this time, Governor Arguello advised Father Jose Altamira to establish a new mission at Sonoma and transfer the missions at San Francisco and San Rafael there due to the deteriorating conditions of the neophytes at these missions. Father Altamira, who arrived from Spain in 1819 to assist at Mission San Francisco de Asis, promptly traveled north to explore sites for the new mission. Altamira's June 27, 1823 diary entry noted his visit to *Laguna de Tolay* while en route to found the new mission, so named after the Coast Miwok man who was chief of the tribelet from this area. At the time of his visit, Altamira estimated Tolay Lake's dimensions as 150-200 varas (415-500 feet) wide and 1,200 varas (3,500 feet) long. Altamira would establish the last of California's 21 missions, Mission San Francisco Solano, in Sonoma only days later on July 4, 1823. The missions were secularized in 1834.
>
> In 1833, Lieutenant Mariano G. Vallejo was ordered by Governor Jose Figueroa to explore and settle the country north of Mission San Rafael, largely as a means to monitor the nearby Russian colony at Fort Ross. Vallejo applied for and received a 44,000-acre land grant for Rancho Petaluma, which encompassed Lake Tolay, from the governor in 1834. The land grant was confirmed and its size increased by 22,000 acres by Governor Manuel Micheltorena in 1843. This sprawling rancho, one of the largest in the state, stretched eastward from the Petaluma River to Sonoma Creek, from the bayshore north to approximately present-day Glen Ellen. Vallejo's Rancho Petaluma operation relied on Native American labor to produce hides and tallow, agricultural products, blankets, candles, and shoes. The Tolay Lake margins and foothills would have served as rangeland for the large herds of cattle, horses, and sheep owned by Vallejo. Once one of the wealthiest men in

[2] LSA Associates, "A Cultural Resources Study for the Tolay Lake Regional Park Project," 15-19.

the state, legal challenges to Vallejo's land-holdings and squatters forced him to sell his Rancho adobe in 1857.

William Bihler purchased the area that was to become the 1,737-acre Cardoza Ranch in 1865. In 1870, Bihler, noted as a 39-year-old single farmer and native of Baden, was residing on the ranch with a Russian housekeeper and her two children, seven farm laborers, and two cooks (one from Nova Scotia and another from China). Their residence was recorded as being in Vallejo Township, with a Petaluma Post Office address. During his tenure on the property, Bihler reputedly drained Lake Tolay so that he could use it for farming the land. A decade later Bihler was still noted as a farmer, and residing with the same housekeeper (noted as Prussian at this time), a foreman, eight farm laborers, four milkers, a butcher, and a saddler. Ten Chinese farm laborers and one cook were residing in the adjoining household, and presumably working on the same ranch. That same year the Agricultural Production Census noted that Bihler's 430-acre ranch had produced 100 tons of hay, 2,000 bushels of wheat, 400 bushels of apples, 360 dozen eggs, and 300,000 pounds of grapes the previous year.

Although the exact location and dates of operation of the Lake District School are unknown, one source noted that the school was located near the "site of the vanished Lake Tolay" and may have been within the boundaries of the present ranch. Apparently, the school was attended by children of the local ranchers and farmers.

Bihler sold the ranch in the 1880s, and between approximately 1885 and 1894 it was owned by James G. Fair, who had amassed a fortune in the Comstock Lode and served as a United States senator. Fair raised thoroughbred horses and cattle, and operated a vast vineyard that produced prize-winning grapes and brandies, as well as operating the "first continuous brandy distillery on the Pacific Coast."

The ranch was purchased from Fair's heirs by Arthur W. Foster in 1905, who operated it for the next two decades. Foster, president of the San Francisco North Pacific Railroad, operated the ranch as the Lakeville Stock Farm. Foster eventually owned most of the land between Petaluma and Sonoma Creek, purchasing small homesteads and combining them into his large landholdings along his railroad line. He also planted the eucalyptus trees along Lakeville Road, with hired men carrying barrels of water to irrigate them. The trees also line the Foster/Cardoza Road (a segment of the Sears Point-Lakeville Road), the original ranch entrance from Lakeville Road, as Foster reputedly didn't like to ride in the full sun.

Foster, his wife Louisiana, and their nine children never lived on the ranch; they resided instead at their home in San Rafael with numerous servants, in a house now occupied by the Marin Academy as Foster Hall. Foster apparently constructed the elaborate irrigation and drainage system at the ranch, as the date "1907" is incised in some of the concrete work, although some of it may have been constructed earlier.

The ranch was granted to the North Bay Farms Company in 1922, which retained ownership until 1943, the year that it was sold to John S. Cardoza, Sr., George S. Cardoza, and John S. Cardoza, Jr., natives of the Azores, who acquired the property in co-

partnership. John Cardoza, Sr. was a dairyman who also raised sheep and Hereford cattle on the ranch.

According to descendant Marvin Cardoza, the ranch was in poor condition, undoubtedly due to absentee owners, when John Cardoza, Sr., purchased the property. During the late 1940s and early 1950s, John set about restoring the ranch as a viable livestock and dairy operation, demolishing many of the old buildings and using the timber, lumber, windows, and other architectural elements to build new structures and rebuild others, including barns, equipment sheds, and other amenities. Other buildings were moved around, with the Cottage (1) relocated from the location of the present Bunkhouse (2) area, and Foster's Line Shack (11) moved from the field to a site adjacent to the granary.

The old house on the property was knocked down in 1950 and a new California Ranch style home (3) built for John, Sr. on the site. Two other California Ranch style homes were built for other family members: one for George and Vera Cardoza in 1946 (4), and another for John, Jr. and Beatrice in 1947 (5) (recently the home of Marvin and Rita Cardoza).

The large Dairy Barn (7) on the hill west of the ranch complex was torn down and rebuilt in the late 1940s or early 1950s, with the milk taken to the stone creamery for processing. During this period the original stone Creamery (8) was enlarged and improved with a concrete floor, foundation, side walls, and a frame addition to the east elevation. The creamery was later converted to a winery, and the dairy barn to a sheep shed. The Workshop (12) was evidently one of the few buildings untouched by the Cardozas except for regular maintenance.

The Hay Barn (6) and Tractor Barn (13) were torn down and rebuilt in the early 1950s. A bunkhouse was built during the same period, as was an equipment shed. Corrals, fencing, water troughs, and other amenities were added or improved.

Cattle were butchered in the Slaughterhouse (15), with the offal fed to the hogs and chickens in pens and sheds (no longer extant) located on the hillside below. Hereford cattle grazed the hills, and hay and grains were planted in the fields. Grain was processed in the granary, which had a mill to chop the grain to feed the cattle. The Granary (9) was later converted to a combination museum and event center, primarily for the Cardoza's annual Pumpkin Festival.

In 1979, George S. and Vera Cardoza granted the property to Rita and Marvin Cardoza, who sold the ranch to the Sonoma County Regional Parks Department in 2005. During Marvin and Rita's tenure on the ranch, two new metal barn were erected, one in 1980 and another in 1992.

Portuguese Farmers

Although there is evidence of Portuguese and Spanish Sephardic Jews arriving in the United States as early as the mid-1660s, it wasn't until after 1870 that a sizeable permanent community was established. The first to arrive settled primarily in New England and California and engaged in whaling, fishing, and textile ventures, and in Hawaii, where they

worked in the sugar cane industry. In California they engaged in whaling and fishing to a small degree, but their major interest lay in gold mining and agriculture.

The second immigration stage, from 1870 to 1920, saw the decline of both the New England whaling industry and the California Gold Rush. During those years, 60% of the Portuguese in California worked on farms, primarily engaging in the self-supporting, small-scale production of fruits and vegetables and the raising of sheep. Between 1920 and 1960 they became prominent in the dairy industry, comprising 65% of California's dairy farmers.

The vast majority of the Portuguese who came to California emigrated from the Azores, an archipelago approximately 900 miles west of mainland Portugal comprised of nine islands: Corvo, Faial, Flores, Graciosa, Pico, Santa Maria, Sao Miguel, Sao Jorge, and Terceira. Settlement from mainland Portugal began in 1489 and the Azores became important for grain and cattle production for Portugal. Because of their strategic location, the islands became a stopping point between America, Europe, and Africa in the 16th and 17th centuries. In 1976, the Azores became an autonomous region of Portugal, and still produce dairy beef for export. Its primary industry, however, is tourism.

In California in the early years, the Azoreans who were involved in agriculture settled in the Sacramento Valley, Mission San Jose, San Leandro, Oakland, and Castro Valley. By 1880, 84% were living in rural areas, primarily owning or operating farms. Between 1890 and 1910, numerous Portuguese migrated primarily to the San Francisco Bay Area, where several dairies were established in Marin County. Around the turn of the 19th century, many Azoreans moved to the San Joaquin Valley to farm, and the area is still the center of their population. As noted by historian Robert Santos:

> Dairying and the Azoreans are like the euphemistic phrase "goes together like hand and glove." Being unskilled and using very few tools and implements, most Azorean farmer peasants brought only their hands and their farming knowledge to the United States for a livelihood.

His description of dairy farmers in the San Joaquin Valley also characterizes the Azorean experience in Sonoma County:

> Dairying provided security for those who practiced it. For one, there was always a monthly milk check providing constant revenue. The investment was solid because one owned land, equipment, and cattle which could always be sold in an economic crisis. For the thrifty minded Portuguese who save their money continuously, the initial investment was something they could afford. They saw opportunity in something that an unskilled, mostly illiterate, and non-English speaking Azorean peasant could do with success and profit.

Santos goes on to state:

> The Azoreans are family-oriented people who sacrifice and work together as a unit towards a common goal. This family effort is the basic reason why they became so

> successful in dairying. No dairy partnerships are formed outside the family because the children inherit the dairy.
>
> This last description is particularly apt for the Cardoza family, an Azorean family who arrived in the area in 1943, purchased the ranch in partnership, worked together to improve the property, and whose children inherited and continued the ranching operation until the property was acquired by [the Sonoma County Recreation and Parks District] in 2005.[3]

CHRONOLOGY OF DEVELOPMENT AND USE

Note: Chronological information has been drawn from LSA Associates, "A Cultural Resources Study for the Tolay Lake Regional Park Project," March 28, 2008.

1823	Father Jose Altamira visited *Laguna de Tolay* en route to founding a new Mission in Sonoma.
1834	Mexican Governor Jose Figueroa granted 44,000-acre land grant (Rancho Petaluma), which included Tolay Lake, to Lieutenant Mariano G. Vallejo.
1843	Mexican Governor Manuel Micheltorena expanded Rancho Petaluma land grant to 66,000 acres.
1857	Vallejo sold his Petaluma Adobe. At one time the largest privately-owned adobe building in Northern California, the Petaluma Adobe is California Historical Landmark #18 and is now the centerpiece of the state-owned Petaluma Adobe State Historic Park.
1865	William Bihler purchased the area that would become the 1,737-acre Cardoza Ranch. Bihler reputedly drained Tolay Lake in order to farm the land.
1880s	Bihler sold the ranch.
c.1885-c.1894	Ranch owned by U.S. Senator and Comstock Lode millionaire James G. Fair.
Late 1800s	Workshop (12) constructed.
1905	Arthur W. Foster purchased the ranch from Fair's heirs, who had maintained ownership following Fair's death in 1894. Foster, president of the San Francisco North Pacific Railroad, operated the ranch as the Lakeville Stock Farm, and evidently constructed the elaborate irrigation and drainage system at the ranch.
1922	Ranch acquired by North Bay Farms Company.
1943	Ranch sold to John S. Cardoza, Sr.; George S. Cardoza; and John S. Cardoza, Jr., who converted the ranch to a dairy and cattle operation.
Late 1940s-	Cardozas demolished several buildings at the ranch, reusing the lumber, windows

[3] LSA Associates, "A Cultural Resources Study for the Tolay Lake Regional Park Project," 19-24.

Early 1950s	and other architectural elements to build new structures and rebuild others, including barns and equipment sheds. Some buildings (including the Cottage (1) and the Line Shack (10)) were left intact but relocated on the property. During this time, the Dairy Barn (7) on the hill southwest of the ranch complex was rebuilt and the Creamery (8) was enlarged with a concrete floor, foundation, side walls, and frame addition to the east elevation.
1946	George Cardoza and Vera Cardoza House (4) constructed.
1947	John Cardoza, Jr. and Beatrice Cardoza House (5) constructed.
1950	John Cardoza, Sr. House (3) constructed.
Early 1950s	Hay Barn (6) and Tractor Barn (13) rebuilt. Bunkhouse (2) and Storage Shed (14) constructed.
1979	George S. Cardoza and Vera Cardoza granted the property to Rita Cardoza and Marvin Cardoza.
1980	Metal Barn (16) constructed.
1992	Modern Barn (17) constructed.
2005	Rita Cardoza and Marvin Cardoza sold the property to the Sonoma County Regional Parks Department.

