



**City of Fremont
California Nursery Historical Park**

DRAFT Phase 1 Master Plan Report

PGAdesign INC

LANDSCAPE ARCHITECTS



California Nursery Historical Park

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Introduction

This project report outlines the process undertaken by the city in 2014 to develop a program for the future of California Nursery Historical Park, including design alternatives that illustrate a range of ideas for ways to implement the program.

The report includes a concise overview of each component of the existing planning process. It also summarizes the outcome of meetings with three User Groups and the Recreation Commission as well as the results of two public workshops and a survey questionnaire created to solicit ideas on the types of uses residents would like to see at the park.



California Nursery, 1923



Project Initiation

Initially the city met with PGAdesign to review the entire master plan process, the schedule and the approach to engaging the community in the planning process. This was followed by a design team kickoff during which each of the consultant team members was briefed on the planning process. Representatives from the Roeding family attended the kickoff and shared their knowledge of the site during a site walk.



Tulip Festival, 1940



User Group Meetings

The City coordinated meetings with three existing User Groups: the Museum of Local History Guild, Local Ecology & Agriculture Fremont (LEAF), and the Math Science Nucleus (MSN) / Roeding Family. During these meetings each group had the opportunity to provide input on its vision for the park.

Representatives from the Museum of Local History Guild included President Gil Garza, Patricia Wipfli Schaffarczyk, Lila Bringham and Tim Gavin. Their presentation provided an overview of their organization and the resources they have to offer. The mission of the Guild is to preserve the history of Southern Alameda County. Their vision for the park includes a local history museum that could be housed in one of the existing historic buildings or in a new building within the park. They envision the museum as a central point of Fremont history, with permanent and changing exhibits that serve as a starting point for history tours and a venue for fundraising events to support the museum operations.

The Guild offered the use of its materials and resources to develop the interpretive program for the museum and park, as well as volunteers to pursue grants and sponsor events. Programmatically, the Guild would like to have a multi-use building with space for:

- Museum exhibits - permanent and changing
- Archive space
- Event space for up to 300
- A commercial kitchen
- Office space
- Staff room

Mia Mora and Bruce Cates, the Secretary and President of LEAF, represented their group. LEAF currently has a temporary lease of approximately one acre of the property on Nursery Avenue near the main park entry. Over the past two years, with 1500 volunteers¹, LEAF has constructed accessible paths, community garden beds, three greenhouses and a propagation area. LEAF also conducts classes in the park and provides food to the community. LEAF would like the community garden to leave space for:

- 90 additional planters
- In-ground plots
- 3 greenhouses
- Source of water
- Space to conduct classes for up to 50 people with shade
- Ability to cook food in either a commercial kitchen or a covered outdoor kitchen / barbeque



Children's Hospital Picnic, 1936-37

¹ Del Conte Landscape Construction donated labor as well.

- Community building with space for 50 people
- Exhibit space
- Permaculture demonstration garden
- Retain sales area (store)

Food preparation would be part of its classes and celebrations of harvests. LEAF classes address food production and environmental education. It sees a need for a community building that could host an annual conference on environmental education. Such an event could draw 200 to 300 people to the park. It also needs exhibit space and a place to sell vegetable seedlings and produce from the garden. Members of LEAF would like a permaculture² demonstration garden somewhere in the park. They envision the President's House as a possible venue for a restaurant that would serve food produced in the garden.

The third user group, Math Science Nucleus / Roeding Family, was represented by Dr. Joyce Blueford and Nelson Kirk³. MSN is currently using the Nursery Office to house some of the Roeding family historic collection. One room has been converted to an archive. MSN has an agreement with the City to archive this material in the park "office".⁴ Its vision for the park is that the extant buildings and site features will be restored to reflect what the property was like in the 1930s—within the period of significance.⁵ Its sole purpose will be to celebrate the history of the nursery and Fremont. Historic exhibits housed in the existing buildings would tell the story of the nursery and the roles played by John Rock, William Landers, Richard D. Fox, Harry Rosedale, Mr. Ogata, Frank Avilla and others, as well as multiple generations of Roedings. MSN envisions the park hosting daily tours of school-aged children, who will come to learn about California history, food production and science. Tour fees would support the park. MSN would also like to:

- Expand the experimental orchard
- Bring back the annual tulip festival
- Reconstruct one of the lath structures
- Reconstruct the high water tower, which at 85 feet was a landmark in the area



Nursery Store, 1930's

² Wikipedia defines permaculture as a philosophy of working with, rather than against nature; of protracted and thoughtful observation rather than protracted and thoughtless labor; and of looking at plants and animals in all their functions, rather than treating any area as a single product system. Bill Mollison.

³ PGA met separately with Bruce Roeding prior to the workshop and solicited his input on what he would like to see in the park. After the workshop we spoke with Sandy (aka George R. and Gretchen Roeding to hear their feedback.

⁴ In September 2014 the Bringham family donated \$100,000 to support the archiving effort and Professor David Stronck from California State University East Bay offered graduate students to assist with the work.

⁵ The period of significance for the nursery 1842 - 1952 was established in 2001 by Ward Hill, Woodruff Minor and Michael Corbett, Architectural Historians. Refer to DPR 523 Form by the State of California Department of Parks and Recreation for the California Nursery.

MSN sees a need for:

- Multi-use community building with a kitchen
- More restrooms
- Classroom in the park to conduct its programs - separate from multi-use building
- Small store that would sell products grown or made in the park along with other items related to the history of the site. Profits from such a venue would help support the park operations
- Structure and interpretive material is needed to house and tell the story of the historic vehicles and machinery used in the nursery operation

Both LEAF and MSN / Roeding agree that establishing ongoing relationships with the Master Gardener program and UC Extension would be beneficial. They also agree that technology should be used to create self-guided educational tour programs that could be accessed via smart phones.



Recreation Commission Meeting

In July 2014 PGAdesign attended a Fremont Recreation Commission meeting held in the Vallejo Adobe, preceded by a narrated tour of the site. The hearing was an opportunity for the Commission to hear what would be presented at the first public workshop. The presentation included reports from Nancy Goldenberg, an historic architect, and Cathy Garrett and Chris Pattillo from PGAdesign. Topics included workshop objectives, an overview of the historic site context, a site analysis, and the preliminary building assessment. PGA also provided brief reports from the other consultant members regarding site utilities and financial considerations.

A discussion was held regarding how best to engage the workshop attendees. A draft survey questionnaire was distributed and Commission members offered suggestions on how to frame questions. Additional questions were added in response to comments from Commissioners. We closed the meeting by reviewing next steps.

The following two pages show the front and back sides of a self-guided walking tour of the park site. The tour route and key, as well as a timeline with major events and construction dates for existing buildings is included.



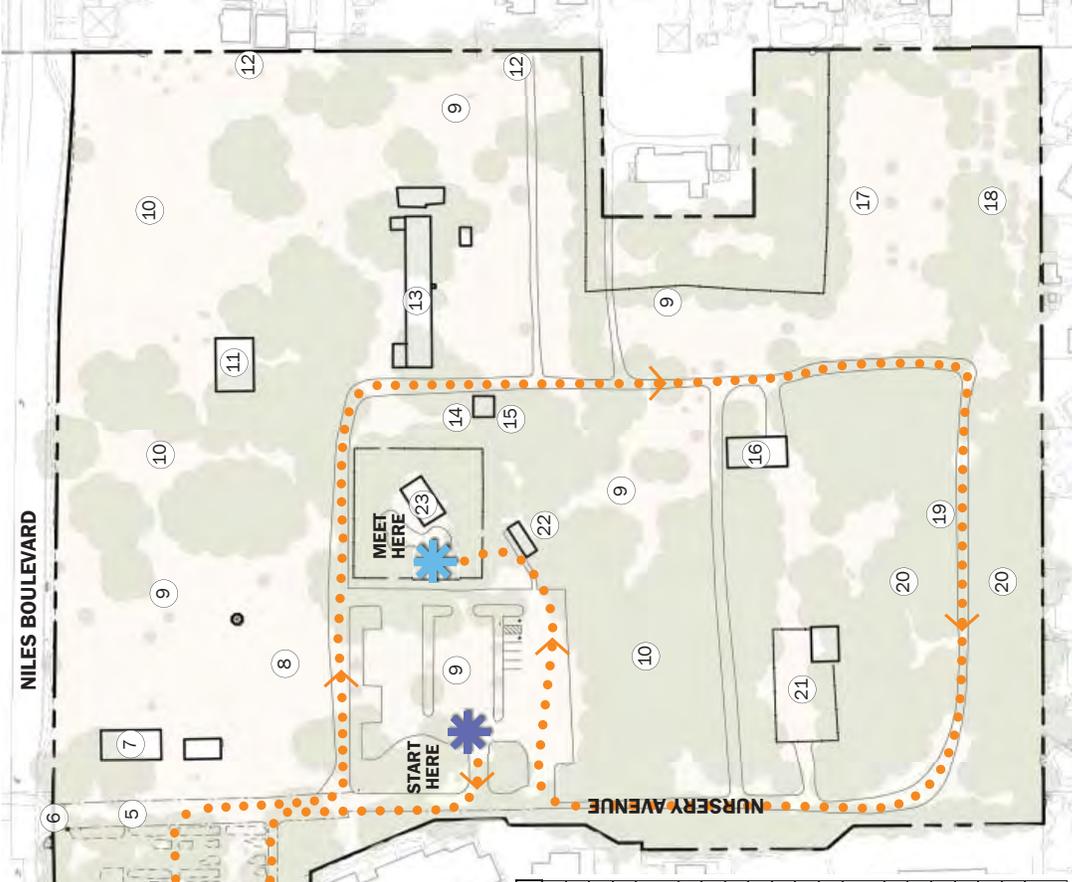
Workshop No. 1, July 2014

WALKING TOUR ROUTE/KEY

- * START HERE
- 1 OFFICE BUILDING
- 2 CHANGING ROOM
- 3 OFFICE LAWN
- 4 ROSE GARDEN
- 5 PALM DRIVE
- 6 ENTRYWAY
- 7 GARDEN STORE
- 8 COMMUNITY GARDEN
- 9 HISTORIC LATH AREAS
- 10 GROWING GROUNDS
- 11 PRESIDENT'S HOUSE
- 12 ROW OF PALMS
- 13 PACKING SHED
- 14 WATER TANK STRUCTURE
- 15 TALL WATER TANK FOOTINGS
- 16 SHED
- 17 HISTORIC ORCHARD
- 18 ACTIVE APRICOT ORCHARD
- 19 BOXED OAK TREE FOREST
- 20 YEW TREES
- 21 ACWD WELL
- 22 RESTROOMS
- 23 VALLEJO A DOBE / MEETING PLACE
- * CONVENE HERE AT 10:00 FOR COFFEE & SNACKS. WORKSHOP WILL BEGIN AT 10:30
- * TOUR ROUTE



HILLVIEW DRIVE



NILES BOULEVARD

RANCHO ARROYO NEIGHBORHOOD

CALIFORNIA NURSERY TIMELINE	
1830's	Jose de Jesus Vallejo built adobe at the site
1862	Jones Clark acquired the site
1865	John Rock founded the California Nursery
1884	Rock incorporated & moved the nursery to Niles
1884	Palm trees planted at the nursery entry drive; planted when Rock was here
1890	Tank stand built; tank stand post dates packing shed
1890	Packing shed built
1899	William Landers acquired the property
1907	Office Bldg, President's House & Changing Room built
1915	Nursery supplied palms for the Pan Pacific International Exposition
1917	George C. Roeding Sr. acquired the nursery
1920s	Garden store built
Early 1920s	Mail order business started
1920-30s	Nursery changed from wholesale to retail operation (1934)
1926	George C. Roeding Jr. assumed management of the nursery
1926	First color catalog
1934	Entryway to the Nursery built
1937	First residential subdivision built - Adobe Acres
1972	City of Fremont acquired the site
1974	Nakanura ran retail nursery at the site (2 other nurserymen ran nurseries here first)

CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN
 COMMUNITY WORKSHOP

JULY 12, 2014



Significant Tree Map

California Nursery
Fremont, CA

Prepared for:
PGA Design

June 25, 2014

Notes:

1. Basemap 2012 NAIP image.
2. Tree locations are approximate.

Legend

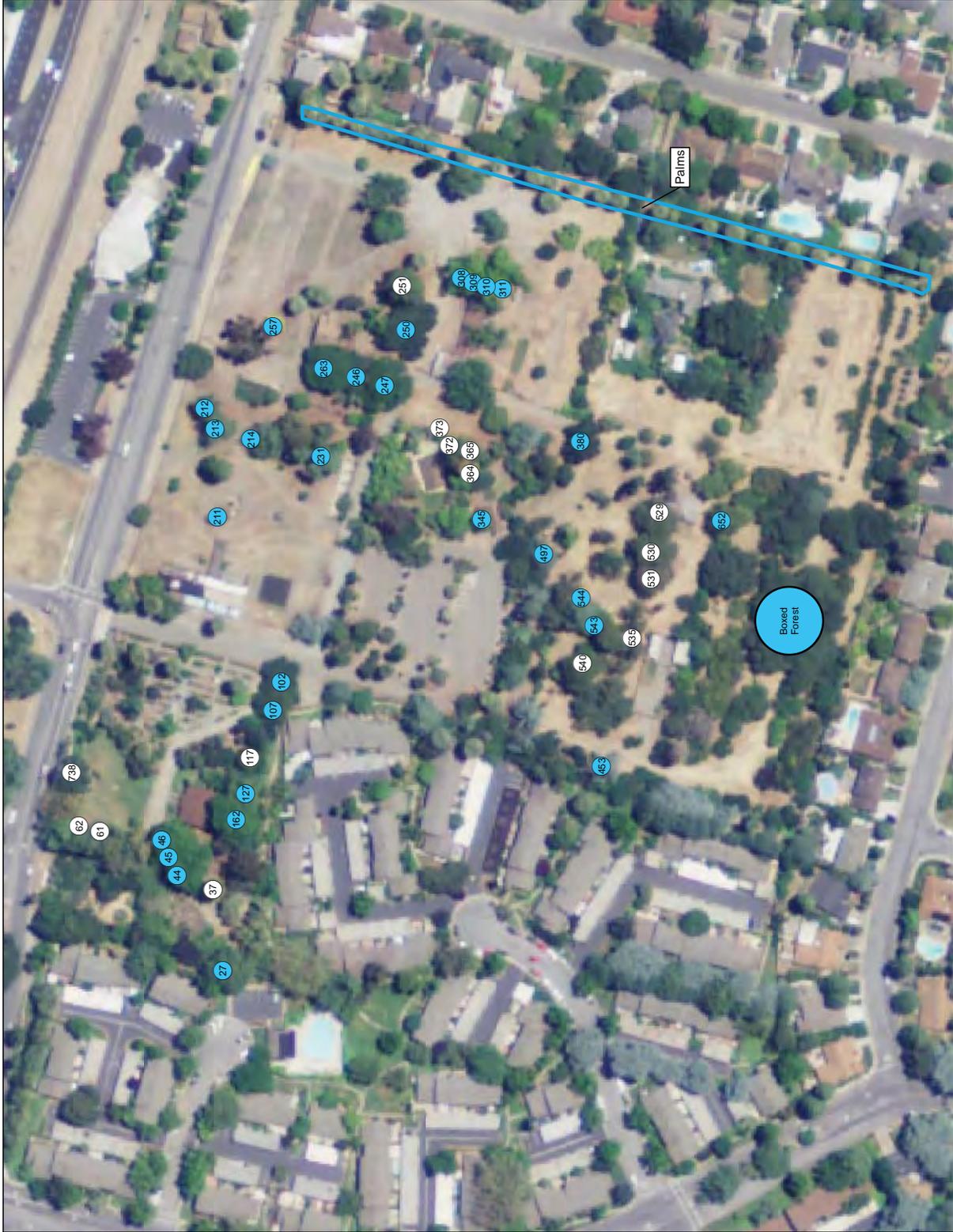
- Landmark Trees
- Notable Trees



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160 Feet





Workshop No. 1

The first community workshop was broadly advertised. Information about the workshop was posted on the City website, ads were placed in the local newspapers, and all residents within 400 feet were notified by mail.

The workshop was held on a Saturday morning at the site. Attendees identified where they live on a large map and were provided with self-guided maps of the park that identified buildings and other features. A California Nursery timeline with key dates and events was included, as was an exhibit prepared by HortScience showing the locations of significant trees. In addition, informal guided tours were led by PGA, and MSN hosted a display of historic artifacts from the nursery in the office.

Welcome and Site Context

Roger Ravenstad, Senior Landscape Architect and Fremont Project Manager, opened the workshop by welcoming 145 attendees. Cathy Garrett presented an overview of the historic context, explaining that at the time of the California Gold Rush there was a surge of interest in horticulture and a passion to import new plants. New species from the Orient, South America and even Australia flooded into the Port of San Francisco to feed this voracious appetite for new things.

Our mild Mediterranean climate, growing population, new-found wealth, and location as the premier Pacific U.S. port helped to promote the development of a thriving nursery trade. In 1854 William Connell Walker⁶ advertised the “availability of camellias and other flowering shrubs and trees” from his greenhouse and nursery located at 4th and Folsom Streets in San Francisco. By 1859 he had 20,000 plants in pots available for sell. In 1856 James O’Donnell established the Mountain View Nursery in San Jose. John Rock started the California Nursery originally in San Jose in 1865. Between 1850 and the 1870s the number of nurseries grew significantly throughout the Bay Area, with important growers and merchants in Oakland, Berkeley, San Jose, the Santa Clara Valley, Napa-Sonoma and Niles. Perhaps the best-known of these was the nursery established by Luther Burbank in Santa Rosa in 1878.

Judith Taylor, in her *History of California Gardens*, notes 64 nurseries in the greater Bay Area between the 1850s and 1880s. Many of these provided not only plants but professional design services as a part of their businesses. The expansion of horticultural literature during this period no doubt had an influence on horticulture of the late 19th century in California. JC Loudon and Andrew Jackson Downing were among those writing about horticulture and were highly influential. Golden Gate Park, by far the most important example of landscape design in the Bay Area, was begun in 1870 under the direction of

⁶ Walker’s 1858-1859 nursery catalogue was obtained by Harry Butterfield, for many years at the cooperative extension service of the University of California and an avid collector of information on early California horticulture. Butterfield’s notes, including his typescript of Walker’s catalogue, are in the Special Collections of the Shields Library at U.C. Davis.



*George Roeding III at Workshop No. 1,
July 2014*

William Hammond Hall. John McLaren replaced Hall as Park Superintendent and was known to the Roeding family. He can be seen in the historic pictures with the young Roeding boys.

San Francisco and the Bay Area was a place of great wealth derived from mining; railroad development; processing and manufacturing; finance; and international trade. During the 1870s and 1880s the great public parks were being established, and palatial mansions were built in San Francisco and on the peninsula, all of which needed a supply of plants. Many contained “exotic” trees that were especially popular in the 1870s and 1880s, including many varieties of palms, redwood, Australian monkey puzzle, cedar of Lebanon and the bunya-bunya tree. California’s newly rich were as interested in the conspicuous display of their wealth as their English and East Coast counterparts. This is the context in which the California Nursery began and thrived.

Site Analysis

A series of presentation boards were used to explain aspects of the site that affect the park design: environmental factors, existing buildings, circulation and parking, noise concerns, important views, screening needs, the location of significant trees, and how the buildings and tree rows define outdoor spaces on the property. Other exhibits showed how the size of the nursery property has changed over time.

Collections of historic photographs on another series of boards told the story of how the California Nursery began. They showed the building and land uses; the nursery operations; annual events that took place at the nursery, like the tulip festival and garden show; and some of the people associated with the nursery over its 103-year history.

Rebecca Gorton of Lamphier-Gregory, environmental planners, explained the environmental review process and was available to respond to concerns about traffic and noise. These will be studied as part of the environmental impact report (EIR) preparation process. Nancy Goldenberg with Carey & Company, historic architects, described the condition of the existing buildings, talked about potential uses for these buildings, and went on record as supporting the reuse of existing buildings as a sustainable and suitable approach to accommodating the program elements.



Bruce Roeding, 1937

Workshop attendees were then invited to ask questions of the design team and make remarks about what sort of activities they would like to see happen in the park. All of the following program elements were suggested.

Program Elements

- A passive park; a quiet place to enjoy the trees and wildlife
- Shady areas for picnicking and dog walking
- An arboretum with labeled trees and plants, or a botanical garden
- Venue for flower shows
- History museum
- Community garden
- Demonstration gardens for drought-tolerant plants, native plants, permaculture, vegetable growing
- Sustainable design exhibits
- Venue for speakers
- Venue for classes on topics connected with the nursery as well as growing and eating plants
- Gift shop
- Interpretive displays about the nursery, sustainable design, permaculture, native plants, earthquakes, water conservation
- Place for students to learn about Fremont history and the nursery story
- Playground
- Venue for weddings, business functions, family celebrations
- Place to grow and sell plants
- Venue for the Pacific Bus museum
- Private retail nursery
- Bed and breakfast
- Café or restaurant

Attendees also expressed concern about how neighbors would be impacted by a more developed park. Noise and traffic are the two primary concerns. They are also concerned that trees are stressed and need immediate attention. Other advocates spoke up for retention of the rose garden. A number of speakers suggested forming alliances with local community colleges and the Master Gardener program.

The final presenter was Steven Spickard, from Land Economics Consultants, who introduced the need to generate revenue to support park maintenance and operations. He explained that parks throughout the country are dealing with this issue. Steve is working with the planning team to develop a model for the park's maintenance and ongoing operations.

At the conclusion of the workshop attendees were asked to fill out a survey questionnaire that was intended to solicit levels of interest in a range of activities and programs that could take place in the park. The survey was posted on the city's website, and 163 completed surveys were returned. The results demonstrate support for nearly every type of program element suggested. One series of questions asked, "To support the park financially would you buy spring bulbs for your garden here or vegetable seedlings or cut flowers or Halloween pumpkins, etc?" This series of questions garnered the most votes suggesting a commitment to support the park. The questions and vote counts are shown on the following page.

In reviewing the responses, at first glance it may appear that negative votes outweigh the affirmative votes but when you add together those who selected "Yes" and "Maybe" the totals are very similar. For example, 65 chose "not interested" in response to the question "would you attend a Father's Day event?". Only 46 indicated they were "very likely" to attend, but when adding in the 29 who chose "somewhat likely" the affirmative votes outweigh the negative.

The second group of questions asked respondents if they are likely to participate in a variety of activities. Several of these received higher "No" votes than affirmative. This does not necessarily suggest that these activities should not be available in the park for others to take advantage of. In a few cases the "No" votes do exceed the combined "Yes" and "Maybe" votes but in no case is the difference very significant so one can reasonably conclude that most if not all of the suggestions offered should be considered as acceptable activities for the park.



Niles sales yard, 1941

CA NURSERY QUESTIONNAIRE RESULTS

Describe your level of interest in the park:

VERY INTERESTED	SOMEWHAT INTERESTED	NOT INTERESTED
32	2	

Totals as of 9/16/14

Of the following activities which of these are you likely to attend?	VERY LIKELY	SOMEWHAT LIKELY	NOT LIKELY
A spring tulip festival	110	43	10
Weekly farmers market	70	35	14
Mother's day picnic	51	40	54
Father's Day BBQ	46	29	65
Fall harvest festival	137	27	6
Christmas lights show	102	32	25

Might you or your family members participate in any of the following?	YES	MAYBE	NO
Home beer brewing contest?	35	34	88
An Easter egg hunt?	32	32	89
Saturday morning story time for tots during summer?	24	27	95
Attend a Halloween Haunted Park event?	59	39	57
Attend day camp with a garden focus for Kids aged 7-10?	43	19	86
Bike repair workshops?	42	36	75
Start & finish of annual family fun bike ride? (5mi, 10mi, 25 mi, and 50 mi rides)	57	49	46
Annual free plant exchange?	124	30	11
Family picnics?	94	32	24

Which of these educational opportunities interest you enough that you would attend?	Very Likely	Maybe	Not Interested
Evening or weekend talks/lectures?.....	80	56	9
Taking classes on the following topics?			
How to prune fruit trees.....	106	38	21
How to bake pies.....	49	55	41
How to graft fruit tree.....	89	31	36
Flower arranging.....	76	43	32
How to make wine.....	47	37	59
How to make beer.....	43	37	64
Plein air painting.....	58	38	53
How to can fruit & veggies.....	72	45	35
General cooking classes.....	74	49	31
How to grow vegetables.....	113	31	18
How to compost.....	92	34	22

To support the park financially would you?	Yes	Maybe	No
Buy spring bulbs for your garden here?	115	31	10
Buy vegetable seedlings here?	130	24	9
Buy cut flowers here?	113	34	10
Buy Halloween pumpkins here?	110	32	15
Buy your Christmas tree here?	92	28	42

What does the park need?	Definitely	Maybe	Does not need
More parking.....	21	78	39
Better restrooms.....	71	53	13
A museum.....	78	44	18
A multi-purpose community room.....	73	46	16
More community garden beds.....	59	56	15

Do you think this site is or could be a nice place for any of the following?	Great Idea	Maybe	No Way
Weddings.....	119	28	11
Corporate functions.....	70	52	35
Small conference center.....	78	55	22
Family reunion.....	94	38	15
Teen dances.....	36	54	58
Movies in the park.....	80	45	25
A bed and breakfast boutique hotel.....	42	43	67
Community festivals..... (box left off form)	38	31	25

If we provide the types of activites you are intersted in, how likely are you to visit the park?	Very Likely	Somewhat likely	Not likely
	26	2	1



Existing Trees Inventory & Assessment

As part of this planning effort, HortScience, the planning team’s arborist, was asked to complete a comprehensive inventory of the existing trees (see Appendix A). They identified 782 individual trees representing 122 species or varieties. These include deciduous, evergreen, and coniferous trees as well as several species of palms and fruiting trees. There are 95 coast live oaks in the park, 57 Canary Island date palms, 43 apricots, 43 yews, 38 windmill palms, 35 Kohuhu, 31 olives, 30 glossy Privet, and many other species. In addition to tallying the frequency of occurrence, HortScience rated the condition of each tree. A Tree Assessment provides the size (in trunk diameter) of each tree, ranks suitability for preservation, and notes additional comments about each tree’s size, form, condition or unique characteristics.

Educational Programming

Joyce Blueford with MSN, a member of the planning team, researched a range of program opportunities for utilizing the site for educational purposes. MSN met with local and Bay Area teachers and administrators at the elementary, high school and college levels. The site is well suited for science classes and teaching California history, and for teacher-training programs. MSN has hosted classes, summer camps, community service projects, and special events to determine interest and value as well as the potential for revenue generation.

MSN visited other sites—including the San Jose History Park, Luther Burbank Home and Gardens, Luther Burbank Experimental Farm, Mission San Jose and Olivas Adobe Historical Park—to assess how they operate programs and generate revenue to be self-sustaining. These are the types of educational programs envisioned for California Nursery Historical Park. See Appendix C – Educational Programming at California Historical Park.