SIGNIFICANCE AND INTEGRITY

Significance

In the Cultural Resources Study that they completed for the Tolay Lake Regional Park in March 2008, LSA Associates found the Cardoza Ranch complex to be

> eligible for listing in the National Register under Criterion A due to its association with the Azorean Portuguese dairy and ranching industry in Sonoma County and California, an industry dominated by them from the 1920s through the 1960s, and Criterion C since the ranch features, while lacking individual distinction, represent a significant distinguishable entity that can trace its history to one family and one operation.[4]

LSA Associates also concluded that the Cardoza Ranch complex is National Register-eligible both as its own district and as a contributor to the larger Tolay Valley Historic District. This latter district, which was identified by LSA Associates, generally corresponds to the boundaries of Tolay Lake Regional Park and consists of 21 prehistoric archaeological sites, historic-period built environment resources, and resources with both prehistoric and historical components.[5]

Integrity

LSA Associate's Cultural Resources Study states that "Pre-Cardoza elements and the Cardoza Ranch retain a high degree of integrity of setting, location, workmanship, materials, feeling, and association."[6]

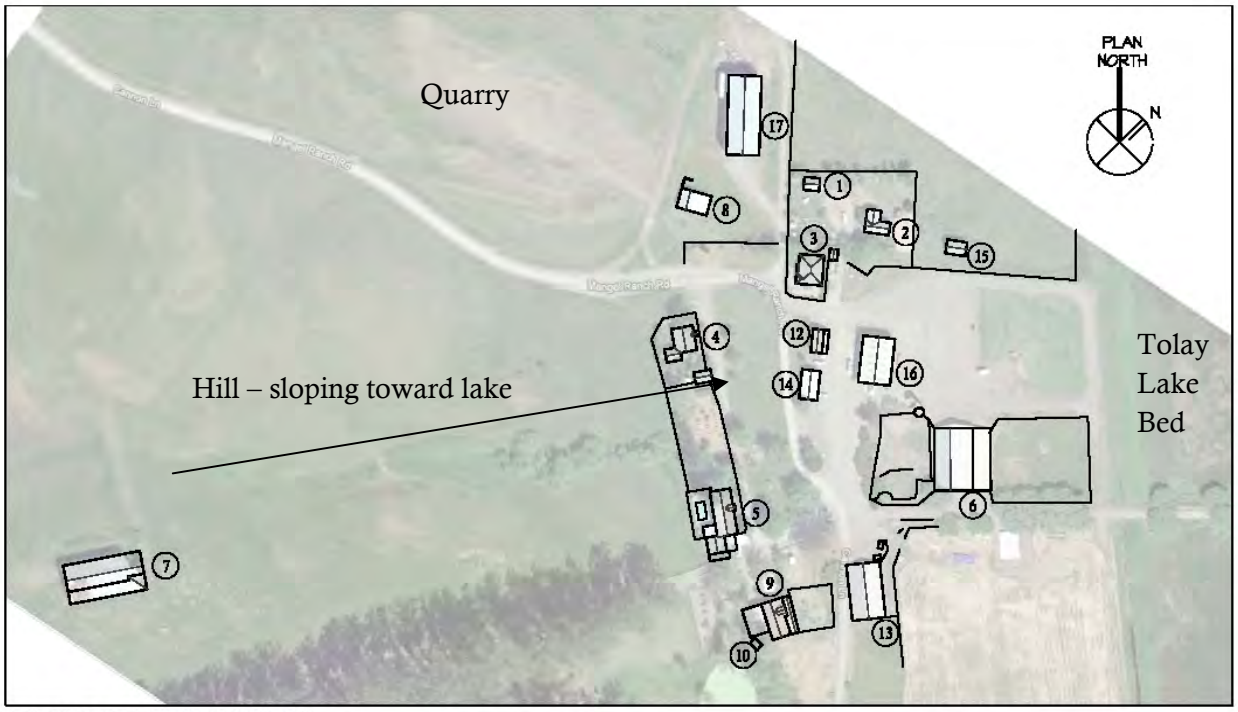
The LSA Associates study also states that although some of the buildings were used for operations different than originally intended at the time of the study (i.e. the Creamery as a winery, the Granary as a museum), "the landscape within which the ranch is situated has retained the integrity of its period of significance, and reflects a period of time and place when Portuguese dairy farms dotted the rural landscape of Sonoma and Marin counties. Therefore, the Cardoza Ranch appears to possess integrity."[7]

[4] LSA Associates, "A Cultural Resources Study for the Tolay Lake Regional Park Project," 59.
[5] Ibid., 46.
[6] Ibid., 47.
[7] Ibid., 59.

PHYSICAL DESCRIPTIONS, CONDITIONS, & TREATMENT RECOMMENDATIONS

See the introduction for definitions of condition ratings. Treatment recommendations are divided into two broad categories: basic treatments and use-specific treatments. The basic treatments include repairs to deteriorated elements and stabilization of the buildings. Use-specific treatments include modifications to the buildings related to the proposed new use(s).

SITE



Physical Description

The Cardoza Ranch site generally follows a northwest-southeast orientation, in accordance with the contour of the low hills southwest of the Ranch and the edge of the Tolay Lake lakebed to the northeast. The Cardoza Ranch site is accessed by two roads: Cannon Lane from the west and Cardoza Road from the southwest. The ranch buildings and structures are clustered around the portion of Cannon Lane that turns southeasterly to meet Cardoza Road. Multiple dirt paths and limited access dirt roads cross the site. The most notable is the dirt road that extends northeasterly

along the causeway that bisects the lakebed of Tolay Lake. Fencing is used throughout the site, to demarcate both residential yards and livestock pens.

The Cardoza Ranch site, and the buildings thereon, can be broken into two sections: the upland half to the southwest, and the comparatively flat half to the northeast. The upland portion of the site includes the George and Vera Cardoza House (4) and the John, Jr. and Beatrice Cardoza House (5), along with the Granary (9), the Line Shack (10), the Creamery (8) and the Modern Barn (17). Several trees have been planted around the Granary and the two residences, and mature Eucalyptus line Cardoza Road as it leaves the Ranch site. A pond sits immediately south of the Granary. At the Ranch site's highest elevation, a small quarry has been dug into the hill immediately west of the Creamery. The dairy Barn (7) sits several hundred feet away from the main ranch on the hill to the southwest.

The other buildings occupy the flat half of the Ranch site. These buildings include three residences (the Cottage (1), the Bunkhouse (2) and the John Cardoza, Sr. House (3)) and the Slaughterhouse (15) at the northwest end, and a collection of barns and storage sheds (Hay Barn (6), Old Shop (12), Tractor Barn (13), Storage Shed (14), and Metal Barn (16)) to the southeast. Trees, which are fewer in number here than in the Ranch site's upland half, are concentrated along the Causeway Trail and near the residences at the northwest end. A concrete silo stands between the Hay Barn and the Metal Barn.

BUILDING 1: COTTAGE/JULIE'S HOUSE/LITTLE GREEN HOUSE

Image 1 - Entrance to Cottage, south side

Image 2 – Northeast corner of Cottage

Physical Description

The Cottage is currently located on the north side of the Ranch, behind John Cardoza, Sr.'s House (3) and beside the Bunkhouse (2). It was moved to this location by the Cardozas from the area where the Bunkhouse sits. It is on a relatively flat portion of the site and along with the other nearby houses is fenced off on the north, east and west sides. The Cottage is accessed via a shared driveway that runs between John Cardoza, Sr.'s House and the Bunkhouse. It likely dates from the early 1900s with later modifications.

The Cottage is a simple rectangular form with a gabled roof. The main building is 16 feet deep and 26 feet wide. The southern-facing enclosed porch is 6 feet deep and 26 feet long, and has a shed roof. The framing is enclosed, but is assumed to be standard wood framing.

The exterior walls are clad with three-inch-high rounded edge siding except at the south porch wall, which is clad in eight-inch-high V-groove siding. The roof is covered with asphalt shingles over wood singles.

The Cottage is entered via wood steps, a small landing and a door centered on the south porch. The steps and landing have wood railings. The door has a fixed union jack lower panel and an upper panel of diamond-shaped lights filled with amber-colored bull's-eye glass. The south side of the building has four sliding aluminum windows, with wood trim. There are two double-hung wood windows on the east wall, two on the north wall, and one on the west wall. All of the windows have a single pane of glass per sash. There is a wood-framed foundation vent at the east wall.

The interior of the porch has all painted wood finishes: wood flooring, plywood on the north wall, exposed wood framing and sheathing on the other walls and exposed board sheathing and rafters at the ceiling. The porch is used as the laundry room and contains the water heater, washer and dryer. The east end of the porch is portioned off as the bathroom with a shower, sink and toilet. The walls in the bathroom are painted vertical wood boards, and the ceiling is the exposed structure, also painted.

There is a small step up from the porch to the rest of the Cottage. The door from the porch to the cottage leads directly into the living room. The living room also serves as the kitchen. Along the south wall, there is a counter and sink. Above the sink is a sliding aluminum window, looking into the porch. On both sides of the window are wall mounted cabinets. These cabinets wrap the southwest corner and extend about four feet along the west wall. The floor of the living room and kitchen are painted wood boards. The walls have a random combination of wood siding and paneling. The ceiling consists of painted wood boards.

The bedroom is located in the northeast corner of the cottage and is entered through the east wall of the living room. The closet is located in along the east side of the cottage, between the bedroom and bathroom and is entered form the south wall of the bedroom. Like the living room, the bedroom and closet have painted wood floors, walls and ceilings.

The Cottage has electrical and water service. Gas is provided from a nearby propane tank. The electrical meter is located at the east wall and the panel is located inside the porch, on the north wall. Heat is currently provided with a wall heater on the west wall. However, there are at least two previous heating systems: there is an in-floor grill for a below-the-floor gas heater and there is an old metal flue at the northwest corner from a stove.

Image 3 - Bedroom with various types of wood paneling

Image 4 - Enclosed porch used as laundry room

Character-Defining Features

- One-story height
- Rectangular plan
- Side gable roof with shed roof porch
- Wood siding with wood rakes
- Double-hung wood windows with wood surrounds

Existing Conditions

The Cottage is in poor condition overall.

Foundation

The building does not have a foundation and is resting on the ground.

Structural Framing

The building lacks approved cripple-wall bracing below the floor at exterior walls. The building lacks diagonal or structural sheathing at exterior walls. The building lacks structural sheathing at the roof.

Exterior

Roofing

The asphalt shingle roofing is in poor condition. There is no flashing where the lower roof meets the cottage wall; shingles have been wrapped up the face of the wall, but underlying wood is exposed and deteriorated. The gutter along the south eave has no downspout and drains out its open ends.

Image 5 - Enclosed porch roof at Cottage

Image 6 -Typical wood to earth contact

Cladding

The wood siding is in fair to poor condition. The paint finish is worn. There is wood-to-earth contact on all sides of the cottage and the wood at the base of the walls is very deteriorated.

Doors and Windows

The front door, likely a replacement, is in good condition. Both the wood and aluminum windows are in poor condition. Settlement has caused wracking of some window frames.

Image 7 - Window at east wall showing frame wracked due to settlement

Trim
All of the exterior wood trim is in poor condition, with particularly serious deterioration at the window sills and at the base of the front door trim and corner boards.

Features
The front porch, steps and railings are in poor condition. One porch board has been replaced; the steps are unstable.

Interior
Floor
The painted wood floor in the cottage is in fair condition; on the enclosed porch, several sections have been patched with plywood. The single step at the door between the cottage and enclosed porch presents a trip hazard.

Image 8 - Step between enclosed porch and cottage

Image 9 - Random interior wood paneling at Cottage

Walls and Ceilings
The various types of wood paneling, including the exposed sheathing at the enclosed porch, are generally in fair condition, though the reused wood was installed in a haphazard, poorly fit manner.

Trim
Painted wood trim throughout the interior of the Cottage is in fair condition.

Doors
The interior wood doors are in good condition, except for wear and tear, mainly at the bottom edge.

Features
Washer and dryer are used by park staff and are assumed to be in good condition. The wood cabinets, laminate counter and sink are in fair condition.

Electrical
The circuit breaker and surface mounted conduit to junction boxes in each room are relatively new and in good condition. It does not appear that there is any substandard wiring in use.

Mechanical and Plumbing
The original floor and wall heaters are not functional. The gas water heater and wall heater and two air conditioners are newer and assumed to be functional. Both the water heater and wall heater are properly vented.

Accessibility Issues
The Cottage is not accessible from the exterior. Once inside, the Cottage is generally deficient as regards accessibility and ADA compliance (path of travel, bathroom, etc.). Required level of accessibility will depend upon use.

Code Analysis

Occupancy Classification	R-3 single family residential
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	10,500 square feet
Actual Area	572 square feet
Allowable height (CBC Section 504)	40 feet, 3 stories
Actual Height (feet/ stories)	14 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet /occupant	3
Required Exits (CBC Section 1015)	1
Provided Exits	1
Other considerations	The asphalt shingle roof over the wood shingles is a non-compliant condition per CBC 1510.3, paragraph 2

Treatment Recommendations

Basic Treatments

Structure

- Provide concrete foundation.
- Re-grade to provide positive drainage away from building.
- Add necessary seismic connections, shear walls, and plywood sheathing at roof.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Replace asphalt shingle roof on cottage, rolled roofing on enclosed porch; install new flashing, gutters and downspouts.
- Repair or replace damaged wood siding and trim: estimate replacement of 20% of siding and 50% of trim; eliminate all wood to earth contact.
- Realign and restore wood windows: estimate replacement of 50% of window components.
- Replace aluminum porch windows with wood to match those in cottage.
- Remove old woodstove vent pipe.
- Rebuild front steps and landing.
- Provide minor repairs to doors and hardware as needed; replace front door sill.
- Paint all wood elements.

Interior

The interior does not require any rehabilitation for its current storage use.

Systems

- Have all systems evaluated by a licensed contractor or engineer.
- Replace plumbing piping and all fixtures.
- Remove crawl space heater.

Treatments Contingent on Use

The preliminary recommended use for the Cottage is residential.

- Insulate walls and attic, including enclosed porch.
- Add finish over insulation at enclosed porch walls and ceiling.
- Repaint entire interior, including wood floor.
- Completely rehabilitate bathroom.
- Replace sink and counter with functional kitchen.
- Consider constructing a wall separating laundry area from entrance.

BUILDING 4: GEORGE AND VERA'S HOUSE/GREEN HOUSE

Image 10 –Front entrance to George and Vera's House, east side

Image 11 – George and Vera's Garage

Physical Description

This 1946 Ranch style house is located on the west side of the ranch complex, north of John Jr. and Beatrice's house (5) and south of the Creamery (8). The site slopes gently to the northeast, with a slightly leveled area around the house. The front door of the house faces east towards the Old Shop (12) and the lake. Vera still lived in the house when the Ranch became a regional park in 2005.