Peter Hischier inspecting pears, 1920's





Master Plan Alternatives

The planning team met with staff to review the park program components and options, then developed multiple design alternatives that were reviewed midway through the process with staff and other members of the planning team. Input received was incorporated into two plan options plus one variation on Option 1. These were presented during workshop No. 2. (See appendices C and D)

Workshop No. 2

In September 2014 the city hosted a second workshop, this time at the Teen Center, where 85 interested parties heard presentations, made comments and asked questions of the master planning team. PGAdesign presented two design alternatives, Option 1 and Option 2. Nancy Goldenberg updated previous findings on the condition of the buildings, in her Existing Buildings Assessment Report. Steven Spickard presented an overview of the Preliminary Financial Report (appendix F). The content of each presentation is described in the following sections, and the complete Building Existing Conditions (appendix E) and Preliminary Financial Report are included in this report. The workshop agenda also included brief reports on the Preliminary Construction Cost Estimates and the Environmental Review both of which are in the appendix.

Comments were solicited from attendees, and a summary of those comments are included following the description of the presentations.

Design Elements That Are The Same in Both Options

Both Option 1 and Option 2 provide for relatively light development, in response to the overwhelming preference that the park remains a passive park (that is not dramatically different from what it is today.) Many of the elements in the two design alternatives are similar, and these are described below, along with any slight variations between the two options.

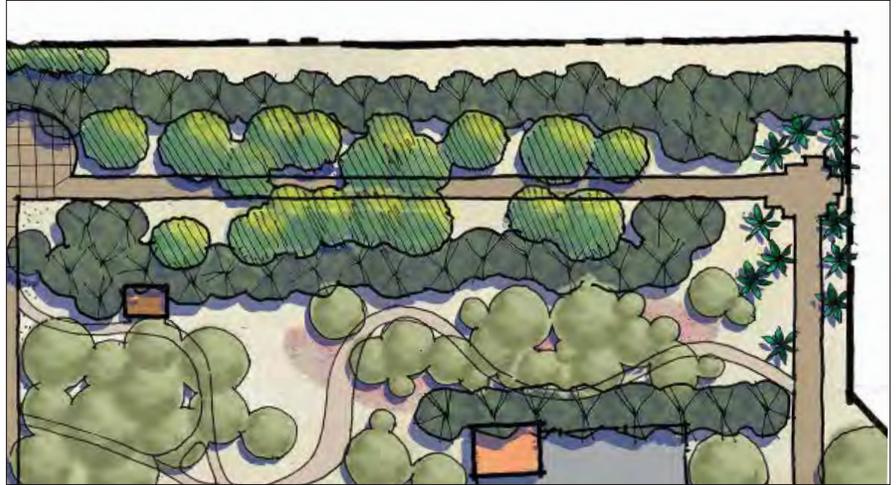
Historic and Proposed Trees

The intent is to retain as many of the existing trees as feasible. Dead or dying trees will be removed and hazardous conditions will be corrected. Watering of many badly stressed trees has already begun. New trees will be planted, generally in long, straight rows consisting of a single species. This is intended to reinforce the strong rectilinear patterns seen in historic photos of the nursery. Trees that have failed will be replaced, and both schemes propose to replace some of the Canary Island palms at the main entry. In Option 2, however, more palms would be added to the row planted by John Rock at the east property line. The historic orchard located in the southeast corner is



Conifers, 1929

retained and enlarged in both designs. The shape formed by the orchard trees differs in the two schemes to fit with other design elements.



Boxed Tree Forest maintained on both options.

The Boxed Tree Forest consisting of irregularly juxtaposed massive live oak trees in boxes, backed up by rows of dark-foliage yew trees, will remain unchanged in both options. The informal path between the oaks will be lightly enhanced to improve accessibility. This path is anchored at one end by a node at the end of Arbor Way, the site's primary pedestrian spine, and in the southwest corner by another node that terminates Nursery Avenue. The plan's intent is to trim the existing trees back so that this terminating element will be visible as visitors enter the park.

Park Entrance

Nursery Avenue will remain as the primary entrance to the park, and in both schemes the historic wooden sign will be rehabilitated. The hanging portion of the sign, seen on the cover of this report, will be replaced. The secondary ornamental iron security gate will be recreated or rehabilitated as well.

Vehicular Circulation and Parking

Vehicular circulation is substantially the same in both options. Primary driving lanes and circulation within the parking lots will be asphalt whereas the parking spaces will be gravel, providing a permeable surface. In both schemes parking remains generally where it is located today, though reconfigured. Both schemes show new parking between the existing palms at the east property line (22 cars in Option 1 and 31 cars in Option 2). Beyond the parking lots the road surface changes to gravel and access will be limited by bollards to prevent the public from using these roads. City and Alameda County Water Department (ACWD) maintenance will have access to all areas of the park on these roads. In each scheme emergency vehicle access to the Roeding family home is shown as an extension off the new driveway at the east property line.





Ogata High Lath House, 1922



Arbor Way interpretive spine

In both designs the large parking area off Nursery Avenue is intended to have a lath structure built over the parking (80 spaces in Option 1 and 113 in Option 2). The structure will be similar to the high lath structures that use to shade nursery plants. The purpose of the structure is to screen the cars and more importantly to reintroduce what was once an important feature of the California Nursery. Consideration will be given to incorporating solar panels that would provide electricity for the park operations. Multiple paths will lead from the parking area to other areas in the park. The shape and size of the parking areas and the lath structure vary somewhat in the two options.

Pedestrian Circulation

There is a hierarchy of pedestrian circulation, indicated by varying widths. Depending on the anticipated intensity of use, the surfacing materials range from stone to colored and scored concrete, stabilized decomposed granite, non-stabilized decomposed granite, or compacted earth footpaths. In both schemes some of the pedestrian paths follow historic rectilinear alignments and others introduce curvilinear routes that connect features in the park. Both design alternatives include Arbor Way (a prominent path on the same alignment as a historic road within the nursery) running north to south in the middle of the park along a historic Nursery Rd. alignment. This interpretive spine starts at the President's House and extends to a terminating node near the south property line. Interpretive material telling the history of the nursery and environs will be displayed and/or integrated at each end and all along the spine.

Interpretive Program

The interpretive program will be an important component of California Nursery Historical Park. The intent is to integrate interpretive materials in all of the features at the site. Original historic artifacts will be displayed in either the historic buildings or the new museum. Our goal is to create an authentic experience that will convey a sense of what the nursery was like during its prime and why it is important. To the greatest extent feasible, historic features will be preserved, restored or rehabilitated according to the Secretary of Interior Standards for cultural landscapes. The plan calls for recreation of some historic structures—specifically the high water tower, a high lath structure, and in Option 1 the octagon lath structure. These will be reconstructed based on historic photographs, with the goal of emulating the originals as closely as possible. Interpretive signs will explain that they are replicas.

The core of the interpretive outdoor displays will occur along Arbor Way. In both design options the path widens into a plaza space for displays, but the size, configuration and materials differ in the scheme. In Option 1 the path and plaza are smaller and paved with stabilized decomposed granite. In Option 2

larger patio spaces are paved in enhanced paving materials. In both schemes there are patios at the water towers and at the terminus of the path at the south property line.

The interpretive program may include signage depicting and describing each of the features: the buildings, orchard, water tank, and heritage trees. Historic tools and equipment could be securely placed near paths. Significant dates and details may be embossed in the pavement. The goal for these interpretive components is to be discrete and subtle, yet engaging. Visitors should not be distracted by too much signage.

Historic Buildings and Structures

All of the historic buildings and structures will be retained except the store⁷. These will be rehabilitated and adapted for new uses described in the following section (Design Elements That Are Different). The historic buildings/structures that will be retained include the Office Building (c.1907), the Changing Room (c.1907), the President's House (1907), the packing shed (1910), the Vallejo Adobe (c.1842), a restroom (c.1970), a small windmill (1930s) and what is referred to as the ROP building because it was constructed in the 1970s by ROP students. ACWD has a small building within the fenced area that encloses their facilities that is not part of the park master planning projects.

One important historic structure—the wooden timbers that once supported a water tank—is located at the center of the site, near the adobe and adjacent to Arbor Way, the primary interpretive spine. Historically, water was pumped from an underground well, stored in the tank, and used to irrigate the nursery plants. A second, taller tank structure was located a few feet south of the extant structure. Reconstructing the high water tank is proposed in both designs, and Option 2 suggests that the base of the tower could be enclosed to create a unique office space for the park manager.

In both schemes the ROP building will house archives. In Option 1 a porch would be added to two sides of this otherwise utilitarian building to improve its appearance and to make it more useable. Both schemes also show a new restroom building with two unisex toilets south of the ROP building. In Option 2 this structure would include sufficient power to support ancillary functions such as a pop-up kitchen in the Boxed Tree Forest or the outdoor education area.

Active and Quiet Areas

In both alternatives the more active elements of the plan are generally clustered towards the center of the site and away from surrounding residential properties. With the exception of the office all of the historic and new buildings



Vallejo Adobe, 1930's - 40's

⁷ Our preliminary assessment suggests that the condition of the store is such that the cost of rehabilitating it would like exceed the cost of building a new building; demolition and replacement is recommended

tend to be located in the middle of the property, and the perimeter is generally treed. Option 1 shows a new roofed structure that accommodates storage being added near the east property line south of the new parking, and in Option 2 a new combination restroom / kitchen is shown behind the office. Access to this new building would be from the office.

Gardens

While the vast majority of the park will consist of open meadows and tree canopies, the two design alternatives feature limited new or refurbished gardens. For example the extant rose garden near the park entry would be rehabilitated to feature more of the unique hybrid roses that were cultivated and sold by the California Nursery. The cottage gardens surrounding the Presidents House would be rehabilitated. The size and shape of these beds vary in each scheme, but in both alternatives the intent is to create a finely detailed period garden that will provide an appealing venue for weddings and other special events.

The gardens surrounding the adobe will be rehabilitated in a similar manner. The goal is to select period-appropriate plants and garden features that accurately depict and interpret what these gardens were like during the time when vaqueros worked on the Vallejo ranch.

Picnic Area, Great Lawn, and Open Meadows

Other features that appear in both plans in the same locations are the large picnic area between the ACWD yard and the parking lot off Nursery Avenue and the Great Lawn north of the office. Both alternatives also include open meadow areas, though the locations, shapes and sizes of these features differ. These open areas will be non-irrigated fields of mown grasses, and in some areas may be able to accommodate overflow parking during occasional large events that take place at the park.

Sustainable Design Features

During both design workshops members of the public offered many comments in support of integrating sustainable design features into the new park plan. They see the park as an opportunity to demonstrate sustainable design practices. We agree. Retention and reuse of the existing historic buildings and the embodied energy they contain is a very significant component of sustainability. Minimizing the amount of new paving and treating stormwater on site are other elements of sustainability. Planting drought tolerant species, including plants native to California, and irrigating them with water efficient systems are other strategies. The intent of this plan is that materials and installation details for every aspect of the park design will incorporate



American Association of Nurserymen picnic on the Great Lawn, 1939

sustainable design practices. The education programs at the park, signage and other interpretive displays will illustrate these practices and help all park visitors understand the sustainable design concepts.

Design Elements That Are Different in the Two Options

While there are many similar elements in the two design alternatives, there also many differences to choose between—some significant and others that are subtle. The primary difference between the two plans is in how the existing and proposed new buildings would be used to accommodate program elements.

Historic and Proposed Buildings and Structures: Option 1

In Option 1 the historic buildings would be used to display historic artifacts, serving the museum / education program requirements. The Vallejo Adobe, Office Building, President's House, and Packing Shed would all be used as museum space. The Packing Shed may also be able to accommodate a classroom space, and new restrooms could be added at the east end of the building. Office space could be provided in the President's House to administer the museum / exhibit program. These buildings may on occasion also be able to host small events such as cocktail fundraisers or speakers, but their primary function would be as display space, and as such their ability to generate revenue would be more limited than it would be in Option 2 described below. The small Changing Room near the Office Building could be used for storage or additional display space.

The Building Existing Conditions Report prepared by Carey & Company describes the condition of each building and structure, and makes recommendations for needed improvements. This report is included as Appendix D.

In Option 1 two new buildings are proposed at the park entry. A new 1,800-square-foot Visitor Center / Retail Shop is shown to replace the historic Garden Store at the same location. A café would be housed in the reconstructed octagonal building that would have a broad lath overhanging roof over an outdoor dining area. This building would be modeled on the lath structure that existed at this location when Naka Nursery was in operation. A for-profit enterprise would operate the café, possibly staffed by local teens as part of a training program in the food industry⁸. A portion of the profits from the retail store and café would help support the park. Between these two new buildings there is a paved terrace shaded by trees. This space would be shared by the two users—at times being used to display art, plants or other items for sale while at other times being filled with diners.

⁸ Oakland Technical High School has run a successful student-run food venue at the Oakland Airport for many years. It could serve as a model for a similar training program at the California Nursery.



President's House, 1920's

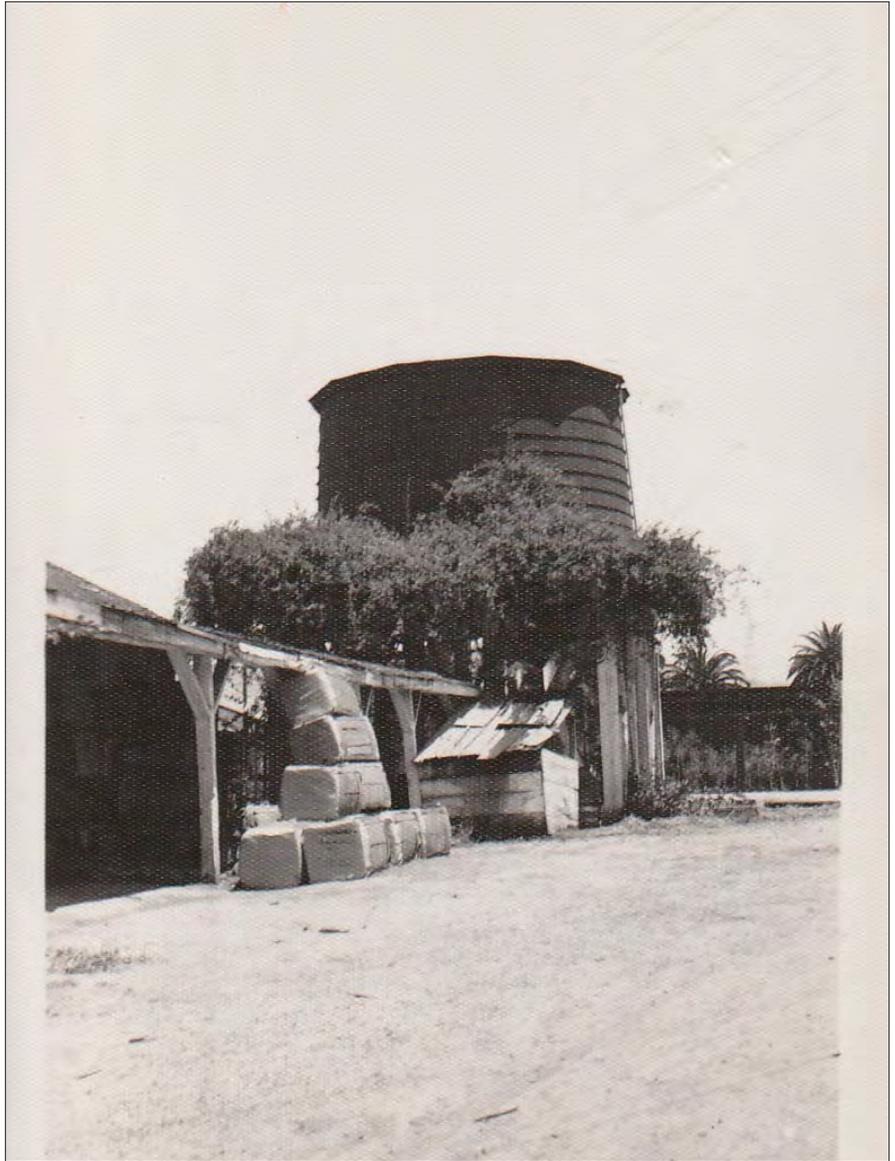


Proposed entry and new buildings on plan Option 1

One of the highest priorities in public responses to the survey questionnaire and during the first workshop was for educational programs to be provided at the park. The new multi-purpose / classroom building shown between the President's House and the Vallejo Adobe would fill this need. The city, community groups and private parties would be able to rent this facility on a sliding scale, helping to support the park financially. The classroom building is shown at 3,200 square feet, and there is a similarly sized terrace surrounding the building for spill-out space.

A new roofed vehicle display structure is shown adjacent to and south of the Packing Shed. This structure is intended to house the historic vehicles and other large artifacts that will not fit inside other historic buildings. The plan envisions a secure structure with a weatherproof roof and open metal sides. Multiple large gates would be provided so that large apparatus can be moved in and out.

The existing remnant of one water tower is shown adjacent to Arboretum Way, between the Packing Shed and Adobe. This structure would be retained and restored and the existing Banksia rose would be trimmed to expose more of the structure. The second high water tower would be reconstructed at its original location and size adjacent to the first structure. The intent is to replicate the original design. Signage would clearly note that it is a replica and not the original.



Low water tank, 1935

Historic and Proposed Buildings and Structures: Option 2

The most significant difference in the master plan alternatives is the proposed new 9,000-square-foot museum shown in Option 2. A state-of-the-art history museum at the park entrance would house the California Nursery artifacts. Exhibits would showcase material from the Roeding family as well as materials from others who played key roles in the evolution of the nursery, such as John Rock, William Landers, Luther Burbank, Shigeharu `Shig' Nakamura, and Mr. Ogata. The museum would house small artifacts—like machinery, tools and ledger books—and be filled with engaging, interpretive material and displays. If additional space is needed the building could be two stories, the second story being built at a later phase.

The plan illustrates a grand entrance to the museum that would feature interpretive planting beds and a formal layout. This space is envisioned as an outdoor room, an entry court where opening parties would take place. It would provide a fabulous venue for a summer dinner party with white table cloths and a celebrity chef cooking fresh produce from the park. Local teens could serve dinner guests while the Fremont symphony “set the mood” on the terrace.

The visitor center and retail shop, and possibly a second café, would be housed within the museum. Or the café in Option 2 could become a boutique restaurant. The museum, visitor center and retail shop would be managed by an independent operator such as the Museum of Local History Guild or some other for-profit or non-profit enterprise.



Proposed museum building and entry on Option 2

Another significant difference in the two options is that in Option 2 the historic buildings on the property—the Adobe, President’s House, Office Building and Packing Shed—would all become event venues. These buildings could be rented out to local community groups or businesses, or for large family functions like reunions, anniversary and birthday parties. The park manger would maintain a sliding scale of rental fees, and the revenue generated would support the park operations. As in Option 1, the buildings would be renovated to accommodate the proposed use. Each would be brought up to code, with finishes and furnishing upgraded as well.

A new 2,400-square-foot multi-purpose / classroom building is included in Option 2, at the end of a primary circulation path at the middle of the park. The room opens onto a large patio—also 2,400 square feet—which affords the possibility of indoor-outdoor activities. The multi-purpose / classroom building

has a strong relationship with Arbor Way, where educational material and community announcements will be displayed.

In this scheme the high water tower would be reconstructed. The base of the structure would be enclosed to create a one- or two-story office for the Park Manger.

Office Area Enhancements: Option 1

The portion of the park surrounding the Office Building is unique in that it is the only portion of the park lying west of the main entry. The rest of the park forms a contiguous square space while this portion of the park is somewhat separate. As such it is ideally suited as a rental space, with potential to generate revenue to support the park. Most of the time this area would be part of the park, but on occasion it could easily be cordoned off and rented out for special events. Both design alternatives have considered this option and the proposed improvements are intended to support such uses.

In Option 1 the Office Building would be used primarily as an exhibit space. Special events could still take place in the outdoor area surrounding the office. The restrooms could be used, and on occasion the office could possibly host small groups of people for fund raisers or other special events. Proposed improvements include rehabilitation of the Great Lawn and installation of a new oval-shaped path to define the edge. New asphalt will lead to the Office Building from Nursery Avenue, and beyond the Office a decomposed granite road will extend to a circular staging area tucked in the corner. This spot will offer a quiet, shaded place at all times, as well as an extra staging area to support events taking place at the Office. The Changing Room could be used for storage or for exhibit space. To make this space more useable the master plan proposes to build a new solid fence along Niles Boulevard to buffer some of the street noise. This fence will be transparent where aligned with the Great Lawn to retain this historic view into the site.



Great Lawn on Option 1

Office Area Enhancements: Option 2

The improvements in this area are similar to those describe above. The wedge-shaped Great Lawn is one of three sub-areas created with additional hard-surface paths that would expand the useable area surrounding the Office Building. All of these paths would be ADA-compliant and are intended to be enhanced paving material (colored and scored concrete). The access road from Nursery Avenue will be improved asphalt all the way to the staging area tucked in the corner. The staging area in this scheme is rectilinear, larger, and includes a beautifully designed lath structure suitable as a photo setting for weddings and other celebratory events. Alternatively, this paved surface could be used as a dance floor or as a setup space for caterers.



Proposed Great Lawn on Option 2

Other enhancements include the addition of a combination commercial kitchen and two new restrooms that would be built behind the Office Building and accessed from the office. The Changing Room could be used for equipment storage or for exhibit space. A new solid fence along Niles Boulevard would buffer some of the street noise. The center section of the fence would incorporate clear glass so that drivers would have a view into the gardens.

Circulation and Parking: Option 1

The routing of pedestrian circulation and the hierarchy of types of paths is similar in both designs, but in Option 1 the form of the path system is more organic. Option 1 also has fewer parking spaces: 80 spaces in the large lot (2 of which are accessible) and 22 at the east edge, for a total of 102. There is also space for 2 full-size buses in the large parking lot.

Circulation and Parking: Option 2

In Option 2 the form of the path system is somewhat more formal. A large S-shaped path links most of the major components in the park and provides greater form to the overall design. Option 2 has more parking spaces: 113 spaces in the large lot (2 of which are accessible), 31 at the east edge, and 20 more in a third parking area associated with the café, for a total of 164. Again, there is also space for 2 full-size buses in the large parking lot.

Community Garden: Option 1

Both options include a community garden, but they are in different locations. In Option 1 the community garden is shown south of the Packing Shed. At this location within the middle of the park the planter boxes may not need to be fenced, although fencing can be provided. A locked structure is provided at the east property line where supplies and tools can be stored. This location offers many benefits to the community garden.



Community Garden Option 1

During our User Group meetings LEAF presented the details of the programs it offers now and plans to offer in the future. Each of those program elements can be accommodated comfortably in this design option. The community garden would have exclusive use of the planter boxes, greenhouses, storage shed and the other improvements they have at their current location. They would also be able to host speakers and classes in the open meadow adjacent to the planter boxes or in the new covered structure next to the meadow. These two spaces could be used singly or in combination, depending on the size of the group. LEAF expressed a strong need for a place to cook food produced in the gardens. This could be part of a harvest festival celebration meal or might be part of a class to learn about cooking healthy meals. Cooking could happen at a group barbeque in the picnic area near the community garden or in a commercial kitchen that will be part of the multi-purpose room. LEAF expressed interest in managing the historic orchard and having space where

it could do some in-ground planting or a space to grow native plants for sale. Each of these program elements are accommodated south of the main community garden in Option 1.

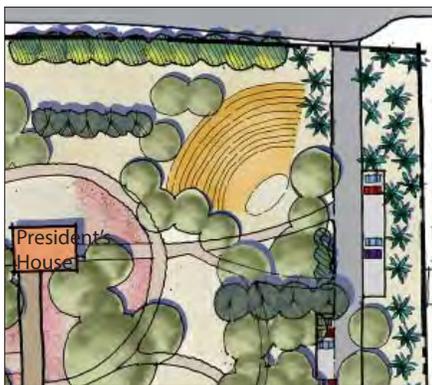
Community Garden: Option 2

In Option 2 the community garden would be located in the northeast corner of the park, where it would be visible to drivers traveling on Niles Boulevard. Gardeners and guests would enter the park at the east entry and park in the new parking area at this location. The planting beds, greenhouse and secure storage shed for tools and supplies would all be fenced, with a locking gate. Delivery of supplies would be via the east entry.

The venue for other program elements such as talks, classes, and cooking demonstrations could take place in other nearby areas within the park. Community gardeners could adopt the historic orchard in the southwest corner. This design introduces a second orchard – a bosque of citrus is shown terminating the path between the President’s House and Packing Shed.



Community Garden Option 2



Proposed outdoor education area Option 1A



Proposed outdoor education area Option 2

Outdoor Education Area: Option 1

Option 1 does not include an outdoor education area (OEA). If the community feels this is something that would be well used, Option 1A illustrates how an OEA could be added in the northeast corner of the site. The advantages of building an OEA at this location are that it would be visible from Niles Boulevard and that sound generated during workshops would have less impact on neighboring residents.

Outdoor Education Area: Option 2

In Option 2 an outdoor education area (OEA) large enough to accommodate 100-300 people would be built in the southeast corner of the site. This location abuts neighbors on two sides, which means the type of performance that could take place here would need to be relatively quiet. Suitable programs would include lectures and educational talks.

Multi-Use Meadows: Option 1

Another significant difference between Option 1 and 2 is that there is a large open meadow near the park entrance in Option 1. This space is located between the Visitor Center / Retail Building and the parking lot off Nursery Avenue. It is an ideal location for community events like a harvest festival, farmers market, pumpkin patch, or similar annual occasions. This open area offers another advantage—a clear view of the Vallejo Adobe, one of the most significant historic buildings, as you enter the park. This space is large enough to accommodate 1,000-3,000 people, or it could provide space for overflow parking on event days.

There is a second meadow in Option 1, between the community garden and the ROP building. This flexible open space could accommodate informal gatherings and could be expanded by spilling over into the adjacent picnic grounds west of Arbor Way.

Multi-Use Meadows: Option 2

Because Option 2 is somewhat more developed, the amount of open meadow space is reduced. The primary open space in Option 2 is the Long Meadow between the Multi-Use / Classroom building and the ROP Building. Again, this space can be enlarged by spilling over Arbor Way into the picnic area. It can also expand north towards the Packing Shed.



California Nursery office, 1923



Existing Buildings Assessment & Report

As part of this study, historic architect Nancy Goldenberg of Carey & Company Architects has completed a preliminary assessment of each of the buildings and structures in the park. Evaluation of the structural integrity was provided by Pivot Engineering. Their Building Existing Conditions report is included as Appendix E. This report includes summary building histories, building descriptions, condition observations, and preliminary recommendations for repair and adaptive uses.

The primary historic buildings include the Garden Store, Office Building, President's House, Packing Shed and the Vallejo Adobe. Secondary buildings and structures include the Changing Room, the Tank House support structure and the Windmill. There are also two non-historic buildings, a public restroom and the ROP Building.

With the exception of the Garden Store, all buildings will be retained, rehabilitated and re-purposed for new uses as described in this report. The condition of the Garden Store is so compromised that retaining it would entail reconstructing most or all of the building, which is not being recommended.





Construction Cost Estimates

Preliminary construction cost estimates for each design alternative, plus the variation of Option 1A that adds an outdoor education area (OEA), were prepared by Leverton & Associates. Each estimate organizes the information by the sub-areas described in the two options. An allowance is included to cover architectural and engineering fees, permits and fees, and city administration costs. Also included are general contractor overhead and profit, bonds and insurance, general conditions, and a contingency. For Option 1 the total estimated cost is \$13,460,621, and the total cost for Option 2 is \$21,019,374. These totals are based on current costs and do not include escalation. Adding the OEA shown in Option 1A would add \$263,880. See appendices G and H for the complete construction cost estimates.