This house originally had the same general layout as John Jr. and Beatrice's house (5), but differing additions and modifications have since obscured the original form of both houses. This house is slightly smaller and originally had two bedrooms, not three like the other house. The original form was a simple rectangle. This house has an addition off of the southwest corner. A detached garage is located to the south of the house. The original house was 30 feet deep and 36 feet wide. The garage is 26 feet deep and 24 feet wide. The addition is about 17 feet wide and 30 feet deep. The original house has a half basement that is approximately 36 feet wide and 15 feet deep.

The exterior walls have stucco over wood V-groove siding. The front porch is wood framed with a metal railing and posts. The stairs, ceiling, and fascia have been covered with stucco. The garage also has stucco over wood siding. The main roof is asphalt shingles over wood shingles. The addition has asphalt shingles. The garage has asphalt shingles.

The main entrance door is a six panel door. The mud room door is a two panel door with glass in the upper panel. Both doors have screen doors. The door to the basement is a wood sliding door. The garage overhead door is a metal single section lift door; there is a wood man door in the south wall of the garage.

There are two large wood-framed picture windows at the living room, and the other original windows are double-hung with a single pane of glass per sash. The windows in the addition are a combination of fixed wood framed casements and double-hung windows. Most of the double-hung

windows have aluminum screen at the exterior. The attic is vented through pointed metal vents at the gable ends. The foundation is vented through metal vents at the east and west walls.

The current layout is as follows. The front door enters into the living room. To the left is the kitchen, which is open to the dining area to the south straight through the living room is the door to the hallway. The mud room is located in the southwest corner of the kitchen. To the west of the hallway are two bedrooms and a bathroom. A second hallway has been added through the second bedroom. This hallway is L-shaped and connects the two bedrooms in the addition and the mud room. The basement is unfinished and contains a freestanding shower, and a two compartment sink.

Image 12 - Kitchen with original cabinets and counters

Image 13 - Bedroom in addition

Image 14 - Bathroom with original tile and fixtures

The interior finishes are primarily painted plaster walls and ceilings, with some gypsum board at the additions and modified areas. The mud room has a sheet vinyl floor and wainscot with wallpaper above. The bathroom has a tile floor and wainscot with wallpaper above. The kitchen has wood cabinets with tile counters and backsplashes. The kitchen walls are covered with wallpaper. The floor in the living room is carpet, but the rest of the house has sheet vinyl flooring.

The garage floor is exposed concrete. The garage has no interior finishes. Roof and wall framing and sheathing are exposed.

The electrical meter is on the north wall of the house, and power enters the building through the attic. The house has propane gas, which is supplied from a tank. The gas water heater is in the basement. There is an in-floor heater in the main hallway. The mud room has hookups for a washer and a gas dryer.

Image 15 - Interior of garage showing stepped foundation walls

Image 16 - Terraced patio on south side of garage

Character-Defining Features

- One-story height
- Rectangular plan
- Side gable roof with verge board
- Double-hung wood windows
- Picture windows at living room
- Gabled front porch with metal posts and railings

Existing Conditions

George and Vera's House is in poor and unstable condition. Significant structural movement has occurred.

Structure

The foundation has failed. It appears the expansive soils are creeping in the downhill (east) direction and are taking the house along with it. The north and west basement walls are cracked and leaning as much as 1.5 inches in 12 inches. Basement walls appear to be unreinforced concrete.

Cripple walls supporting the floor framing above the basement walls have failed and are leaning. Numerous interior girder-support posts are missing, leaning or have inadequate foundation support. Wood scraps and miscellaneous wood debris are littering the crawl space, attracting termites and leading to decay.

The front porch framing is decaying and failing; the porch and steps are pulling away from the house, and the porch roof is sloping along the eave lines.

The interior floor is sloping. Interior door frames are distorted and there are numerous cracks in the interior walls.

Exterior

Roofing

The asphalt shingle roofing is in poor condition. The original gutters are deteriorated and likely not functional. New gutters and downspouts on the back of the house are in good condition and connect to a drain pipe at the northwest corner. The rooftop vents and chimneys are corroded and in poor condition.

Cladding

The stucco finish on the house is in generally poor condition with significant cracking due to the building's movement. There is an almost continuous horizontal crack at the foundation; there is serious cracking and spalling where concrete walls meet stucco at the basement stairway and at both porches. The underlying tongue and groove wood siding could not be observed; there is likely some deterioration at grade due to wood to earth contact where planting beds about the stucco.

Image 17 - Deteriorated shingles and debris

Image 18 - Stucco at basement stair and door

Doors

The doors are in fair condition; their frames and screen doors are in poor condition. Wood sills are very deteriorated.

Windows

The wood and aluminum windows are in fair to poor condition. Sills are deteriorated. Some wood windows are out of plumb due to building settlement and are not operable. Window screens are in fair to poor condition; some are ill-fit due to settlement and some are missing. Wood basement windows are misaligned due to building settlement.

Trim

All wood trim at the roof, doors and windows is in poor condition.

Image 19 - Front porch separated from wall of house

Image 20 - Poorly constructed ramp and stairs at south entrance

Image 21 - Stairs to basement

Features

The covered front porch is not level; it has separated from the house due to differential settlement. The concrete slab and steps and the stucco facing are cracked and deteriorated. The ornamental railing and roof supports are rusted and out of plumb.

The porch at the south entrance is very poorly constructed. Modifications made to add the ramp created an unsafe stair approach. The supporting structure is extremely deteriorated.

Paving and Stairs

Concrete paving around the house has cracked and settled, creating trip hazards. The terraced concrete patio west and south of the garage has extensive settlement and structural cracking.

The concrete stair to the basement and the adjacent retaining walls are in fair condition. The stairway is filled with leaf debris, clogging the drain at the bottom; water can freely enter the basement. The wood fences surrounding the stair are in very poor condition and collapsing. This is a hazardous condition.

Image 22 - Multiple layers of flooring

Image 23 - Settlement damage

Interior

Floor

Linoleum and vinyl flooring throughout the house is in poor condition; carpet in northeast room is in fair condition.

Walls and Ceilings

The plaster finish throughout the house is in fair to poor condition with a significant number of cracks due to settlement. Tile wainscots and shower surrounds are in fair to good condition.

Trim

Painted wood trim throughout the house is generally in good condition, except in areas where settlement has led to open joints and some deterioration at window sills.

Doors

Wood doors are in good condition, except for wear and tear, mainly at the bottom edge.

Features

Wood kitchen cabinets and tile counters are in good condition. Miscellaneous built-in casework elsewhere in the house is also in good condition.

Basement

Condition of the exposed framing and foundation in the basement is described above. There are water stains on the concrete walls and floor and also on the wood framing above.

Electrical
Wiring throughout the house is substandard and potentially hazardous.

Image 24 – Mix of knob and tube and newer wiring in attic

Mechanical and Plumbing
The original under floor heater appears to have been removed. The floor grille remains. The gas fired water heater is located in an area of movement in the basement.

The plumbing piping is old and corroded; leaks are evident in the basement. Plumbing fixtures, including stall shower and sinks in the basement, are in poor condition.

Garage
Structure
The garage structure is in fair condition, lacking structural sheathing at the roof. The crack in the north foundation wall does not appear to have caused significant damage to the wood structure.

Exterior
The asphalt shingle roofing is in poor condition; the gutters are badly corroded and partially missing. In addition to the structural crack in the north wall, the stucco finish has numerous cracks, mainly at the lower part of the walls. The door, overhead garage door, and windows are in fair condition. The higher grade outside the south door allows water to enter the building. Wood trim is in fair condition.

Image 25 - Garage roof and corroded gutter

Image 26 - Structural crack in north wall

Interior

The wood structure and the roof and wall cladding exposed on the interior are addressed above. The floor slab is in fair condition. The electrical wiring is not in accordance with code.

Accessibility Issues

The house is not accessible from the exterior; the existing ramp is not code-compliant. Once inside, the house is generally deficient as regards accessibility and ADA compliance (path of travel, bathroom and kitchen, etc.) The garage is not accessible. Required level of accessibility for both buildings will depend upon use.

Code Analysis

House

Occupancy Classification	R-3 single family residential
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	10,500 square feet
Actual Area	1,527 square feet
Allowable height (CBC Section 504)	40 feet, 3 stories
Actual Height (feet/ stories)	14 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet/occupant	8
Required Exits (CBC Section 1015)	1
Provided Exits	2
Other considerations	The asphalt shingle roof over the wood shingles is a non-compliant condition per CBC 1510.3, paragraph 2

Garage

Occupancy Classification	U - garage
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	9,625 square feet
Actual Area	160 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	12 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet/occupant	1
Required Exits (CBC Section 1015)	1
Provided Exits	1
Other considerations	The asphalt shingle roof over the wood shingles is a non-compliant condition per CBC 1510.3, paragraph 2

Treatment Recommendations

Basic Treatments

The primary issue with this building is the failed foundation. There are three primary ways to deal with this: the first is to build a new foundation, the second is to completely rebuild the entire house and the third is to demolish the house and not rebuild. The recommendations listed below assume the first option.

Structure

- Conduct a geotechnical investigation near the house to determine the soils composition.
- Stabilize soils as recommended by geotechnical report.
- Move the house off of the existing failed foundation. Pour a new reinforced concrete foundation based on the geotechnical report findings. Move the house back to its original location over the new foundation.
- Provide additional shear strength at the walls and roof to resist the seismic loads.
- Improve attachments at the roof to wall connections.

- Eliminate basement and stair to basement.
- Remove existing porch and rebuild steps in concrete.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Remove asphalt and wood shingles. Install new plywood sheathing and new asphalt shingle roof. Install new gutter and downspouts.
- Repair cracks in stucco.
- Insulate exterior walls and attic.
- Repair windows and replace deteriorated elements as needed.
- Replace screen doors.
- Replace thresholds at doors.
- Repair and repaint metal railings at front porch.
- Provide new accessible ramp to kitchen door.
- Replace missing decorative shutters.
- Paint stucco walls and all wood elements.
- Move plantings away from building foundation.
- Add foundation drainage along the uphill side of the house.

Interior

- Insulate walls and attic.
- Replace all floor finishes.
- Repair cracks in walls and ceiling.
- Remove wallpaper and repaint all walls.
- Repair door frames where cracked.
- Repair windows; replace badly deteriorated windows to match.
- Repair and reuse wood cabinets in kitchen.
- Remove old heater and patch hallway floor.

Systems

- Have electrical system evaluated by a licensed contractor or engineer and upgrade as required.
- Replace light fixtures as needed.
- Replace plumbing fixtures in bathroom and mudroom.
- Provide new heating and air conditioning system.

Garage

- Seismic upgrade: install structural sheathing at roof and walls.
- Repair foundation and bolt framing to foundation.
- Install asphalt roof with gutters and downspouts.
- Re-grade around garage to keep soil at least six inches below the wood sill.
- Remove vegetation from around foundation.
- Minor repair of windows.

- Repair cracks in stucco.
- Paint stucco walls and all wood elements.
- Repair or replace patio at south side so that water doesn't drain into garage.
- Add perimeter drain at back of garage.
- Add area drain at side door.

Treatments Contingent on Use

Preliminary use options for the house are guest rental, staff housing, or office space.

- Upgrade kitchen, possibly as ADA-compliant.
- Completely rehabilitate bathroom, possibly as ADA-compliant.
- Upgrade lighting.
- Widen door openings for accessibility.
- Consider alterations to interior layout depending on use.

BUILDING 5: JOHN JR. AND BEATRICE'S HOUSE/YELLOW HOUSE

Image 27 – Front of John Jr. and Beatrice's House, east side

Image 28 - John Jr. and Beatrice's House, with addition and garage at south end

Physical Description

This 1947 Ranch style house is located on the west side of the ranch complex, south of George and Vera's House (4) and north of the Granary (9). The site slopes gently to the east, with a slightly leveled area around the house. The front door of the house faces east towards the Hay Barn (6) and the lake.

This house originally had the same general layout as George and Vera's house (4), but differing additions and modifications have since obscured the original form of both houses. This house was eight feet wider and had three bedrooms instead of two. The original form was a simple rectangle. This house has had a least four different additions. The first addition was the two-car garage to the south of the house. The second addition connected the house and the garage, converted the living room into a bedroom, converted the garage into a living space, and expanded the kitchen dining area. The third addition was a covered patio at the corner between the house and garage. The fourth addition was a shed on the south side of the garage. The original house was 30 feet deep and 44 feet wide. The garage is 26 feet deep and 24 feet wide. The connection between the house and the garage is 30 feet deep and 16 feet wide. The covered patio is about 18 by 20 feet and the shed is 30 feet deep and 14 feet wide. Adjacent to the patio, behind the original house, is a concrete paved terrace with an in-ground swimming pool. The original house has a partial basement that is approximately 20 feet wide and 15 feet deep.

The east side of the garage and the south side of the house have lapped wood siding with a brick wainscot. The other exterior walls have stucco over wood V-groove siding. The front porch is wood-framed with a wood railing and posts. The stairs, ceiling, and fascia have been covered with stucco. The chimney, on the north wall, is made of red brick. The main roof is asphalt shingles over wood shingles. The garage has asphalt shingles. The covered patio has a corrugated metal roof, and the shed has corrugated fiberglass panels.

The main entrance door is a six panel door with glass in the upper four panels. The kitchen door, on the south wall, is a panel door with a union jack panel at the lower half and six panes of glass above. The kitchen door has a small metal awning over it. The garage east doors are two pairs of doors that match the kitchen door. The door from the garage to the covered patio is a two panel door with a flat wood panel below and a single pane of glass above. The door from the second addition to the back patio matches the doors at the front, but also has a screen door of similar design as the door. The door to the shed is a single panel door.

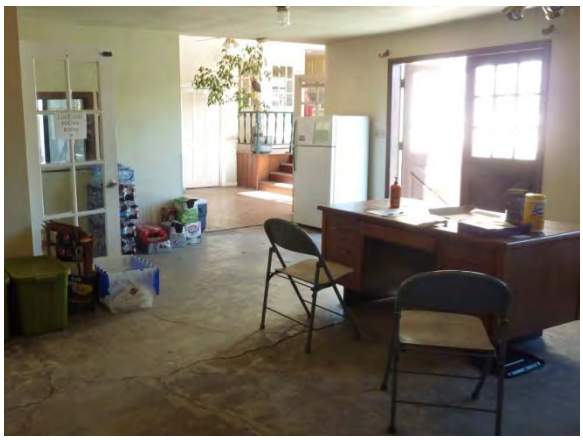


Image 29 –Garage looking into transition space and kitchen beyond. The covered patio is to the left and the front patio is to the right.

Image 30 - Edge of dining room, looking into kitchen and entrance hall beyond. The basement stair is at the left.

The current layout is as follows. The front door enters into a front hallway. To the right of the hallway is a bedroom, which was originally the living room and contains a fireplace and built in shelves on the north wall. To the left is the kitchen, which is open to the dining area to the south. The entrance hall opens up to the main hallway which runs north to south through the house. To the west of the hallway are three bedrooms and a bathroom. The closet in the middle bedroom has been converted to a shower and a sink in a counter added at the northeast corner. The south end of the hallway opens into the dining room. The dining room is the east side of the second addition. The west side of the second addition is four steps lower and is the transition between the garage and the rest of the house. This transition space is connected to the garage with a large framed opening. The garage has a vestibule at the northwest corner. A wood burning stove is located in the southwest corner. The shed can only be entered from the exterior. The basement is accessed via a stair between the kitchen and the main hallway. The basement is unfinished and contains a freestanding shower, a two compartment sink and the pool equipment.

Image 31 - Transition space with dining room at the right and kitchen beyond. The door on the left is to the hallway, the door on the right is to the basement.

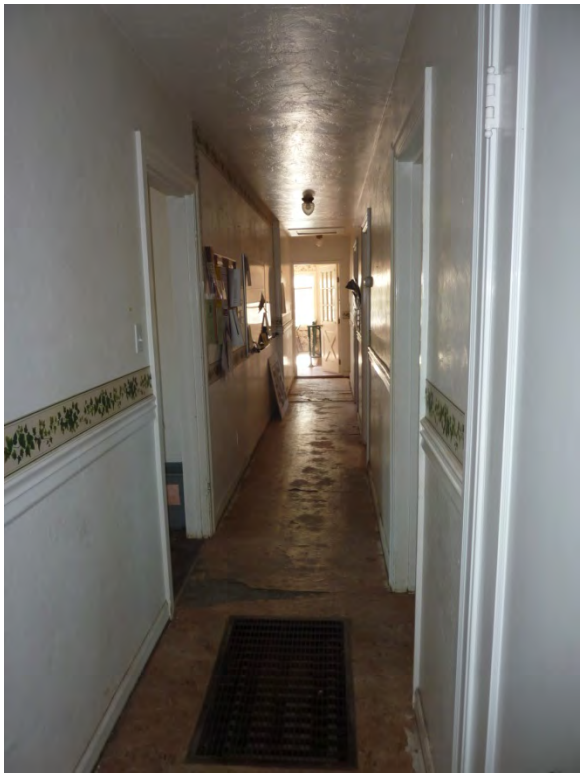


Image 32 - Hallway looking toward the kitchen. The door at the left is to the entrance hall. The door in the right foreground is the linen closet, the next door is the bathroom and the next two doors are bedrooms.

The interior finishes are primarily painted plaster walls and ceilings, with some gypsum board at the additions and modified areas. There is brick wall finish at the fireplace in the former living room, behind the wood burning stove in the garage and at the wall between the basement stair and the kitchen. The kitchen, transition space, and the former living room have wall paper. The bathroom has a wood wainscot. The main hallway has a wood chair rail. The kitchen and bathroom have wood cabinets with tile counters and backsplashes. The middle bedroom has plastic laminate cabinets and counters and the shower has tile floor, walls and ceiling. The former living room and the dining room have wood floors. The garage has an exposed concrete floor and the rest of the rooms have linoleum, vinyl, or vinyl tile floors.

The electrical meter is on the north wall of the house, and the panel is in the basement. The water heater is also in the basement. Some of the pool equipment is located behind the garage and some is in the basement. The house has propane gas, which is supplied from a tank. There is an in-floor heater in the main hallway and a gas stove in the former living room.

Character-Defining Features

- One-story height
- Side gable roof
- Wood siding at south end
- Gabled front porch
- Chimney and fireplace at north wall

Existing Conditions

In general, because it has been used and maintained by park staff, the Yellow House is in fair condition.

Structure

The original building lacks the following: effective cripple-wall bracing and anchor bolts below the floor at the exterior walls, diagonal or structural sheathing at exterior walls, and structural sheathing at the roof.

The front porch and sheathing is decaying and partially failing.

At the second addition, the cripple wall sheathing is decayed and has failed. It appears that concrete has been poured against the sheet metal flashing at along the south wall. The flashing has failed allowing water intrusion and decay of the plywood sheathing. The framing at the cripple wall is also decayed.

Exterior

Roofing

The condition of the roof varies from good to very poor: the asphalt shingle roofing on the former garage is in good condition; that on the west slope of the house is in fair condition, with some detached shingles; and that on the east slope of the house is in very poor condition, with curled and broken shingles and considerable leafy debris. The rooftop vents and chimneys on the garage and the west slope of the house are in fair condition, and those on the east slope are corroded, in poor condition. The gutters appear to be in fair condition, though some may be blocked by debris, and the newer galvanized downspouts drain away from the building via splash blocks. The corrugated sheet metal roof over the patio is in fair condition.

Cladding

The stucco finish on the house is generally in fair condition. There is one major vertical structural crack where the original house was expanded to the south. The underlying tongue and groove wood siding could be seen where the front porch had separated from the east wall of the house and appeared to be in good condition. The condition at other locations could not be observed, but there is likely some deterioration at grade, particularly along the west and north walls of the house, where planting beds abut the stucco. Stucco on the west wall of the former garage is in good condition, but that on the south wall, within the covered storage shed, is in poor condition, with extensive cracking and spalling. The wood siding at both the house and garage is in good condition, as is the brick base.

Image 33 - Deteriorated roofing and vents

Image 35 - Crack in east wall at addition

Image 34 - Debris filled gutter with new downspout

Image 36 - Extensive cracking at south wall

Doors

The wood doors are in fair condition. Aluminum thresholds are high and pose a trip hazard.

Windows

Most of the wood and aluminum windows are in fair condition. One west-facing wood window is in poor condition. Window screens are fair to poor and some are missing.

Trim

Wood trim at the roof, doors and windows is in fair condition. The wood louvered attic vents are in fair condition. The decorative shutters are in good condition. An awning over one door is in poor condition, with a lot of corrosion.

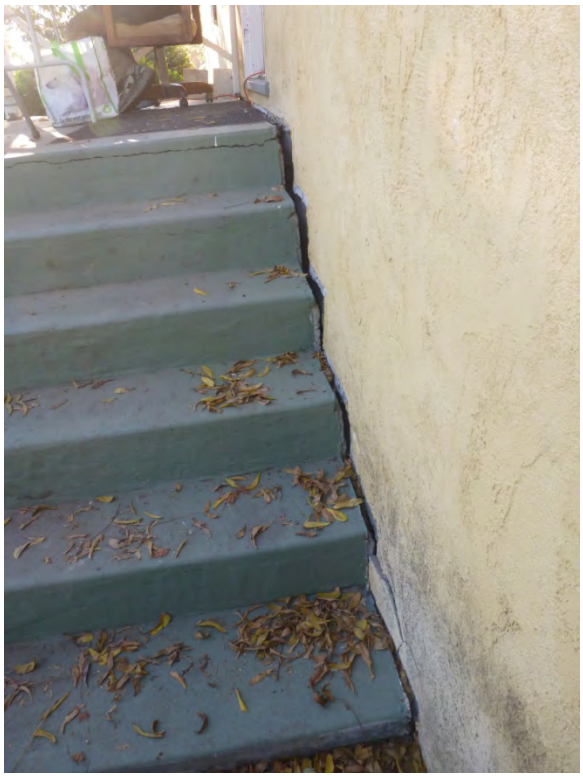


Image 37 - Front porch stair separated from house wall

Image 38 - Misaligned paving at pool

Image 39 - Deterioration in outdoor storage shed

Features

The covered front porch steps and stoop have separated from the house due to differential settlement. The stucco finish is cracked and deteriorated. The wood railing and roof support posts are in fair condition; the posts appear to be adequately supporting the porch roof; but the foundation is failing, so the overall condition should be considered very poor.

The brick chimney at the north end is in good condition, with minor cracking where it meets the stucco wall.

Patios

The concrete patio in front of the former garage is in fair condition. It has no control joints and, although it has a number of cracks, it remains level. The concrete steps and the brick planters surrounding the patio are in good condition.

At the rear patio, the brick planters, wood structure, including lattice, are in fair condition. The patio itself is in poor condition; portions of the concrete paving around the pool have lifted and/or cracked due to expansive soils, creating a trip hazard. The swimming pool appears to be in good condition, although its equipment was not tested.

Outdoor Storage Shed
This structure is in poor condition. The wood framing, various types of cladding (wood boards, plywood, wood lattice), and door are damaged and deteriorated. The concrete slab floor has extensive cracking. The corrugated fiberglass roofing is in fair condition.

Interior
Floor
Where carpet has been removed, the exposed linoleum is in poor condition; the underlying wood subfloor is in fair condition. The wood floor in the dining area is also in fair condition as are the wood stairs down to the lower level. Newer sheet vinyl in several rooms is in good condition. The concrete floor in the former garage is in fair condition, with several large cracks. Transitions between different types of flooring have created trip hazards.

Walls and Ceilings
The plaster finish throughout the house is in good condition. Wood and tile wainscots and shower surrounds are in fair to good condition.

Image 40 - Flooring deterioration and change of level

Image 42 - Deteriorated window at west wall

Image 41 - Floor at former garage

Image 43 - Cabinet at kitchen sink

Trim
Painted wood trim throughout the house is generally in good condition, except at the aluminum windows in the north wall, where it is deteriorated from water infiltration.

Doors
Wood doors and louvered closet doors are in good condition, except for wear and tear, mainly at the bottom edge.

Features
Wood cabinets in the kitchen, offices and bathroom are in good condition, except for water damage at the kitchen sink. Tile and laminate countertops vary from fair to good condition.

A gas range and dishwasher were removed from the kitchen.

The brick fireplace and hearth on the north wall appear to be in good condition, but the condition of the chimney is unknown.

The wood stove and brick hearth in the former garage are in good condition.

Image 44 - Deteriorated piping in basement

Basement
Condition of the exposed framing and foundation in the basement is described above. There are water stains on the concrete walls and floor. A free standing stall shower is in poor condition.

<u>Electrical</u>
Some components of the electrical system have been upgraded, but some original components remain. The entire system should be evaluated by a licensed engineer.

Mechanical and Plumbing

Mechanical equipment appears to be functioning adequately for the current occupancy, but should be evaluated by a licensed engineer. Elements of the plumbing piping have clearly been repaired and replaced, but much of the visible piping is corroded.

Accessibility Issues

The house is not accessible from the exterior; each entrance is reached via stairs. Once inside, the house has two levels and is generally deficient as regards accessibility and ADA compliance (path of travel, bathroom and kitchen, etc.) Required level of accessibility will depend upon use.

Code Analysis

Occupancy Classification	R-3 single family residential
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	10,800 square feet
Actual Area	2,837 square feet
Allowable height (CBC Section 504)	40 feet, 3 stories
Actual Height (feet/ stories)	14 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet/occupant	15
Required Exits (CBC Section 1015)	2
Provided Exits	4
Other considerations	The asphalt shingle roof over the wood shingles is a non-compliant condition per CBC 1510.3, paragraph 2

Treatment Recommendations

Basic Treatments

Structure

- Stabilize soils on hill behind house.
- Reinforce attachment of walls to foundation.
- Reinforce attachments of roof to walls.
- Provide a perimeter foundation drain at the back of the house.
- Provide a perimeter foundation drain at the back of the pool.
- Demolish shed at south end and remove concrete slab.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Remove asphalt and wood shingles. Install new plywood sheathing. Provide new asphalt shingle roof with gutters and downspouts.
- Add shear strength at exterior walls.
- Repair cracked plaster.
- Repair wall at grade level at chimney.
- Repair paving at back porch.
- Repair brick planters and counters at back patio.

- Assess the pool and its equipment.
- Rebuild front porch steps with concrete.
- Make minor repairs to doors and hardware.
- Make minor repairs to windows in general.
- At the north window on the west wall, replace sill and lower sash.
- Paint stucco walls and all wood elements.

Interior

- Install new flooring throughout house.
- Repaint walls and ceilings.
- Remove old heater and repair floor in hallway.
- Inspect fireplace flues.
- Repair kitchen cabinets.
- Replace kitchen sink.

Systems

- Have electrical system evaluated by a licensed contractor or engineer and upgrade as required.
- Provide new heating and air conditioning system.
- Replace water, sewer and gas pipes.

Treatments Contingent on Use

Preliminary use options for the house are visitor center, guest rental, staff housing, or office space.

- Upgrade kitchen, possibly as ADA-compliant; install new appliances.
- Completely rehabilitate bathroom, possibly as ADA-compliant.
- Install a lift between two floor levels at dining/transition space.
- Upgrade lighting.
- Widen door openings for accessibility.
- Add wall and door between house and former garage.
- Consider alterations to interior layout depending on use.