Preliminary Financial Report

One of the objectives for California Nursery Historical Park is to enable the park to be self-sustaining. Our planning team has from the beginning been thinking about ways to keep operations cost low and to generate revenue to support the park. As part of the Phase 1 planning, Steven Spickard with Land Economics Consultants has prepared a preliminary Financial Report which is included as Appendix F. Part 1 of the report describes the context, including an overview of the market, fiscal resources, and baseline operating and maintenance costs for the existing buildings and trees.

Part 2 covers possible revenue sources that could support the park. This chapter discusses business models and ideas for implementing land uses as well as phasing and interim uses. The final chapter provides financial projections for each design option.

This preliminary study suggests that the ongoing cost of maintaining the park is approximately a quarter of a million dollars per year. Based on the information currently available, our expectation is that Option 1 would cost less to maintain than Option 2 but would generate less revenue. Option 2 would cost somewhat more to maintain, because of the museum, but it also offers more opportunities to generate revenue. Under both scenarios the revenue and expenses are more or less balanced and sustainable.



George C. Roeding Sr. overseeing plum seed washing



Environmental Review

Lamphier-Gregory has completed a preliminary review of the two design alternatives in order to determine what will be needed to meet the requirements of the California Environmental Quality Act (CEQA). Components of the design that will be considered are: traffic, noise, air quality, historic buildings, trees, underground cultural resources, biological, geotechnical, seismic, hazardous materials, and other topics raised during a scoping session. (See appendix I)

The next phase of this project is to complete all required environmental documents. That process is expected to take approximately eight months. Final environmental documentation will occur at the end of Phase 3 as the final park master plan is prepared.

Workshop No. 2: Summary of Comments

After the park design alternatives were presented, attendees had the opportunity to make comments. Several commenters expressed concern about the community garden, particularly where it would be located. Others were concerned about Regan's Nursery, who is soon to lose their lease at another Fremont location, finding a new home. Many spoke about the importance of the education programs and the importance of protecting the authentic features in the park.

At the end of the workshop attendees were asked to submit written comments on what they were most excited or most concerned about. Support for a new multi-purpose / classroom building and the community garden ranked highest, followed by the new museum shown in Option 2, which tied with maintaining and expanding the arboretum. Twice as many preferred the new museum building as those who preferred using the existing historic buildings as museum space. Attendees expressed support for adding a café to the park as well as more venues for weddings or other events that would generate revenue to help support the park financially.

Other comments supported use of the ROP building as a document archive; restoration of historic buildings; added parking; the amphitheater; walking paths; restoration of the water tower and tank; preservation of the Boxed Tree Forest; the retail store; additional restrooms; a catering kitchen; and building a lath structure over the parking. These items are listed in order of frequency of comments from most to least.





Next Steps

After the Recreation Commission considers this Phase 1 Project Report, Phase 2 will begin. Lamphier-Gregory is responsible for preparing the California Environmental Quality Act (CEQA) compliance documents. Their analysis will study the more intensive development depicted in Option 2 in order to evaluate the potential greatest impacts. Option 1 and 1A will be described in the Alternatives section as well as the No Project alternative. They will prepare a Project Description and Notice of Preparation, and present the project with PGAdesign at a scoping meeting. The EIR team of consultants will prepare the required technical studies for an Administrative Draft Environmental Impact Report (EIR), which will be circulated for review by interested public agencies and members of the general public. This is expected to take eight months.

Lamphier-Gregory will prepare responses to comments and prepare the final EIR, which will include a mitigation monitoring and reporting program (MMRP) that will be submitted for adoption along with the final master plan at the end of Phase 3.

Phase 3—preparing the final master plan—will begin after the public hearing on the draft EIR. During Phase 3, comments received will be incorporated into the park design, which will be presented at a third and final public workshop. Comments received during the workshop will be incorporated to arrive at the final park master plan. This is expected to take an additional five months.

The final deliverables will include a final park master plan, final construction cost estimate, final Financial / Operations Plan, final implementation strategy, and final environmental documents.



Ogata high lath house, 1930's



Appendices

- A. Tree Inventory Report
- B. Educational Programming
- C. Preliminary Master Plan - Option 1
- D. Preliminary Master Plan - Option 2
- E. Building Existing Conditions
- F. Preliminary Financial Report
- G. Construction Cost Option 1 & 1A
- H. Construction Cost Option 2
- I. CEQA Discussion of Preliminary Options



Sight seeing bus, 1937



Appendix A: Tree Inventory Report





Tree Inventory Report

California Nursery Historical Park
Fremont, CA

Prepared for:
PGA Design
444 17th Street
Oakland, CA 94612

Prepared by:
HortScience, Inc.
325 Ray Street
Pleasanton, CA 94566

October 15, 2014



**Tree Inventory Report
California Nursery Historical Park
Fremont, CA**

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Tree Assessment Form

Tree Inventory Report

California Nursery Historical Park

Fremont, CA

Introduction and Overview

PGA Design is developing a Master Plan for the California Nursery Historical Park in Fremont, CA. The site is a historical nursery, established in 1884, that originally occupied 463 acres. Plants from around the world were propagated and planted to test them for suitability for California's growing conditions. Today the site is 20.1 acres owned by the City of Fremont. HortScience, Inc. was asked to prepare a **Tree Inventory Report** for the site to aid in planning the park.

This report provides the following information:

1. A survey of trees within and adjacent to the proposed project area.
2. An assessment of each tree's health, invasiveness and initial management recommendations.

Tree Inventory Methods

Trees were inventoried on April 24, 2014 by HortScience arborists and City of Fremont staff, and also in June and July by HortScience arborists. Trees had previously been tagged, the trunk diameter measured, and locations mapped. The survey procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
3. Describing the characteristics of each tree.

Description of Trees

Seven hundred fifty-six (756) trees were assessed. Descriptions of all trees and a map are found in the *Exhibits*.

The tree population at California Nursery was highly diverse; 122 taxa were represented (Table 1). The species most commonly present were coast live oak (13% of population), Canary Island date palm (8%), apricot (6%), yew (6%), windmill palm (5%), and lemonwood (5%). Seventy-four species were represented by only one or two trees.

**Table 1: Condition ratings and frequency of occurrence of trees.
California Nursery, Fremont, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Algerian fir	<i>Abies numidica</i>	-	-	1	1
Spanish fir	<i>Abies pinsapo</i>	-	1	-	1
Purple-leaf acacia	<i>Acacia baileyana</i> 'Purpurea'	-	-	1	1
Blackwood acacia	<i>Acacia melanoxylon</i>	2	3	2	7
Bigleaf maple	<i>Acer macrophyllum</i>	1	-	-	1
Japanese maple	<i>Acer palmatum</i>	-	2	2	4
Silver maple	<i>Acer saccharinum</i>	3	-	1	4
California buckeye	<i>Aesculus californica</i>	-	-	1	1
Red horsechestnut	<i>Aesculus x carnea</i>	-	1	-	1
Queensland kauri	<i>Agathis robusta</i>	-	1	-	1
River she-oak	<i>Allocasuarina cunninghamiana</i>	3	6	1	10
Black alder	<i>Alnus glutinosa</i>	1	-	-	1
Bunya-bunya	<i>Araucaria bidwillii</i>	-	1	1	2
Norfolk Island pine	<i>Araucaria heterophylla</i>	-	1	-	1
Bottle tree	<i>Brachychiton populneus</i>	-	1	-	1
Queensland bottle tree	<i>Brachychiton rupestris</i>	1	1	-	2
Guadalupe palm	<i>Brahea edulis</i>	-	-	2	2
Pindo palm	<i>Butia capitata</i>	1	-	2	3
Incense cedar	<i>Calocedrus decurrens</i>	3	3	1	7
Cape chestnut	<i>Calodendrum capense</i>	-	-	1	1
Pecan	<i>Carya illinoensis</i>	-	4	-	4
Blue atlas cedar	<i>Cedrus atlantica</i> 'Glauca'	-	3	4	7
Deodar cedar	<i>Cedrus deodara</i>	3	14	10	27
Carob	<i>Ceratonia siliqua</i>	-	1	-	1
Mediterranean fan palm	<i>Chamaerops humilis</i>	-	-	1	1
Floss silk tree	<i>Chorisia speciosa</i>	-	1	1	2
Cabbage palm	<i>Cordyline australis</i>	2	2	1	5
Hazelnut	<i>Corylus maxima</i>	-	-	1	1
Cotoneaster	<i>Cotoneaster lacteus</i>	-	1	-	1
Cockspur hawthorn	<i>Crataegus crus-galli</i>	-	1	-	1
Japanese cedar	<i>Cryptomeria japonica</i>	-	2	1	3
Italian cypress	<i>Cupressus sempervirens</i>	-	1	1	2
Persimmon	<i>Diospyros kaki</i>	-	8	1	9
Loquat	<i>Eriobotrya japonica</i>	3	11	-	14
Naked coral tree	<i>Erythrina coralloides</i>	1	1	-	2
Blue gum	<i>Eucalyptus globulus</i>	-	-	1	1
Compact blue gum	<i>Eucalyptus globulus</i> 'Compacta'	-	1	-	1
White ironbark	<i>Eucalyptus leucoxylo</i>	1	2	-	3

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Silver dollar gum	<i>Eucalyptus polyanthemos</i>	-	1	1	2
Swamp mahogany	<i>Eucalyptus robusta</i>	-	-	1	1
Fig	<i>Ficus carica</i>	-	1	-	1
Raywood ash	<i>Fraxinus angustifolia</i> 'Raywood'	-	-	1	1
Evergreen ash	<i>Fraxinus uhdei</i>	-	1	-	1
Ginkgo	<i>Ginkgo biloba</i>	-	1	-	1
Silk oak	<i>Grevillea robusta</i>	1	-	-	1
Guadalupe cypress	<i>Hesperocyparis guadalupensis</i>	-	-	3	3
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	2	5	1	8
Kentia palm	<i>Howea forsteriana</i>	-	-	1	1
California black walnut	<i>Juglans hindsii</i>	1	2	2	5
Canary Island juniper	<i>Juniperus cedrus</i>	-	1	1	2
Chinese juniper	<i>Juniperus chinensis</i>	-	-	1	1
Hollywood juniper	<i>Juniperus chinensis</i> 'Kaizuka'	-	1	-	1
Glossy privet	<i>Ligustrum lucidum</i>	10	19	1	30
Catalina ironwood	<i>Lyonothamnus floribundus</i>	1	-	-	1
Southern magnolia	<i>Magnolia grandiflora</i>	2	2	1	5
Saucer magnolia	<i>Magnolia x soulangiana</i>	-	1	-	1
Apple	<i>Malus domestica</i>	6	-	-	6
Crabapple	<i>Malus sylvestris</i>	1	-	-	1
Mayten	<i>Maytenus boaria</i>	-	3	-	3
Flaxleaf paperbark	<i>Melaleuca linariifolia</i>	-	-	2	2
Prickly melaleuca	<i>Melaleuca styphelioides</i>	2	-	-	2
Dawn redwood	<i>Metasequoia glyptostroboides</i>	-	-	1	1
Mulberry	<i>Morus alba</i>	1	-	-	1
Myoporum	<i>Myoporum laetum</i>	-	1	-	1
Olive	<i>Olea europaea</i>	15	13	3	31
Sweet olive	<i>Osmanthus fragrans</i>	-	1	-	1
Canary Island date palm	<i>Phoenix canariensis</i>	1	5	51	57
Senegal date palm	<i>Phoenix reclinata</i>	-	-	1	1
Cliff date palm	<i>Phoenix rupicola</i>	-	-	3	3
Chinese photinia	<i>Photinia serrulata</i>	1	1	1	3
Colorado spruce	<i>Picea pungens</i>	2	1	-	3
Canary Island pine	<i>Pinus canariensis</i>	7	6	2	15
Aleppo pine	<i>Pinus halepensis</i>	1	-	-	1
Italian stone pine	<i>Pinus pinea</i>	-	-	1	1
Monterey pine	<i>Pinus radiata</i>	-	1	-	1
Mt. Atlas pistache	<i>Pistacia atlantica</i>	7	17	1	25
Chinese pistache	<i>Pistacia chinensis</i>	-	1	1	2
Lemonwood	<i>Pittosporum tenuifolium</i>	30	4	-	34
Victorian box	<i>Pittosporum undulatum</i>	-	1	1	2

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
London plane	<i>Platanus x hispanica</i>	-	1	-	1
Fremont cottonwood	<i>Populus fremontii</i>	2	-	-	2
Lombardy poplar	<i>Populus nigra</i> 'italica'	3	-	-	3
Apricot	<i>Prunus armeniaca</i>	5	19	19	43
Cherry	<i>Prunus avium</i>	1	5	5	11
Carolina cherry laurel	<i>Prunus caroliniana</i>	1	-	-	1
Purpleleaf plum	<i>Prunus cerasifera</i>	1	1	1	3
Plum	<i>Prunus domestica</i>	7	12	-	19
Almond	<i>Prunus dulcis</i>	1	-	-	1
Hollyleaf cherry	<i>Prunus ilicifolia</i>	1	-	-	1
Catalina cherry	<i>Prunus ilicifolia</i> subsp. <i>lyonii</i>	-	-	1	1
English laurel	<i>Prunus laurocerasus</i>	-	1	-	1
Portugal laurel	<i>Prunus lusitanica</i>	-	1	1	2
Peach	<i>Prunus persica</i>	1	-	-	1
Nectarine	<i>Prunus persica</i>	-	-	2	2
Douglas fir	<i>Pseudotsuga menziesii</i>	-	1	-	1
Coast live oak	<i>Quercus agrifolia</i>	13	50	32	95
Holly oak	<i>Quercus ilex</i>	1	1	3	5
Valley oak	<i>Quercus lobata</i>	-	1	-	1
Burr oak	<i>Quercus macrocarpa</i>	-	-	1	1
Cork oak	<i>Quercus suber</i>	1	3	1	5
China doll	<i>Radermachera sinica</i>	-	1	-	1
Italian buckthorn	<i>Rhamnus alaternus</i>	2	-	-	2
Black locust	<i>Robinia pseudoacacia</i>	1	2	1	4
California pepper	<i>Schinus molle</i>	4	4	1	9
Coast redwood	<i>Sequoia sempervirens</i>	-	5	1	6
Giant sequoia	<i>Sequoiadendron giganteum</i>	-	1	-	1
Queen palm	<i>Syagrus romanzoffianum</i>	1	1	-	2
Australian brush cherry	<i>Syzygium paniculatum</i>	-	2	2	4
Bald cypress	<i>Taxodium distichum</i>	1	-	3	4
Montezuma cypress	<i>Taxodium mucronatum</i>	-	-	1	1
Yew	<i>Taxus baccata</i> cvs.	14	26	3	43
Windmill palm	<i>Trachycarpus fortunei</i>	2	11	25	38
American elm	<i>Ulmus americana</i>	8	3	1	12
Camperdown elm	<i>Ulmus glabra</i> 'Camperdownii'	-	1	-	1
Chinese elm	<i>Ulmus parvifolia</i>	-	1	-	1
Siberian elm	<i>Ulmus pumila</i>	1	-	2	3
California bay	<i>Umbellularia californica</i>	-	9	-	9
California fan palm	<i>Washingtonia filifera</i>	-	-	2	2
Mexican fan palm	<i>Washingtonia robusta</i>	-	4	5	9
Fan palm	<i>Washingtonia</i> sp.	-	1	1	2

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Spanish dagger	<i>Yucca gloriosa</i>	-	-	1	1
Sawleaf zelkova	<i>Zelkova serrata</i>	-	-	1	1
Total		188	332	236	756

Tree size ranged from 6" in trunk diameter to 113"; average trunk diameter was 20". The largest single trunked tree was 80" diameter Fremont cottonwood #281. There were many large trees on the site: 143 trees had trunk diameters exceeding 30".



Photo 1: Drought tolerant coast live oak #250 (left) was green and healthy. In contrast, yew #571 (right) was brown and defoliating due to drought stress.



Among all trees, 31% were in good condition (rating 4-5); 44%, fair (rating 3); and 25% in poor condition (rating 1-2). Condition rating distribution varied by species. In general, species that were drought tolerant such as coast live oak, deodar and blue Atlas cedar, elm, and Mt. Atlas pistache, tended to be in better condition than those requiring supplemental irrigation (Photo 1). Others had survived for many years without irrigation, but were declining rapidly because of the current drought and high temperatures, including yew, Lombardy poplar, Fremont poplar, and magnolia.

Of the 95 coast live oaks, the most common species, 34% were in good condition. Tree in poor and fair condition generally had structural defects present that downgraded their ratings. Average diameter of the single stemmed trees was 18" with a maximum of 47" and a minimum of 5"; however, 12% of coast live oaks were multi-stemmed. Several of the coast live oaks were stored in boxes for long enough that roots broke through to the ground (Photo 1).

The second most common species was Canary Island palm. Of the 57 trees, 51 (89%) were in good condition. In contrast, of the 43 yews, only three were in good condition (7%).



Photo 2: Coast live oaks planted in containers in the 1940's have rooted into the ground.

Relatively few pests and diseases were present. The one London plane had sycamore scale which feeds sap in young foliage. Several coast live oaks had Ehrhorn scale on the lower side of shaded branches. Tortoise beetles caused foliage damage on *Eucalyptus*. None of these pest problems were significant to tree health.

Some trees were in poor condition because of significant structural defects that make them prone to failure. Defects included dead and broken branches, weak branch attachments, large girdling roots, excessive lean, cracks, codominant stem attachments with included bark, and decay. Examples are provided in Fig. 1.

City of Fremont Municipal Ordinance No. 2481 defines all trees with a trunk diameter of 6" or greater as *Protected*. Based on this definition, all 756 trees qualified as *Protected*.

Noteworthy trees

Trees from all over the world were brought to the nursery for propagation, some of which were planted on the grounds and survive today. Unusual trees for the region included floss silk tree, Montezuma cypress, Guadalupe cypress, dawn redwood, Japanese red cedar, cockspur hawthorn, Queensland kauri, Queensland bottle tree, Senegal date palm, cliff date palm, Mt. Atlas pistache, prickly melaleuca, coral tree, and China doll. Illustrations of some of these trees are provided in Fig. 2.

The site has many noteworthy trees because of their large size, unique characteristics, and/or history. The City of Fremont designates certain specimens as landmark trees if they have the following characteristics:

- Trees with trunk diameters over 4.5 feet when measured 4.5 feet from ground level,
- Excellent structure or unique structural character
- Excellent health
- High aesthetic appeal
- Good longevity

The first landmark trees were adopted by the City Council in 1972, several of which were located at California Nursery. The landmark tree list has been updated and added to a few times since then, most recently in 2012 (Table 2). Unfortunately between 1972 and 2010, seven landmark trees died and were removed. Between 2012 and the current assessment, two more trees died: Kurrajong bottle tree and Lombardy poplar #525 (Photo 3). Photographs of selected Landmark trees are provided in Fig. 3.



Photo 3: Landmark Lombardy poplar (left) died this summer, presumably from drought stress.

Landmark forest kurrajong (right) tree had died previously and was removed before our inventory.

Photos are from *Landmark Trees of the City of Fremont*.



Locations of selected notable trees, including Landmark trees, are plotted in Fig. 4.

Fig. 1 Examples of trees in poor condition due to structural defects.



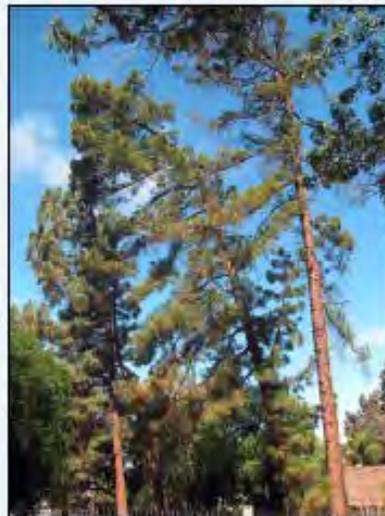
Queensland bottle tree #72 with girdling and kinked roots.



Incense cedar #211 had multiple branches arising at one point with weak attachments. Several branches have failed, one recently.



Mt. Atlas pistachio #244 is likely to fail due to extensive decay in the tower trunk at the attachment of two co-dominant stems.



Canary Island pines #372 and 373 have dead branches and are leaning over use areas.



Monterey cypress #529 has dead and broken branches hanging over the building. Nearby cypress # 531, 535, and 540 also had significant defects. These are Landmark trees.

Table 2: City of Fremont Landmark Trees at California Nursery. 2012.

Tag No.	Landmark No.	Tree
37	NIL-6	Bunya bunya
Removed	NIL-7	Forest kurrajong tree
529-531, 535, 540	NIL-8	Monterey cypress
117	NIL-9	Dwarf blue gum
61, 62	NIL-10	Prickly paperbark
251	NIL-11	Canary Island pine
738	NIL-12	Cork oak
263	NIL-15	Japanese zelkova
174	NIL-16	Canary Island juniper
252	NIL-17	Queensland kauri
93, 94, 96, 165-167, 186; 270-279, 784, 286-291, 293, 295	NIL-18	Canary Island palm
307	NIL-20	Siberian elm
544	NIL-21	Senegal date palm
525 (dead)	NIL-22	Lombardy poplar

Fig. 2: Examples of notable trees.



California black walnut #247, 51"



Coast live oak #250, 47"



Japanese cedar (#218-220)
is an unusual species.



There were several large, beautiful deodar
and Atlas cedars, including #413



Dawn redwood #84. is an unusual
species for the region.



Floss silk tree #173 is an unusual
species in the region.



Cliff date palm #516 (shown)
and 520 are uncommon in



Cockspur hawthorn #77 is an unusually large
specimen.



Montezuma cypress #71 is
an unusual species in the
region.

Fig. 3: Examples of City of Fremont Landmark Trees



Queensland Kauri pine #252
(left); Canary Island Pine #251.



Monterey cypress #530, 531 were unfortunately in
poor condition.



Canary Island juniper #174.



Sengal date palm #544.



26 Canary Island date palms planted in
the late 1880 to early 1900s.



Siberian elm #307.



Prickly paperbark #61, 62 was
declining.



Dwarf blue gum #117; unfortunately
most of the trunk was dead.



Cork oak #738 was in severe de-
cline.

Significant Tree Map

California Nursery
Fremont, CA

Prepared for:
PGA Design

October 16, 2014

- Notes:
- 1. Basemap 2012 NAIP image.
 - 2. Tree locations are approximate.

Legend

- Landmark Trees
- Notable Trees

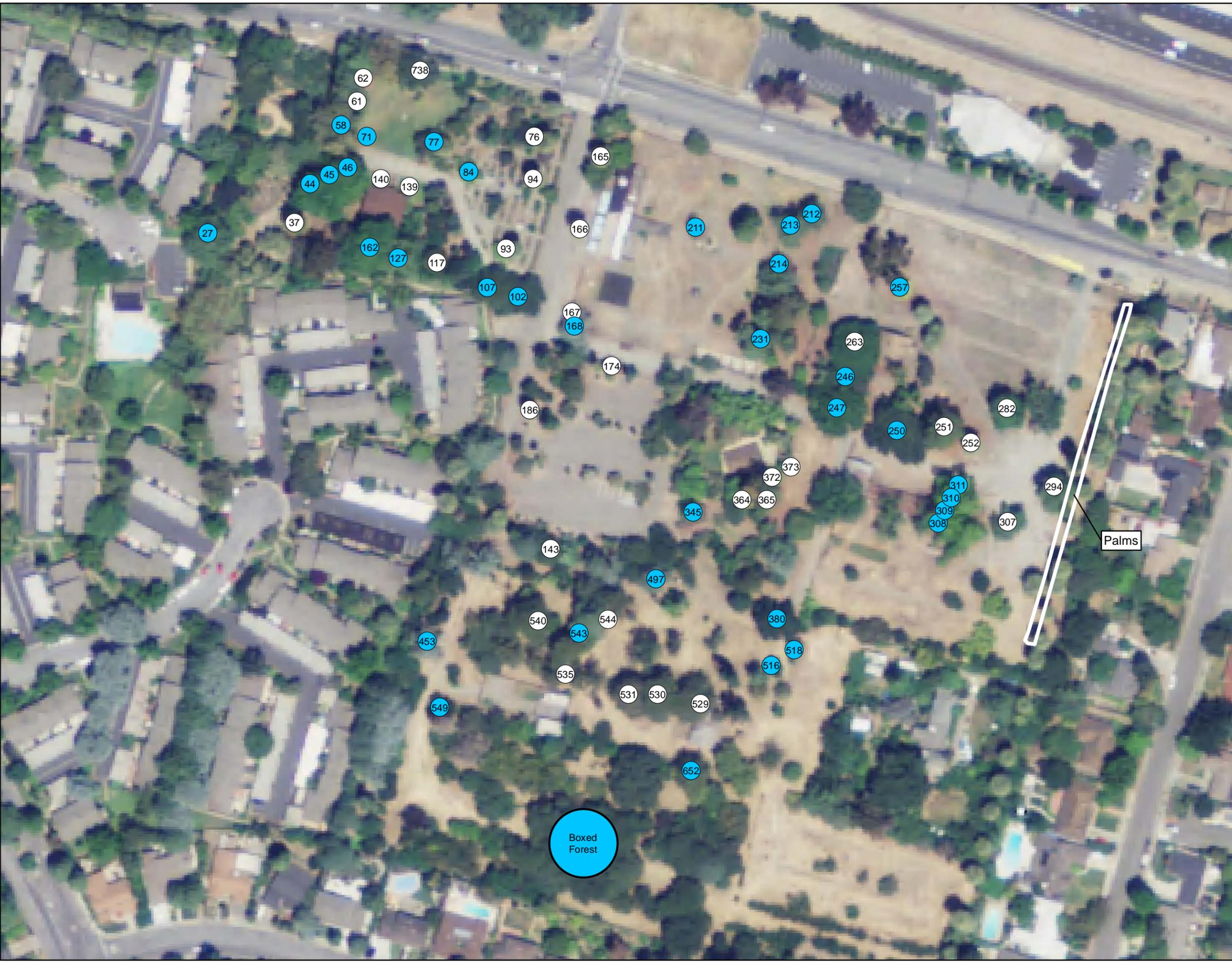


150

Feet



325 Ray Street
Pleasanton, CA 94566
Phone (925) 484-0211
Fax (925) 484-0596



Summary and Conclusions

California Nursery Historical Park is a unique site that is vegetated with a highly diverse population of 756 trees representing 122 taxa from around the world. Many of the trees were planted at the turn of the 20th century; others are progeny of those plantings. The site has many noteworthy trees because of their large size, unique characteristics and history. The City of Fremont City Council has adopted 40 trees as landmark trees.

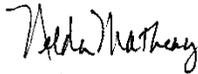
Because many of the trees are not native to the area, preserving and sustaining this valuable resource requires on-going maintenance. Since 1973, seven landmark trees have died. Sixteen (14%) of the 117 species that the Boy Scout Troup 143 surveyed and identified (http://www.fremontica.net/CNCo/tree_inventory2.php) the trees in 2006 were absent in our inventory. We think that most have been lost because of lack of adequate irrigation. More drought-sensitive trees and species are likely to disappear if irrigation is not supplied in the future. In our view, supplying adequate water according to tree need is the most important maintenance task at this park.