BUILDING 6: HAY BARN/OLD STONE FLOOR BARN

Image 45 – South wall of Hay Barn with shed on right

Image 46 - Hay Barn interior looking north

Physical Description

The Hay Barn was constructed in the late 1940s or early 1950s on the site of a previous barn. Located on a slightly sloping site on the east edge of the ranch complex, it is aligned with the causeway and flanked on the east and west with corrals. A slip-formed concrete silo is located at the northwest corner. The Hay Barn, as its name suggests, was originally used to store hay. It now houses some exhibits and is open to the public for tours and events. A shed runs along the east side of the barn, within the corral, and is used to shelter goats.

The rectangular barn is approximately 60 feet wide and 100 feet long, and the shed to the east is 25 feet wide and 100 feet long. The foundation is concrete piers under the wood posts and a concrete perimeter footing. The structural frame is post and beam construction. The structural members appear to have been reused as they have mortise holes. The main barn is three bays across and ten bays long. The first 15 feet of the shed (west side) is partially enclosed from the exterior and open to the main barn. The last ten feet (east side) are open to the corral.

The exterior walls are covered with 1x12 vertical wood boards spaced about ¼ to ½ inches apart. The gable roof is covered with corrugated metal; the rafter ends are exposed; and the space between the rafters and the ridge are open for ventilation.

The two primary entrances to the barn are through large pairs of sliding doors at the north and south elevations. A smaller set of sliding doors are located on the north wall, near the northwest corner. The west section of the shed is accessed through pairs of sliding doors on the south and north and the east section is accessed through large swinging doors. There are no windows in the barn, but there are three wooden vents at the north gable and one at the south gable. A 68-foot-long section of the east wall of the shed is open with no door or structural supports.

Image 47 - Barn framing and open vent at ridge

Image 48 - Stone floor

The interior floor is about a foot below the adjacent grade and is covered with light tan colored stone set in cementitous grout. Small areas of the floor are unpaved (dirt) and some areas are patched with concrete or asphalt paving. The stone paving may date to the previous barn on the site. The stone pavers extend outside the north end of the building (probably due to the difference in size between the original and rebuilt barns)

Sections of the interior walls are covered with plywood, some with painted murals. There are several stalls at the east side of the barn, which are constructed of 2x wood and plywood and appear to be recent additions.

There is electrical power and lights in the barn. Water is located near the north and south entrances. The building is not heated.

Character-Defining Features

- Rectangular plan with gabled roof
- Stone floor (random rubble)
- Ventilation at roof peak, roof eaves, and upper walls
- Large sliding wood doors
- Vertical wood siding
- Wood truss roof
- Wood post and beam construction
- Alignment with Causeway Trail

Existing Conditions

In general, the barn is in fair condition and its attached shed is in poor condition. The building is very dirty with considerable lichen growth on wood and metal surfaces.

Structure

There is no visible bracing or other lateral-force resisting elements along the east wall of the main barn, at the connection to the east shed. There are only a few isolated pier blocks, but no other foundation at this wall.

At the east wall of the main barn, the load-bearing posts are not continuous from the roof to the ground. A beam runs about two feet above the ground and intersects the posts. The beam is supported on stub posts, which are leaning at the south end.

The interior posts in general do not have adequate connection to their foundations. Some of the posts have shifted to the edge, or partially off of their foundations.

The existing nailed connections at the timber bracing are likely inadequate to resist lateral forces.

Exterior

Roofing

The corrugated metal roofing on both the barn and the shed is intact and in fair condition, with rust staining on the exterior. At the southeast corner of the barn, the roof is sagging and there is corrosion and some warping of the shed roof where it meets the barn wall. The roof drainage system is non-functional. The gutter on the west side of the barn is partially detached and filled with leafy debris. Half of the gutter at the shed is missing. Downspouts are either missing or cut off several feet above grade.

Image 49 - Typical condition of roof

Image 51 - Typical repurposed and deteriorated siding

Image 50 - Failing roof at shed

Image 52 - Shed siding with wood to earth contact

Cladding

The wood siding of the barn is in fair condition, considering its use as a hay barn, which required ventilation rather than a weather-tight envelope. Bottoms of boards are deteriorated due to damage from use and from water. As these were reused boards, the damage may date from earlier wood to earth contact. There are a number of split or warped boards, particularly at the east wall above the shed. The corrugated panels cladding the south wall are also in fair condition, with some missing fasteners and bent panels. The painted finish on both wood and metal is worn. The shed cladding is in poor condition. Siding is in contact with the ground and individual boards are warped, broken or missing.

Doors

The randomly constructed doors are in fair to poor condition. As with the wood siding, bottoms of doors are deteriorated due to damage from use and from water. The painted finish on both wood and metal is worn. The large pairs of doors at the ends of the barn are functional, with newer sliding hardware. The shed doors are very deteriorated, with damaged boards and hardware, and rest directly on grade.

Trim

The three wood louvered vents in the north gable and one in the south gable are in fair condition. The sill of the south gable vent is missing.

Paving

Concrete poured to allow access over the concrete perimeter foundation is poorly installed, poses a trip hazard, and does not provide an even slope from grade. This concrete covers the barn's stone pavers where they extend outside the north end of the building.

Image 53 – Gable vent with missing trim

Image 54 – Stone and concrete paving at north entrance

Image 55 - Interior view showing condition of siding

Image 56 - Stone floor with concrete topping at south entrance

Interior

The wood structure and the roof and wall cladding exposed on the interior are addressed above.

Floor

The stone floor, where it remains in place, is in fair condition. Mortar is worn or missing in some places and several sections of pavers have been removed and either left as gravel base or filled in with asphalt concrete. Asphalt and concrete used to create 'ramps' at north and south doors was poorly installed over stone pavers. These are cracked, posing a trip hazard, and do not provide an even slope from grade.

Features

The exposed wood structure is addressed above. The interior partitions, stalls and loft, built from new or reused lumber, are generally in good condition.

Electrical

The electrical system and lighting both need to be upgraded depending on the intended use of the building.

Accessibility Issues

The barn is not accessible from the exterior, due to its raised perimeter foundation and relation to grade. Ramps at entrances and door hardware and operation are not ADA-compliant. Once inside, the uneven stone floor does not provide an accessible path of travel. Required level of accessibility will depend upon use.

Code Analysis

Occupancy Classification	U - Barn
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	9,625 square feet
Actual Area	8,643 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	33 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 300 square feet/occupant	27
Required Exits (CBC Section 1015)	1
Provided Exits	0 (The sliding doors do not meet the requirements of Section 1008 and therefore do not count as required exits. The shed has 2 exits, but they are not accessible from the main barn.)
Other considerations	This barn is occasionally used for assembly purposes, which would greatly increase the occupant load and required exits.

Treatment Recommendations

Basic Treatments

The basic treatment approach for the Hay Barn is to stabilize and strengthen it and halt its deterioration.

Structure

- Repair and improve foundation, adding new footings where required, particularly along the east wall.
- Improve all framing connections and add bracing, as required for seismic strengthening.
- Repair wall structure between barn and shed; level sagging wall at south end.
- Provide added structural support at shed.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Re-grade at shed end walls to eliminate wood to earth contact.
- Re-grade at perimeter to provide positive drainage away from building.
- Remove concrete outside north barn door, possibly remove and salvage stone pavers in this area; install paving sloped up to provide level surface at door.
- Re-secure any loose corrugated roof panels.
- Install new gutters and downspouts at west wall of barn and at shed.
- Rebuild shed end walls.
- Repair and reattach siding; replace seriously damaged boards; estimate replacement of 20%.
- Fasten loose metal siding panels.
- Repair vents at gables, including trim replacement.

- Repair barn doors, replacing damaged boards; rehabilitate or replace hardware as required for functionality.
- Replace doors at both ends of shed.
- Paint all wood elements.

Interior

- Remove asphalt concrete ramping at barn doors and patch stone flooring below.
- Rehabilitate damaged areas of stone flooring and mortar.
- Construct new ramps, non-destructive to stone flooring, inside both doors.

Systems

- Have electrical system evaluated by a licensed contractor or engineer and upgrade as required.

Treatments Contingent on Use

The preliminary recommended use for the Hay Barn is as an unconditioned, non-weatherproof exhibit and/or assembly space. Code requirements for these uses would vary based on the anticipated number of occupants.

- Add exit doors as required for new use.
- Infill area of missing stone paving at west wall.
- Provide a code-compliant path of travel through the building; this could be a raised wood walkway that would not damage the stone floor; estimated coverage for access to exhibits: 25% of floor area.
- For assembly use, construct a raised platform of size required to provide accessible seating and satisfy other code requirements, size to be determined by program.
- Reconfigure interior partitions and stalls as required for intended use.
- Upgrade electrical service and lighting, including emergency lighting, as required for new use.
- Install sprinkler system if recommended or required.

BUILDING 7: OLD DAIRY BARN

Image 57 – North side of Old Dairy Barn with collapsed section at east end

Image 58 – West entrance to Old Dairy Barn

Physical Description

The Dairy Barn was constructed in the late 1940s or early 1950s of salvaged materials. The building is located atop a hill several hundred feet southwest of the rest of the ranch complex. As its name implies it was originally used to house dairy cows. Later it was used to for sheep, but currently is unused.

The dairy barn is rectangular in plan, and measures approximately 65 feet wide and 124 feet long. The foundation is wood posts that rest on wood blocks on the ground. The structural frame is post and beam construction and some of the joints are mortise and tenon connections, while others are nailed. The barn appears to have been built in three sections. The primary section is about 40 feet wide and 100 feet long. A 24-foot-long addition extends the original gabled form toward the east. A 15-foot-wide shed covers the south side, wraps around the east side with a hipped roof at the corner and then abuts the east addition.

The west and north elevations are covered with corrugated, galvanized sheet metal. The east wall and the south side of the east addition are covered with 1x12 vertical wood boards with about ¼- to ½-inch gaps between the boards. A wooden fence approximately three feet tall defines the south side of the building. The roof is covered with corrugated, galvanized metal with an open ridge and rafter ends.

The two primary entrances are at the east and west elevations. At the west elevation, the entrance has a pair of metal gates, while the east side has a pair of wooden gates. Above the east entrance, there is a hay door high on the wall. The south addition is entered through a pair of sliding doors at the east wall.

The interior floor is primarily dirt with small areas of elevated wood floor in the south shed. There are several partial-height partitions made of vertical boards spanning between the posts.

There are currently no utilities to the Dairy Barn. There is not a maintained road to the barn, although a historic road connected it to the main road at the north.

Character-Defining Features

- Rectangular plan with gabled roof
- Corrugated metal cladding
- Roof with wood rafters and purlins
- Southern addition with vertical wood cladding and hipped roof

Existing Conditions

The Dairy Barn has partially collapsed on the east end. The structure is in extremely poor condition and is unsafe. Signs and safety fencing have been placed around it to block access to the building.

Structure

The building has an inadequate foundation.

The south wall has no bracing or other lateral-force resisting elements. The roof framing along the south wall is sagging and has partially failed.

The existing rafters and beams appear to be undersized for their spans. The exterior walls lack any structural sheathing. The nailed connections at the timber bracing are likely inadequate.

Exterior

The sheet metal roofing is in extremely poor condition. The sheet metal siding is also very deteriorated with some missing panels. Large sections of wood siding and trim along the open south side of the barn are rotting, broken, and/or collapsed.

Image 59 - Collapsed east end of barn

Image 60 - Wood framing resting directly on grade

Image 61 - Failed wall at south side

Image 62 - Structural Damaged at south wall

Image 63 - Sheet Metal Roofing

Image 64 - Stalls inside barn

Interior

Within the Dairy Barn, the remaining corrals and stalls are generally in fair condition.

Accessibility Issues

The barn, while at grade level, has no accessible path of travel to or within the remaining building. Required level of accessibility for a rebuilt barn will depend upon use.

Code Analysis

Occupancy Classification	U - Barn
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	9,625 square feet
Actual Area	8,060 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	30 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 300 square feet/occupant	32
Required Exits (CBC Section 1015)	1
Provided Exits	1 (walls are not totally enclosed, thereby allowing exiting along the entire south side)
Other considerations	Current structure does not meet basic code requirements and is unsafe. If rebuilt, the new structure must meet the current building code requirements based on the proposed new use.

Treatment Recommendations

Basic Treatments

The recommended treatment approach for the Old Dairy Barn is demolition and either a) reconstruction to the same footprint, size, shape and materials as the original barn, b) construction of a new smaller barn, or c) no new construction. Prior to demolition, document the barn to HABS (Historic American Building Survey) standards.

Structure

- Demolish and salvage intact structural members for use in rehabilitation of existing ranch buildings or for new construction on site.

Exterior

- Demolish and salvage usable wood siding for use in rehabilitation of existing ranch buildings.

Interior

- Salvage significant barn equipment and/or features (corrals, stalls, etc.) for reinstallation in a reconstructed barn or for possible interpretive use.

BUILDING 8: CREAMERY/ WINE STORAGE

Image 65 – South wall of Creamery

Image 66 – East and north walls of Creamery

Physical Description

The Creamery building was originally constructed in the 1880s or 1890s, with a large addition to the east that dates from the 1940s or 1950s. The building is nestled into the hillside at the northwest corner of the main ranch complex. Originally used to produce and store dairy products, it was later used for wine storage.

The 30-by-49-foot, rectangular building has three sections that descend down the hill. The upper original section is 22 feet wide and 30 feet long, the middle section is 15 by 30 feet and the lower section is 12 by 30 feet. The original section has load bearing stone walls and the rest of the structure is wood framed.

Only the top of the stone wall is above ground on the west side of the building and the grade slopes down on the south side. On the north side, the grade is terraced down by a series of concrete retaining walls and slabs. The rest of the walls consist primarily of vertical boards, with horizontal boards at the north side. The roof is covered with corrugated galvanized metal. At the north gable end, in lieu of a barge board, the corrugated metal has been wrapped down over the exposed ends of the purlins.

Image 67 - Concrete walls on north side of creamery

Image 68 - Interior of upper section, with wood ceiling and stone walls

The upper section of the building is entered from the north and south through small wood plank swinging doors. The middle section is entered from the south through a pair of sliding doors and from the north through a swinging door. The lower section is entered from the east through a single sliding door. There are two small windows, covered with board awning shutters, on the west side of the building. There is a wood covered opening at the north side of the lower section.

The original stone wall separates the original building from the addition. A wood panel door, centered in the wall, allows access between the old and new section of the building. Throughout the building, the floor is made of concrete poured in 3-by-3-foot sections. The elevation of the floor from the original to the middle section drops gradually about one foot. The floor of the middle section is about three feet higher than the lower section. The exterior doors at the upper section are about two and a half feet above the floor level, and are accessed via wooded stairs without handrails. The middle and lower sections of the building are connected by a centered concrete stair. A wood railing, attached to full height framing, separates the two levels. The original section of the building has a wood ceiling, supported by wood framing. Above the ceiling is a large, inaccessible attic space. Some miscellaneous lumber construction, that may have once supported equipment, remains.

There are currently no utilities to the building. Conduit on the north and south gable ends indicates that the building once had electricity. A hose bib is located at the south elevation. There is a stone walkway along the north and east sides of the building. There are a series of concrete walls and slabs along the north side of the building of unknown use.

Character-Defining Features

- Rectangular plan
- Random rubble stone walls
- Saltbox roof
- Vertical and horizontal board siding with corner boards
- Sliding doors composed of vertical boards
- Setting into hill
- Ceiling with attic space above original section

Existing Conditions

The Creamery is in poor and unsound condition. Portions of the building are unsafe to enter.

Structure

The masonry walls are severely cracked and failing to the east (downhill). The building appears to have the same soil related problems as George and Vera's House (4).

The stone masonry and the concrete walls appear to have been constructed without reinforcement. This type of construction is considered hazardous in seismically-active areas.

The existing 2x4 rafters appear to be undersized for their span. The roof and exterior walls do not have any structural sheathing. The wood framing is decaying from water intrusion.

Image 69 - Severe cracking of masonry wall

Image 71 - Metal Roofing, wrapped at gable end

Image 70 - Failed wall at northeast corner

Image 72 - Condition at ridge

Image 74 - South wall showing poor overall condition of siding and doors

Image 73 - Overgrown vegetation on north side

Exterior

Roofing

The corrugated metal roofing is in poor condition. Some panels are bent, have missing fasteners and small holes, and rust staining on the exterior. The panels do not meet at the ridge, but there is no ridge cap covering the space between them.

Cladding

Both the vertical and horizontal wood siding are in very poor condition. Board ends are deteriorated; as these appear to have been reused boards, some of the damage may date from earlier wood to earth contact. The random length boards do not completely cover the ledger on top of the west stone wall. The painted finish is worn.

Doors

The wood doors are in very poor condition. Bottoms of doors are deteriorated due to their contact with the ground and overgrown vegetation that retains water. The painted finish is worn. The doors in the north and south stone walls are extremely deteriorated and falling off their hinges. The sliding door in the east wall is functional and the one in the south wall has newer hardware; however, both

of the doors themselves are in very poor condition. The wood shutters over windows in the west stone wall are in similar condition, with missing hinges and very deteriorated frames.

Trim

The Creamery's corner boards remain in place, in the same condition as the siding. The barge board is missing from the east half of the south gable end.

Interior

The wood structure and the roof and wall cladding exposed on the interior are addressed above.

Floor

The concrete floor of the original, west portion of the building is in fair condition. Both levels of the east portion of the building are in very poor condition, becoming extremely poor at the lower level, with settlement/heaving and large structural cracks. Conversely, the concrete stair between the two levels is in good condition.

Features

The exposed wood structure is addressed above. The wood ceiling appears to be in good condition, although it may not be adequately supported from above. The paneled wood door and frame in the interior stone wall is in fair condition. Wood steps at doors in the north and south stone walls are also in fair condition. The board 'railing' between levels is partially collapsed.

Image 75 - General condition of interior

Image 76 - Floor slabs at mid-level of building

Image 77 - Condition at northeast corner.

Accessibility Issues

There is no accessible path of travel to or within the Creamery. With no occupancy, accessibility to and inside the building would not be required.

Code Analysis

Occupancy Classification	U - Barn
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	9,625 square feet
Actual Area	1,455 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	12 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 300 square feet/occupant	5
Required Exits (CBC Section 1015)	1
Provided Exits	3

Treatment Recommendations

Basic Treatments

The recommended treatment approach for the Creamery is to stabilize it in place as a landscape element and interpret it, with no occupancy. Prior to stabilization, document the interior and exterior to HABS (Historic American Building Survey) standards.

Structure

- Repair structural cracks in masonry walls for structural stability and to keep animals out of building.
- Confirm that concrete site walls are structurally stable; repair as required for safety.
- Install interior structural bracing as required for seismic stabilization for an unoccupied building.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Cut back overgrown vegetation and re-grade around building to provide positive drainage away from perimeter.
- Replace corrugated metal roofing.
- Reattach loose wood siding and trim; replace severely deteriorated boards.
- Repair wood doors, replacing damaged boards; secure in place.
- Paint all wood elements.
- Provide interpretive signage nearby building.

Interior

- Remove any historic equipment or features for possible interpretive use elsewhere on site.

BUILDING 9: GRANARY/MUSEUM

Image 78 – East side of Granary with chicken coops

Image 79 – North end of Granary

Physical Description

It is not clear when the Granary building was constructed. It is located at the southwest corner of the ranch complex, near the pond. The site is steeply sloped toward the northeast. The Granary is west of the Tractor Barn (13) and south of John Cardoza Jr.'s House (5). There is a corral at the east and a metal canopy to the west. Originally used to house a mill that ground animal feed, the Cardoza family converted the Granary into a small museum.

The main portion of the building is approximately 60 feet long and 27 feet wide. The original building is rectangular in plan. The addition at the east side is L shaped and includes the entrance, bathroom and a long narrow storage room. A 60-foot-by-20-foot chicken shed is attached to the east side and is rotated about 10 degrees clockwise of the main building. The wood structure is resting concrete footings. The floor is elevated above the ground on a series of walls spaced about seven feet on center and running north-south. The building has load-bearing exterior walls with posts down the center and nailed trusses. There is a wood-framed porch along the west wall. On the west side of the building is a covered patio that is approximately30 feet wide and 40 feet long.

The exterior walls are clad with a variety of metal and wood siding. There is vertical metal siding at the north, east and south sides of the main building, vertical wood boards at the shed and a portion of the west wall, and horizontal wood boards at the vestibule and a portion of the west wall. The granary has a gabled roof, with a gabled dormer on the east side. The chicken coop has a shed roof. The main building and the first 12 feet of the chicken coop are covered with corrugated galvanized sheet metal. The last ten feet of the chicken coop is enclosed with chicken wire at the roof and the east wall. The roof over the patio is a separate structure than the building. The patio roof has metal posts, wood beams, open-web steel trusses, wood purlins and a metal roof.

Image 80 - Patio on west side of building

Image 81 - Recessed entrance at north elevation

The main entrance is recessed 11½ feet into the northeast corner of the building. The door is accessed by flight of stairs. The door is rail and stile with diamond-shaped glass panels. The secondary door is on the west wall and is also a rail and stile door wood door. To the right of the secondary entrance is a sliding barn door. The windows are aluminum sliders on the west and south walls. There is a large picture window flanked by operable casements at the recessed entrance. The dormer has a framed opening filled with corrugated fiberglass. There is a boarded up vent high on the south gable. The chicken coop has a small vestibule and two wood plank doors at the north side. At the south side it has two framed openings filled with chicken wire.

The main interior space is divided into two sections, separated by a partial height wood wall with a pair of sliding barn doors. The south half of the space houses exhibits; the north half appears to have been a sales area, with a counter and some food preparation equipment. It also contains a large ca. 1900 harvester.

The main electrical panel for the barns is located in the Granary. There are water and sewer connections to the building for the ¾ bath and the sink in the northwest corner.

Image 82 - Exhibits in south portion of building

Image 83 - View of museum exhibit area

Character-Defining Features

- Rectangular plan
- Side gable roof with gabled dormer
- Corrugated metal cladding
- Vertical board and board and batten siding

Existing Conditions

The overall condition of the Granary is fair to poor.

Structure

The building does not have sufficient lateral bracing including: adequate cripple-wall bracing below the floor at the exterior walls, diagonal or structural sheathing at the exterior walls, or structural sheathing at the roof.

The picnic area canopy roof trusses lack effective lateral bracing at their bearing points.

Image 84 - Deteriorated structure below building

Image 85 - Deteriorated roof structure over picnic area

Exterior

Roofing

The corrugated metal roofing, including ridge cap and flashing, is in poor condition. Some panels are bent, have missing fasteners and small holes, and heavy rust staining on the exterior. Corrosion is visible on interior surfaces as well. There is a buildup of leafy debris on the relatively flat roof over the picnic area on the west side. The gutter along the east side of the chicken coop and the drainpipe at the south end are deteriorated.

Cladding

Wood and metal siding on the Granary varies from poor to very poor condition. Wood boards are warped and split. The ends are deteriorated; as these appear to have been reused boards, some of the damage may date from earlier wood to earth contact. However, there is still wood to earth contact at many locations. The south end wall and chicken coop walls, in particular, are extremely deteriorated. The metal siding is corroded and damaged; at the southwest corner the siding does not cover the deteriorated framing. The painted finish is worn.

Doors
The two wood panel doors to the Granary are in fair condition. Board doors into the chicken coop are in poor condition.

Windows
Aluminum windows are in poor condition. Two gable end windows that have been in-filled with corrugated fiberglass panels (one with a nailed on screen) are also in poor condition.

Image 86 - General condition of roofing

Image 87 - Roofing and trim at ridge, south end

Image 88 - Typical condition of wood siding and doors to chicken coop.

Image 89 - Typical condition of metal siding.

Image 90 - South Gable window with fiberglass infill.

Image 91 - Poorly installed window adjacent to entrance.

Features
The porch along the west side is in poor condition; the non-compliant plywood ramp and deck are rotting and in contact with the ground. Wood stairs to the north entrance are in fair condition but also have direct wood to earth contact. Trim throughout the Granary is in poor condition: worn, split and rotted.

Image 92 - Deteriorated plywood at ramp to west entrance.

Image 93 - Wood to earth contact at stairs to north entrance.

Interior
The wood structure and the roof and wall cladding exposed on the interior are addressed above.

Floor
The wood plank floor is generally in fair condition. There is some water damage in the bathroom.

Walls
Wood plank walls are in good condition. Wall finishes in the bathroom are in poor condition.

Features
Wood railings and other features of exhibits are in good condition. Wood casework and cabinets are very dirty and in fair to poor condition. The condition of the exhibits themselves ranges from good to poor.

Electrical and Plumbing
The main electrical panel is corroded. Light fixtures inside and outside the building have been installed in a haphazard manner; exterior fixtures are corroded.

Plumbing is also a haphazard installation; steel and plastic bathroom piping is exposed in the chicken coop. Bathroom fixtures are in very poor condition.

Image 94 - Typical electrical installation.

Image 95 - Deteriorated plumbing fixtures.

Accessibility Issues

The Granary has a deteriorated, non-compliant ramp to its east entrance. Inside, the building is generally deficient as regards accessibility and ADA compliance (path of travel, bathroom, etc.) Required level of accessibility will depend upon use.

Code Analysis

Occupancy Classification	A-3 museum, U- agricultural shed
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	9,625 square feet
Actual Area	1,640 square feet (museum), 1,243 square feet (shed), Total:2,883 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	16 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 15 net for A, 300 square feet/occupant for U	80 museum, 4 shed
Required Exits (CBC Section 1015)	2 museum, 1 shed
Provided Exits	2 museum, 1 shed
Other considerations	

Treatment Recommendations

Basic Treatments

Structure

- Make improvements to the foundation.
- Replace deteriorated framing at south end of building.
- Add necessary seismic connections, shear walls, and plywood sheathing at walls and roof of Granary and at canopy over picnic area.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Replace corrugated metal roofing, gutters and downspouts.

- Re-grade where required to provide positive drainage away from building and eliminate wood to earth contact.
- Replace metal siding on walls and dormer.
- Replace wood enclosure walls at both ends of chicken coop; including doors and framed screened openings.
- Repair wood siding and trim elsewhere on building; patch/replace boards as required: estimate replacement of 10% of siding and 20% of trim.
- Provide secure enclosure of space below building.
- Repair entrance doors, including hardware.
- Demolish entrance ramp and porch on west side; reconstruct new porch, possibly larger and with access at both ends, including a code-compliant ramp.
- Add concrete curb at bottom of north entrance stair.
- Repair chicken coop partitions and roof as required.
- Replace deteriorated aluminum windows; replace window in north gable and fiberglass paneled openings in south gable and dormer.
- Paint all wood and painted metal elements.

Interior

- Remove bathroom fixtures.
- Remove miscellaneous cabinets, counters and appliances.
- Retain and rehabilitate granary machinery inside building.

Systems

- Have electrical system evaluated by a licensed contractor or engineer.
- Remove all plumbing and heating equipment, piping, and fixtures.

Treatments Contingent on Use

The Granary, when rehabilitated, would lend itself to a number of possible uses, contingent on program needs and the Master Plan. These include Park offices, meeting/event space, or continued interpretive use.

- Install new mechanical and electrical systems.
- Consider construction of a single user accessible restroom at location of existing bathroom.
- Improve lighting; specific requirements will depend on building use.

For office or meeting room use:

- Remove all exhibits for possible use elsewhere on site.
- Install finished floor over existing wood subfloor.
- Insulate walls and roof and add finishes.
- Consider installation of a small kitchen at location of existing sink.
- Consider installation of air conditioning.