We recommend that as future park uses are discussed and plans prepared, design to include significant and unique trees that are in good condition. Trees require space for not only their canopies, but also their root systems. Planning for adequate space is the first step towards protecting and preserving trees.

We noted the presence of structural defects we could see from the ground that tend to be associated with tree failure. Pruning often can abate these problems and preserve trees. In some cases it may be necessary to remove trees where the risk to park workers and the public cannot be managed.

Trees change over time. Our inspections represented the condition of the tree we could observe at the time of inspection. Annual tree inspections of trees in use areas are recommended to identify changes to tree health and structure. In addition, large trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces can exceed the strength of wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, decrease stability, and blow over defect-free trees. Although we cannot predict all failures, identifying and managing trees with observable defects is an important component of enhancing public safety.

HortScience, Inc.



Nelda Matheny
Board Certified Master Arborist WE195B
Registered Consulting Arborist 243



Appendix

Tree Inventory Maps

Tree Assessment

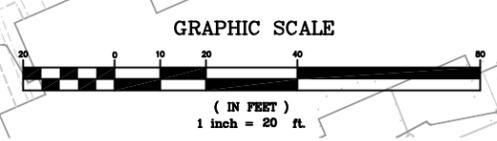


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NILES BOULEVARD

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 2



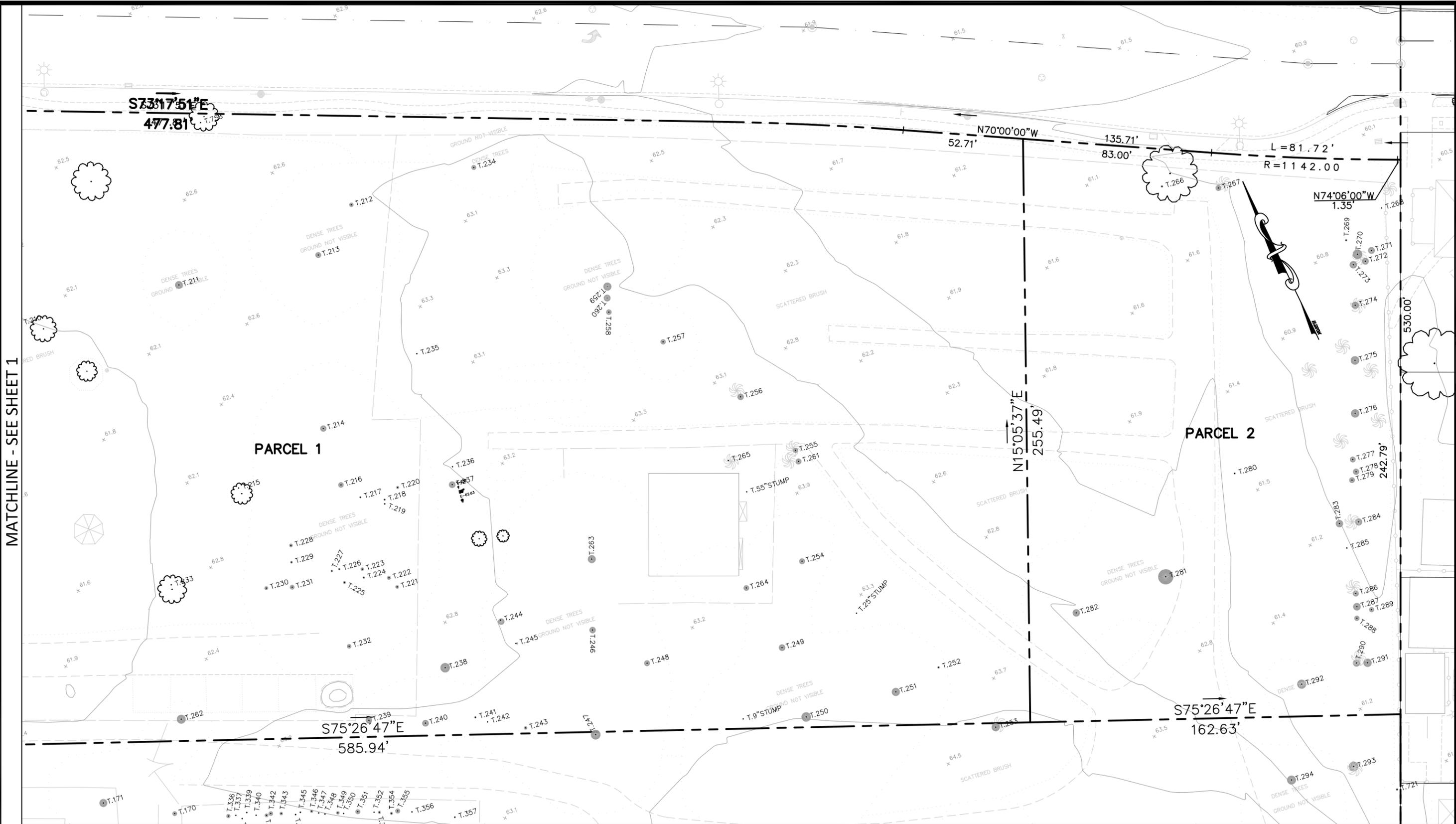
Approved --- City Engineer Date



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EXISTING CONDITIONS - TREE INVENTORY			
Fremont		COMMUNITY SERVICES DEPARTMENT	
LANDSCAPE ARCHITECTURE		LANDSCAPE ARCHITECTURE	
Approved --- Senior Engineer	Date	Recommended --- Project Manager	Date

Designed By: DK
 Drawn By: DK
 Date: JAN 24, 2014
 Project No.: 8837(PWC)
 CAD File: LVE-8837-100-5-SHEET-1.dwg

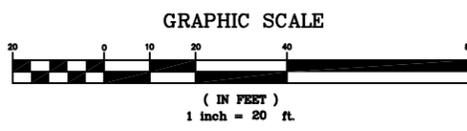
SHEET 1 OF 6



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MATCHLINE - SEE SHEET 4

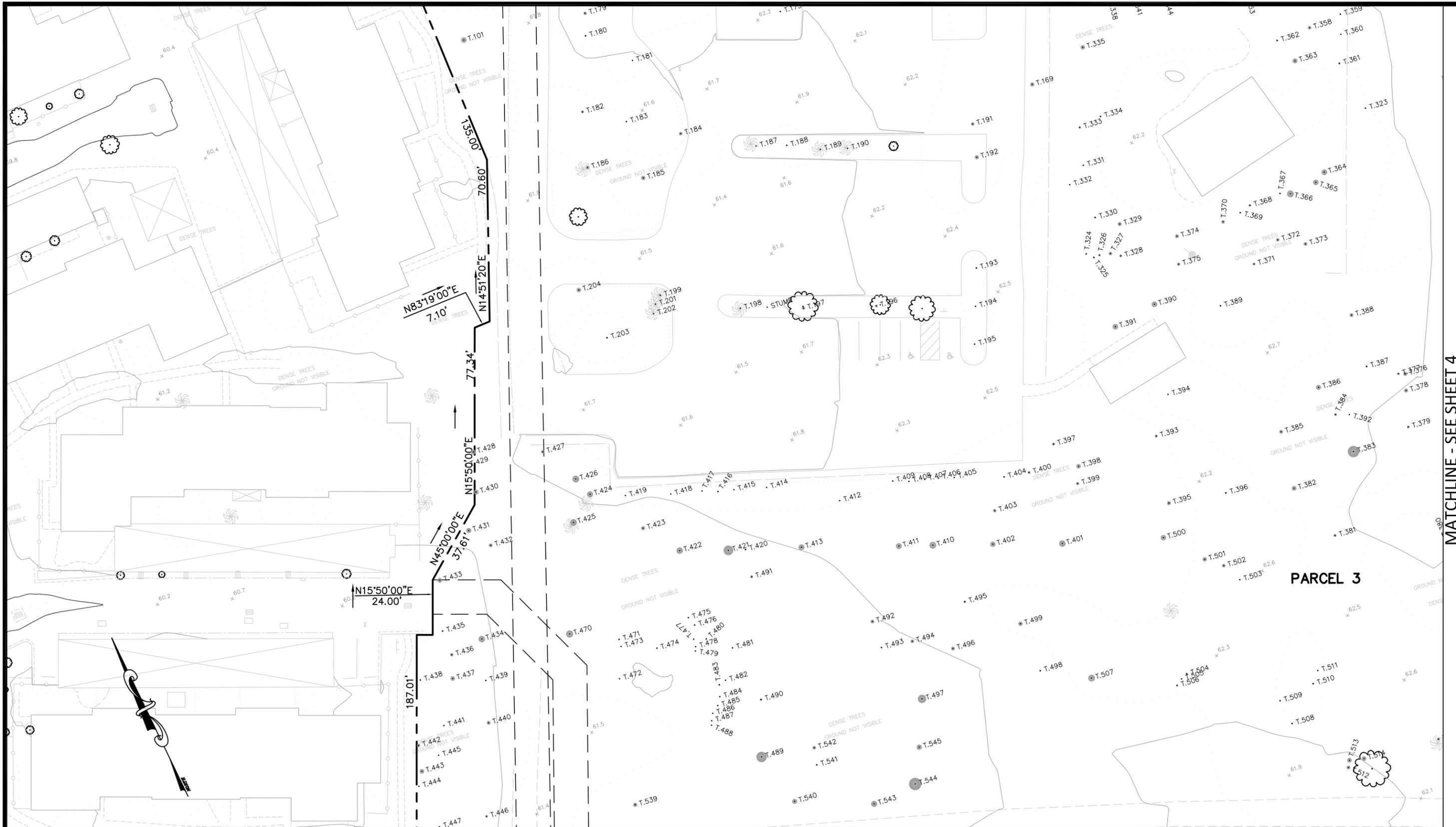


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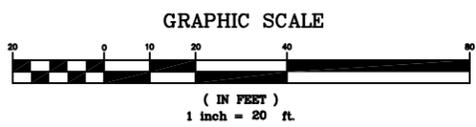
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EXISTING CONDITION - TREE INVENTORY			
CITY OF Fremont		COMMUNITY SERVICES DEPARTMENT	
LANDSCAPE ARCHITECTURE			
Approved --- Senior Engineer	Date	Recommended --- Project Manager	Date
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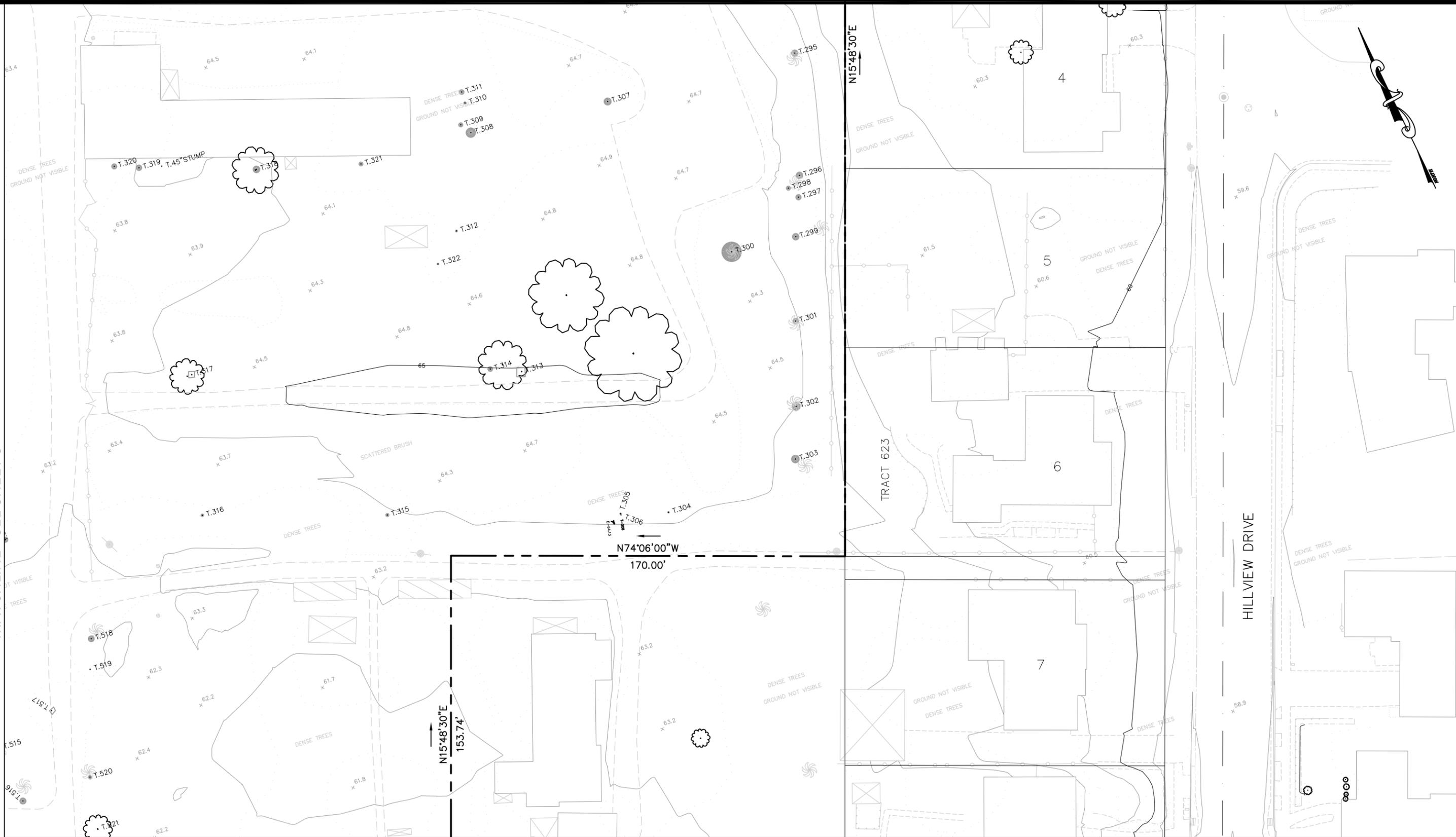