For exhibit/museum use:

- Retain or remove existing exhibits depending on interpretive program established for the site.

BUILDING 10: LINE SHACK

Image 96 – Front of Line Shack, facing north, leaning toward west

Physical Description

The Line Shack is currently located at the southwest corner of the ranch, near the Granary (9) and the pond. It sits slightly tilted on a gradual slope. Built in the 1890s or early 1900s, the line shack housed ranch hands. It was repeatedly moved around the ranch to keep it near the grazing cattle.

The simple gable-form structure is 12 feet wide and 16 feet long, with a shed roof over a 4-foot-deep porch. The structure is wood framed with 2x members for the floor, walls and roof. The floor structure is supported on wood skids on the long sides. The skids are elevated on wood blocks on the east side and the shed is tilted towards the west.

The exterior walls are clad with vertical wood boards tightly fit together. The main roof and porch roof are both covered with cut wood shingles. The west side of the roof is covered with a blue plastic tarp. The front porch is accessed via a center wood stair and surrounded by a wood rail attached to the wood posts.

The only entrance is through the porch to the four panel rail and stile wood door. There are three six-light fixed casement windows: one each on the west, north and south walls. The windows and door are painted at the interior, but have exposed wood at the exterior.

The interior floor is unpainted wood boards of random widths. The walls are painted a mint green.

There are currently no utilities to the building. There is some old knob and tube wiring on the exterior wall, indicating that the building once had electrical power. A wood burning stove is located in the northeast corner.

Character-Defining Features

- One story height
- Gable roof

- Exposed rafter tails
- Rectangular plan
- Rustic vertical board siding
- Wood skids below floor framing
- Shed roof porch
- Wood panel door
- Multi-light wood windows
- Wood burning stove

Existing Conditions

The Line Shack is unstable and leaning to the west due to subsidence along that side of the building. The wood structure sits directly on the ground.

Structure

The line shack lacks a foundation and is rests directly on the ground. It lacks diagonal sheathing or structural sheathing at the walls, and lacks structural sheathing at the roof.

Image 97 - Tarp-clad east side of roof

Image 98 - Roofing and structure at west side

Exterior

Roofing

The wood shingle roofing is in very poor condition. The east side has been covered by a tarp, which is now also deteriorated.

Cladding

The vertical, unfinished wood siding is in very poor condition. Wood boards are warped and split. Several large knot holes have been covered with wire mesh, but other, larger holes are uncovered. A bird or animal nest has been built behind the boards of the west wall.

Door and Windows

The wood panel door and fixed wood windows, and their trim, are in poor condition.

Image 99 - Building set on wood skids directly on ground

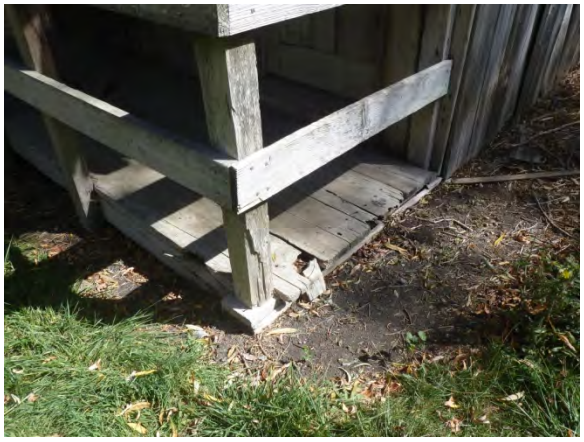


Image 101 - Deterioration at west end of porch

Image 100 - Deteriorated condition of window (typical)

Features

The west end of the front (north) porch has settled almost a foot. The wood decking is rotting and the entire porch is unsafe.

Interior

The interior is in fair condition, considering the building's unstable structure and unprotected exterior.

Accessibility Issues

The Line Shack is not accessible and its sloped porch and stairs are unsafe. Required level of accessibility will depend upon use: with no occupancy, accessibility would not be required.

Code Analysis

Occupancy Classification	R-3 single family residential
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	9,625 square feet
Actual Area	200 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	12 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet/occupant	1
Required Exits (CBC Section 1015)	1
Provided Exits	1
Other considerations	

Treatment Recommendations

Basic Treatments

Structure

- Provide precast concrete footings under wood skids.
- Level building so that it is not leaning.
- Reconstruct porch floor.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Replace roof with new shingle roof to match original roof.
- Repair rafter ends and other rotted structural elements.
- Repair siding and replace sections that are deteriorated beyond repair.
- Reinstall chimney flue for stove for interpretive purposes, not to make functional.
- Repaint door.
- Replace window putty and repair window frames.

Interior

- Clean interior.
- Furnish interior as it would have been used in the field.

BUILDING 12: OLD SHOP/WORKSHOP

Image 102 – North wall of Old Shop

Image 103 –Old Shop with shed on east side

Physical Description

The workshop and attached equipment shed are located near the center of the ranch between John Cardoza, Sr.'s House (3) and the Equipment Shed (14). The late 1880s workshop is on the west side and an attached equipment storage shed is on the east. There is a steep slope of the west side of the building and an unpaved road at the top of the incline.

The workshop is 36 feet long and 16 feet wide, while the attached shed is 36 feet long and 9 feet wide. The workshop is a simple gabled form, and the shed is a single slope roof. Both the shop and the shed are balloon framed.

The shop has 7½-inch, V-grooved horizontal wood siding. The shed has a random combination of different wood siding including three inch lap siding and nine inch shiplap siding. The roof of the shop is asphalt shingles over wood shingles. The shed has corrugated galvanized sheet metal.

Image 104 - Interior of workshop

Image 105 - Door hardware

The shop has two swinging doors on the north elevation, which are accessed by wooden stairs. There are no handrails on the stairs. The shop also has a large sliding door at the south elevation. The shed has a pair of large swinging doors on the north elevation and a single swinging door on the east wall. The shop has a fixed casement window high on the gable ends (north and south). The north window is a single pane of glass, while the south window has six panes of glass. There is a fixed casement window on the south elevation of the shed, which has six lights and as unusual trim details.

The shop has a raised wood floor and the shed floor is dirt. The northwest corner of the shed is partially divided from the rest of the shed with a stud wall. The studs are covered with horizontal boards to about three feet above the floor. The area is used for chemical storage and is about 11½ feet long by 6 feet wide. This area currently is storage for chemicals. There is wood-framed shelving along the west wall of the shop and the chemical area. There are wood shelves along the east side of the chemical area, facing the main shop, and along the east wall of the shop. The shed also has some wood shelves, along the west and east walls, near the south end. The interior face of the exterior walls is partially covered with spaced horizontal boards. A table saw is mounted to the floor in the center of the shop. The shop has skipped sheathing and the underside of the wood shingles exposed at the ceiling. The shed has purlins and the metal roofing exposed.

The shop has electricity, but no water or heating.

Image 106 - Original exterior wall within shed

Image 107 - Recycled wood used as shelving

Character-Defining Features

- Gable roof
- Wood corner boards and rakes
- Wood window and door surrounds
- Multi-light, wood windows near gable peak
- Doors composed of vertical wood boards
- V-groove horizontal siding
- Exposed rafters and purlins

Existing Conditions

The Old Shop is in fair to poor condition. There is wood –to-earth contact around the entire perimeter and no positive drainage away from the north, west and south sides of the building. The southwest corner appears to be settling.

Structure

The Old Shop has an inadequate foundation. It lacks diagonal sheathing or structural sheathing at the walls, and lacks structural sheathing at the roof.

Exterior

Roofing

The asphalt shingles on the roof of the workshop are in fair condition; there are no lost shingles, but those at the ridge appear deteriorated. There is staining on the skip sheathing below the roofing, but that may pre-date the installation of the shingles. The corrugated metal roofing on the attached shed is in fair condition.

Image 108 - Typical condition of roofing

Image 109 - Siding at southeast corner of shed

Image 110 - Deteriorated corner boards and earth to wood contact

Cladding
The wood siding of the Old Shop is in poor condition. The painted finish is worn and individual boards are warped, split or missing. The siding on all sides is in contact with the ground. The south wall, in particular, has suffered from ultraviolet damage.

Doors
The two doors that are raised above grade are in fair condition; their wood sills are in poor condition. The doors into the shed are in very poor condition due to their contact with the ground. The large sliding door in the south wall of the workshop is in fair condition, but its lack of threshold exposes the structure below. Doors are hung and secured with miscellaneous hardware.

Windows
The windows are in very poor condition with broken glazing and missing putty and deteriorated frames and mullions. Neither the windows, nailed to the inside face of the wall, nor their exterior trim, fit the openings in which they are mounted.

Features
Wood stairs at both north entrances are in poor, hazardous condition. Wood trim is in fair to poor condition. Many boards have rotten ends; corner boards are warped and rotted at bottoms, in some cases exposing the wall structure. Paint finish is worn.

Image 111 - Poorly fit window with Plexiglas panel

Image 112 - Deteriorated wood stairs directly on ground

Interior

The wood structure and the roof and wall cladding exposed on the interior are addressed above.

Flooring

The board flooring in the workshop is generally in fair condition, with some deterioration at the south end wall and at the doors in the north wall.

Walls

The tongue and groove boards forming the wall between the workshop and the shed are in good condition.

Features

Wood shelving in both the workshop and the shed is in fair to poor condition. It is generally sturdy, but constructed of random lumber, some of it split or warped.

Electrical

The knob and tube wiring could present a hazard if used for power tools which are located in the workshop.

Accessibility Issues

The workshop and shed are generally deficient as regards accessibility and ADA compliance from the exterior and within the building (path of travel, bathroom, etc.). Required level of accessibility will depend upon use.

Code Analysis

Occupancy Classification	S-1 storage
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	13,500 square feet
Actual Area	918 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	14 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet/occupant	3
Required Exits (CBC Section 1015)	1
Provided Exits	3
Other considerations	Although chemicals are stored in the building, it is not categorized as a hazardous use under Section 307.1, exception 8.
	The asphalt shingle roof over the wood shingles is a non-compliant condition per CBC 1510.3, paragraph 2

Treatment Recommendations

Basic Treatments

Structure

- Provide a continuous perimeter concrete foundation at the workshop and shed; provide concrete piers at interior posts and at exterior stairs.
- Install structural sheathing at roof and walls.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Re-grade at perimeter to eliminate wood to earth contact and to provide positive drainage away from building.
- Remove asphalt and wood shingle roofing. Install new asphalt shingle roof over plywood sheathing, with new gutters and downspouts.
- Repair metal roof as needed.
- Repair exterior siding and replace in kind where deteriorated beyond repair; estimate replacement of 25% of siding.
- Replace stairs to doors, provide landings and railings.
- Replace windows to match.
- Repair shed doors and eliminate contact with the ground.
- Paint all wood elements.

Interior

- Replace electrical wiring.

Treatments Contingent on Use

Preliminary recommendations include possible adaptation of the workshop for interpretive or exhibit space or for public restrooms. Either of these uses could use the shed for storage. Alternatively, the entire building could continue as storage space.

- Insulate building.
- Provide accessible entrance(s) to workshop from grade.
- Upgrade lighting.
- Install new finishes at walls, floor and ceiling.
- Install plumbing system and fixtures, including ADA-compliant facilities.
- Add heating and air conditioning system.

BUILDING 13: TRACTOR BARN/ EQUIPMENT BARN

Image 113 – North entrance to Tractor Barn.

Image 114 – Southeast corner of Tractor Barn.

Physical Description

The Tractor Barn was built between 1952 and 1953 (date in foundation says 1947) of recycled building materials at the south edge of the ranch. It is located at the intersection of Cannon Lane and Cardoza Road. The east side of the barn has a narrow fenced-in area about 12 feet wide, and a large field beyond. At the northeast corner of the barn are two small structures, one of which houses some water supply equipment. The building historically housed large tractors and farm equipment. Now, in addition to a few historic pieces of farm equipment, it is used for general storage.

Measuring 53 feet wide and 89 feet long, the tractor barn is a simple low-sloped gabled form, with no additions. It is post and beam construction with three structural bays in the east to west direction and six bays in the north to south direction. The center bay is about 20 feet wide and the side bays are about 16 feet wide. The interior posts are supported on concrete footings and the east and west walls have continuous concrete footings.

The exterior walls are clad with vertical 1x12 wood boards, spaced about 1/2 inch apart. The roof is clad with corrugated galvanized metal with open ridge and eaves.

The primary entrance to the barn is from the north through a metal gate across a large framed opening. On the opposite wall, there is a pair of large sliding doors. At the west side bay, there are pairs of hinged doors at the north and side walls. There are three unequally spaced windows along the west wall: each a fixed casement with six panes of glass. Each window is covered with thin Plexiglas at the exterior.

The floor of the barn is dirt and there are no interior partitions. The metal roof is exposed between the rafters and purlins. There are no finishes on interior of the walls.

The barn has limited power and lights. Water is located east of the main entrance.

Image 115 - Barn interior showing framing and dirt floor

Character-Defining Features

- Rectangular plan
- Gable roof
- Walls and door composed of vertical wood boards
- Wood post and beam construction, with exposed rafters and purlins
- Multi-light, wood windows with wood surrounds

Existing Conditions

The Tractor Barn is in fair to poor condition. There is no positive drainage away from the north, west and south sides of the building.

Structure

The east foundation wall is cracked and leaning. It is likely unreinforced and the supporting footing is unknown.

There are numerous decayed framing members due to water intrusion and wood-to-earth contact. One interior post has been cut off above the floor, and the other posts have inadequate connections to their foundations. One horizontal out-of-plane wall brace has failed.

The existing 2x6 rafter and 4x6 beams are undersized for their spans. The 4x6 posts are undersized for their height. The nailed connections at the timber bracing are likely inadequate to resist lateral forces. The roof and walls lack structural sheathing.

Image 116 - Typical condition of roofing

Image 117 - Wood to earth contact of siding

Exterior

Roofing

The corrugated metal roofing is in fair condition. The original roofing as well as the later panels, gable cap, and eave trim are in similar condition, with some missing fasteners and bent panels and trim. The original roofing has rust staining on the exterior. The lack of gutters has contributed to water damage at grade.

Cladding

The wood siding of the barn is in fair to poor condition. The siding at the north, west, and south walls is in contact with the ground and bottoms of boards are deteriorated due to damage from water. The painted finish is worn and individual boards are warped, split or missing.

Doors

The large opening at the north end has no doors. The pair of doors adjacent to this opening is hung unevenly with miscellaneous hardware. The two pairs of large doors at the south end are in very poor condition. Both are inoperable, in part due to built up soil against the bottom. The larger, sliding pair has extremely warped boards. The smaller pair of swinging doors is failing also due to inadequately sized hardware. As with the wood siding, bottoms of doors are deteriorated due to damage from water.

Windows

The windows are in very poor condition with broken glazing and missing putty and deteriorated frames and mullions.

Trim

Trim at the north entrance, windows and gable ends of roof is in fair condition. Paint finish is worn.

Image 118 - Deteriorated doors at south end of building

Image 119 - Typical window with plexiglas cover

Image 120 - Cracked foundation at south wall

Image 121 - Corroded electrical components

Interior

The wood structure and the roof and wall cladding exposed on the interior are addressed above.

Electrical

Electrical switches and some conduit are corroded and potentially unsafe; incandescent fixtures provide bare minimum illumination.

Accessibility Issues

The Tractor Barn's main entrance is on grade; however, the dirt floor is not considered compliant. The building could be made accessible, with the required level of accessibility dependent upon use.

Code Analysis

Occupancy Classification	S-1 storage
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	15,750 square feet
Actual Area	4,673 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	20 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet/occupant	16
Required Exits (CBC Section 1015)	1
Provided Exits	1 (gate at north side)

Treatment Recommendations

Basic Treatments

The basic treatment approach for the Tractor Barn is to stabilize and strengthen it and halt its deterioration.

Structure

- Stabilize or remove and replace the east foundation wall.
- Replace decayed and damaged framing and add supplementary framing where required.
- Improve all framing connections and add bracing, as required for seismic strengthening.
- Install plywood sheathing at roof and walls as required for seismic strengthening.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Re-grade at perimeter eliminate wood to earth contact and to provide positive drainage away from building.
- Replace corrugated metal roofing.
- Install new gutters and downspouts at east and west walls of barn.
- Repair and reattach siding; replace seriously damaged boards; estimate replacement of 20%.
- Replace one pair of barn doors at south wall of barn, including hardware.
- Repair other barn doors, replacing damaged boards; rehabilitate or replace hardware as required for functionality.
- Repair windows or replace to match.
- Paint all wood elements.

Interior

- Level dirt floor and eliminate all word to earth contact.

Systems

- Have electrical system evaluated by a licensed contractor or engineer.

Treatments Contingent on Use

The preliminary recommended use for the Tractor Barn is unconditioned agricultural storage and maintenance.

- Upgrade electrical service and lighting as required for safe use of equipment.
- Consider adding doors to opening at north end of barn.

BUILDING 14: STORAGE SHED/ EQUIPMENT SHED

Image 122 – Northeast corner of Storage Shed

Image 123 – West wall and rusted roof of Storage Shed

Physical Description

The 1950 Storage Shed is located at the center of the Cardoza Ranch, northwest of the work yard. The Storage Shed is aligned with the Old Shed to its north. There is a steep slope of the west side of the building and an unpaved road at the top of the incline. This building was used for storage of equipment historically and is now used as the carpentry shop.

Measuring 26 feet wide and 48 feet long, the tractor barn is a simple low-sloped gabled form, with no additions. The building is balloon framed with nailed wood trusses supporting the roof. The walls rest on a continuous concrete footing.

The exterior walls are clad with vertical 1x12 wood boards, spaced about 1/2 inch apart. The roof is clad with corrugated galvanized metal with open ridge and eaves.

There are two pairs of sliding doors on the east elevation and one pair at the south. There are three equally spaced windows on the north wall and five unequally spaced windows on the west wall. All of the windows are fixed casement windows. Two of the windows on the west wall have one pane of glass and the rest have six panes each. All of the windows are covered with a thin Plexiglas at the exterior.

The Storage Shed floor is concrete. The walls have no interior finish and the ceiling is open to the exposed rafters, purlins and metal roofing.

The building has power. Water is located at the exterior, near the south door. There is no heating in the building. There is a small concrete pad in front of the northern door on the east wall.

Image 124 - Interior currently being used as a workshop

Image 125 - Large sliding doors to accommodate equipment.

Character-Defining Features

- Rectangular plan
- Gable roof
- Walls and sliding doors composed of vertical wood boards
- Wood roof truss
- Multi-light, wood windows with wood surrounds
- Large sliding doors

Existing Conditions

The Storage Shed is in fair to poor condition. There is wood-to-earth contact around the entire perimeter and no positive drainage away from the north, west and south sides of the building. The southwest corner appears to be settling.

Structure

The Storage Shed lacks a concrete foundation, diagonal sheathing or structural sheathing at the walls, and structural sheathing at the roof.

Exterior

Roofing

The corrugated metal roofing is in poor condition, with surface staining from corrosion. There is no ridge cap and some panels appear damaged at the ridge. The sheet metal chimney (no longer in use) is corroded and poorly attached to its flashing and the roof. The lack of gutters and minimal overhang of the metal roofing has contributed to deterioration of the wood trim at eaves and at the base of the wall below.

Image 126 – Entrance to working space in Storage Shed

Image 128 - Typical window with Plexiglas covering; damaged trim

Image 127 - Deteriorated siding with wood to earth contact.

Cladding

The wood siding of the Storage Shed is in poor condition. The painted finish is worn and individual boards are warped, split or missing. Although wood-to-earth contact occurs only at the northwest and southwest corners, the bottoms of siding boards are rotting throughout the building.

Doors

The two pairs of sliding doors are functional. The larger pair is in fair condition; the small pair in poor condition. The concrete building slab functions as a sill for both, protecting them from earth contact.

Windows

The windows are in poor condition with broken glazing and missing putty and deteriorated frames and mullions. Plexiglas sheets have been nailed over all of the windows to provide some weather protection.

Wood Trim
Barge boards and fascias are in poor condition, with some broken and missing sections. Trim at windows varies from fair to poor condition.

Interior
The wood structure and the roof and wall cladding exposed on the interior are addressed above.

Flooring
The concrete slab floor has a number of significant structural cracks and poses trip hazards.

Electrical
Upgrades made to the electrical system are temporary and do not meet code. The system is undersized for its current use for shop equipment.

Image 129 - Corrugated roofing and steel beam at door

Image 130 - Cracked concrete slab

Image 131 - Miscellaneous non-compliant electrical modifications

Accessibility Issues

The Storage Shed is built on grade; however, the entrances are not ADA-compliant. The building could be made accessible, with the required level of accessibility dependent upon use.

Code Analysis

Occupancy Classification	F-1 shop
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	12,750 square feet
Actual Area	1,248 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	14 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet/occupant	5
Required Exits (CBC Section 1015)	1
Provided Exits	0 (The sliding doors do not meet the requirements of Section 1008 and therefore do not count as required exits.)

Treatment Recommendations

Basic Treatments

Structure

- Install structural sheathing at roof and walls.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Re-grade at perimeter to eliminate wood to earth contact and to provide positive drainage away from building.
- Remove and replace sheet metal roofing over new plywood sheathing. Provide gutters and downspouts.
- Repair exterior siding and trim; replace in kind where deteriorated beyond repair; estimate replacement of 25% of siding and 50% of trim.
- Replace windows to match.
- Paint all wood elements.

Interior

- Upgrade electrical system.
- Repair concrete floor slab.

Treatments Contingent on Use

The preliminary recommended use for the Storage Shed is for interpretive/visitor center use.

- Rehabilitate paved area at west side of building and provide an accessible entrance.
- Upgrade lighting.
- Consider insulating building, installing new finishes at walls, floor and ceiling, and add heating and air conditioning system.

BUILDING 15: SLAUGHTERHOUSE

Image 132 – Entrance in west wall of Slaughterhouse

Image 133 – East end of Slaughterhouse

Physical Description

The Slaughterhouse is located at the northeast corner of the ranch, east of the Bunkhouse. An old unmaintained road runs along the building's south side. The construction date is unknown. As its name implies, it was used for slaughtering cows and other farm animals. Now it is unused. A large blackberry bramble is engulfing the southeast corner of the building.

The 20-foot-wide, 30-foot-long slaughterhouse is a simple gable form. There appears to have been a roof attached on the east wall, perhaps a canopy or enclosed addition. The structure is wood post and beam with rafters supporting the skip sheathing. There is a continuous concrete slab poured over field stones.

The exterior walls are clad with vertical 1x12 wood boards, spaced about 1/2 inch apart. The roof is clad with corrugated galvanized metal with open ridge and eaves. The skip sheathing under the metal indicates that the roof was originally covered with wood shingles.

Large doors cover the west side of the building: a pair of hinged doors at the north side and a sliding door at the right. On the east side is a narrow, tall door with a narrow concrete ramp up to it. This door was likely used to bring in the cattle. At the east corner of the south wall, there is a low, wide door which is hinged from the top. This door may have been used to remove the carcasses. There are no windows in the slaughterhouse.

Like the other farm buildings, there are no interior wall or ceiling finishes. The floor is roughly poured concrete. At the east wall, near the south corner, the concrete slopes to the exterior and there is a gap between the wall and the foundation. This was likely to drain out the blood. At the southeast corner, there is a wood winch and tackle with a large metal hook at the end of the rope. There is a table and a couple of other pieces of equipment in the building, which relate to its historic use.

Image 134 - Concrete drainage trough at east end of building

Image 135 - Winch and tackle near southeast corner

The building currently has no utilities. A light socket mounted below a beam and wiring on the west gable show that the building once had power. No water connection was located.

Character-Defining Features

- Rectangular plan
- Gable roof
- Walls and doors composed of vertical wood boards
- Corner boards
- Wood post-and-beam construction, with exposed rafters and purlins
- Concrete foundation
- Wood winch and tackle

Existing Conditions

The Slaughterhouse is in poor condition. Although its roof is in good condition, the rest of the building envelope is extremely deteriorated.

Structure

The foundation is inadequate and the concrete slab, on which the building rests, is in very poor condition. The Storage Shed lacks diagonal sheathing or structural sheathing at the walls, and lacks structural sheathing at the roof. There is extensive decay of the wood framing due to water intrusion and soil contact.

Exterior

Roofing

The corrugated metal roofing is in generally good condition, with only one bent edge at the southwest corner. The ridge cap is also in good condition.

Cladding

The wood siding of the Slaughterhouse is in very poor condition. There are many warped, split or missing boards. Although the concrete slab separates the wood siding from the ground, dense plant growth around the building has contributed to the deterioration of the lower sections.

Image 136 - General condition of roofing.

Image 137 - Typical condition of wood siding and vestiges of former addition east end.

Doors
The sliding door in the west wall does not appear to be functional. The adjacent pair of doors is extremely deteriorated and also not functional; access to the building is gained by removing one of the door's boards. The smaller door at the opposite end is also in poor condition. The shutter low in the north wall is also in poor condition but may be operable

Wood Trim
All wood trim is in fair condition, with major deterioration at the bottom ends of corner boards.

Features
The short concrete ramp outside the east door is in poor condition.

Interior
The wood structure and the roof and wall cladding exposed on the interior are addressed above.

Flooring
The concrete slab floor is completely broken up in some areas and seriously cracked throughout the building.

Features
Remaining elements of the pulley system appear to be in fair condition.

Image 138 - Non-functional doors at west wall.

Image 139 - General deteriorated condition of slab and siding.

Accessibility Issues

There is no ADA-compliant access to or within the Slaughterhouse. The building is constructed on grade and could be made accessible, with the required level of accessibility dependent upon use.

Code Analysis

Occupancy Classification	F-1
Construction Type (CBC chapter 3)	VB, non-rated, combustible construction
Allowable area (CBC Section 503)	12,750 square feet
Actual Area	1,248 square feet
Allowable height (CBC Section 504)	40 feet, 1 story
Actual Height (feet/ stories)	14 feet, 1 story
Occupant Load (CBC table 1004.1) Factor: 200 square feet/occupant	5
Required Exits (CBC Section 1015)	1
Provided Exits	2
Other considerations	

Treatment Recommendations

Basic Treatments

The recommended treatment approach for the Creamery is to stabilize it in place for storage use. Prior to stabilization, document the interior and exterior to HABS (Historic American Building Survey) standards.

Structure

- Provide continuous perimeter foundation.
- Remove and replace any deteriorated structural elements.
- Provide seismic reinforcement at exterior walls and at roof.
- Refer to Structural Assessment in the Appendix for further discussion.

Exterior

- Cut back overgrown vegetation and re-grade around building to provide positive drainage away from perimeter.
- Reattach loose wood siding and trim; replace severely deteriorated boards; estimate replacement of 20% of siding and trim.
- Repair wood doors, replacing damaged boards, and secure in place. Provide one operable door and safe, level access to it.
- Paint all wood elements.
- Provide interpretive signage nearby building.

Interior

- Remove deteriorated concrete and install new floor slab.
- Remove winch and tackle for possible interpretive use elsewhere on site.

Treatments Contingent on Use

The preliminary recommended use for the slaughterhouse is for storage.

ADDITIONAL RECOMMENDATIONS

RECOMMENDATIONS FOR NEW STRUCTURES OR ADDITIONS

RECOMMENDATIONS FOR FURTHER STUDY

APPENDICES

BIBLIOGRAPHY

STRUCTURAL ENGINEER'S REPORT