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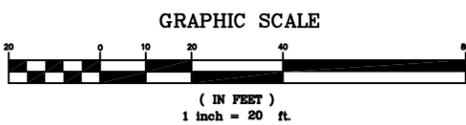


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EXISTING CONDITION - TREE INVENTORY			
Fremont		COMMUNITY SERVICES DEPARTMENT	
LANDSCAPE ARCHITECTURE			
Approved --- Senior Engineer	Date	Recommended --- Project Manager	Date
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Date: JAN 24, 2014		Project No.: 8837(PWC)	
CAD File: NV-8837-000-0000-0000		SHEET 3 OF 6	

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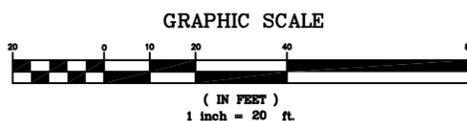
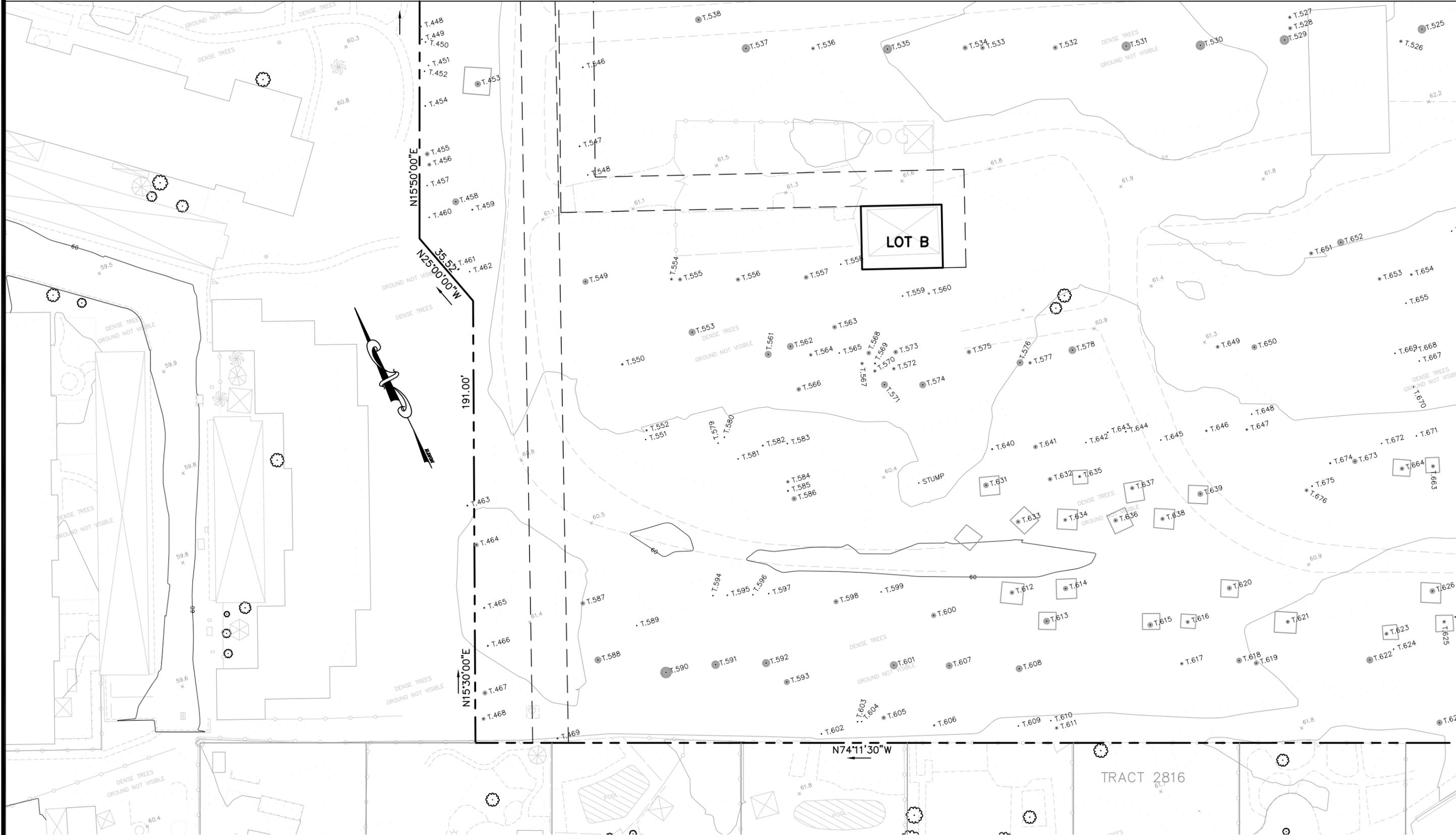


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CITY OF Fremont		COMMUNITY SERVICES DEPARTMENT	
<i>LANDSCAPE ARCHITECTURE</i>			
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 Project No.: 8837(PWC)
 CAD File: NV-8837-000-0000-0000



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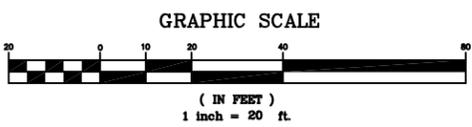
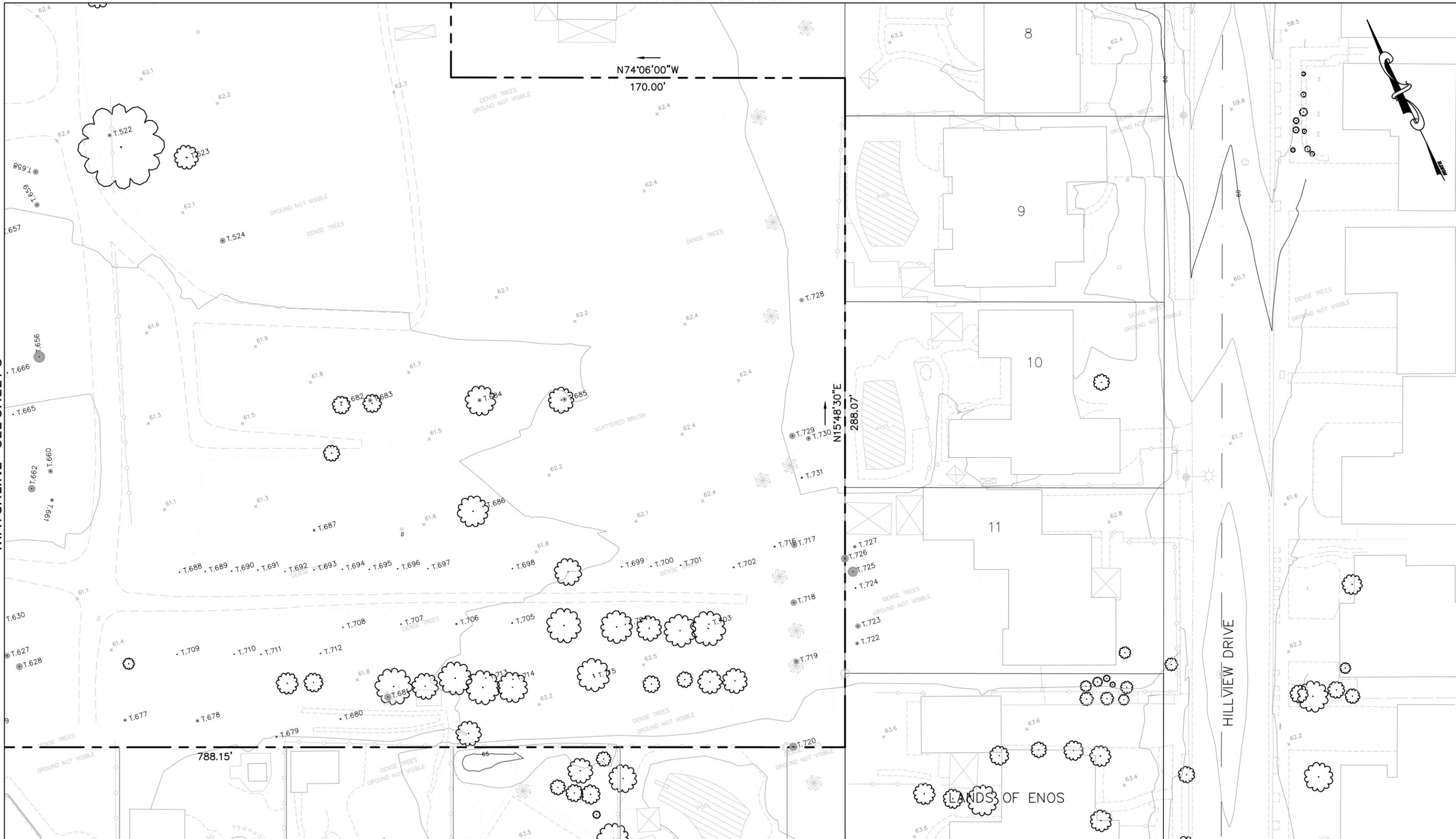


CALIFORNIA NURSERY MASTER PLAN			
EXISTING CONDITION - TREE INVENTORY			
CITY OF Fremont		COMMUNITY SERVICES DEPARTMENT	
<i>LANDSCAPE ARCHITECTURE</i>			
Approved --- Senior Engineer	Date	Recommended --- Project Manager	Date

Designed By: DK
 Drawn By: DK
 Date: JAN 24, 2014
 Project No.: 8837(PWC)
 CAD File: NV-8837-000-0000-0000

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MATCHLINE - SEE SHEET 5



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CALIFORNIA NURSERY MASTER PLAN			
EXISTING CONDITION - TREE INVENTORY			
CITY OF Fremont		COMMUNITY SERVICES DEPARTMENT	
<i>LANDSCAPE ARCHITECTURE</i>			
Approved --- Senior Engineer	Date	Recommended --- Project Manager	Date
		SHEET 6 OF 6	

Designed By: DK
 Drawn By: DK
 Date: JAN 24, 2014
 Project No.: 8837(PWC)
 CAD File: \\s01-200-0000-0000

Tree Assessment

California Nursery Historical Park

Fremont, California

April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
2	Plum	21	2	Extensive twig and branch dieback.
4	Coast live oak	14	3	Asymmetric; bows heavily to west; trunk base located outside of dripline.
5	Canary Island pine	17	3	Replaced leader; good vigor.
6	Coast live oak	15	3	Asymmetric; bows heavily to east; trunk base located outside of dripline.
7	Coast live oak	20	4	Multiple attachments at 9'; full crown.
8	Coast live oak	11	3	Asymmetric; bows heavily to east; trunk base located outside of dripline.
9	Coast live oak	18	4	Multiple attachments at 15'; full crown; Ehrhorn scale.
10	Mt. Atlas pistache	6,6,5,5,4,4	3	Rodent damage; multiple trunks arise at ground level.
11	Mt. Atlas pistache	6,6,5,5,4,5	3	Rodent damage; multiple trunks arise at ground level.
12	Coast live oak	21	3	Codominant trunks arise at 1'; very narrow attachment; crown asymmetric to north.
13	Plum	9	3	Crown one sided to south.
14	Mexican fan palm	21	4	80' brown trunk.
15	Southern magnolia	36	3	Multiple stems arise at 3'; cavity at base with small opening on W.; wide crown; somewhat thin.
16	Southern magnolia	32	1	3 trunks; extensive basal decay; declining; very thin.
17	Olive	9	3	Poor form and structure; thin crown; bowed trunk; twig dieback.
18	Olive	14	2	Extensive dieback; poor form; crown to north.
22	Southern magnolia	32	3	Multiple attachments at 3'; thin.
23	Bald cypress	9	5	Excellent health and structure.
24	Southern magnolia	27	4	Multiple attachments at 2'; full crown; minor decay.
25	Coast live oak	11	3	Suppressed form; narrow attachment at 4'.
27	Deodar cedar	43	4	Low laterals sweep upright at 5'; center stem has narrow codominant attachment at 25'.
28	Coast live oak	10	4	Good young tree; multiple attachments at 3'.
29	London plane	18	3	Suppressed form to west; twig dieback; sycamore scale; cabled to telephone pole.

Tree Assessment

California Nursery Historical Park

Fremont, California
April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
30	Olive	34	3	Multiple attachments at 4'; bee hive in center of attachments; upright laterals bow to outside of center.
31	Olive	27	3	Suppressed crown bows to east; codominant at 5'.
32	Olive	33	3	Codominant at 5'; upright stem to west has ext. decay; crown is separating.
33	Olive	23	3	Small crown bows to south; poor form and structure.
34	Glossy privet	7	3	High crown; multiple attachments at 8'.
35	Glossy privet	10	2	Crossing branches; poor form and structure.
36	Olive	37	4	Multiple attachments at 5'; full but thin crown.
37	Bunya-bunya	55	4	Slight lean south; minor dead branches.
38	American elm	43	2	3 trunks arising at ground level; sulfur fungus; history of branch failure.
39	American elm	14	1	Heavy bow to east; almost dead.
40	American elm	14	2	Heavy bow to east; thin crown.
41	American elm	14	2	Upright form; thin crown.
42	American elm	12	2	Bows to west.
43	American elm	9	2	Bows to south.
44	American elm	22	3	Codominant at base; smaller stem could be removed; thin crown.
45	American elm	32	2	Multiple attachments at 2' with narrow attachment; high thin crown.
46	American elm	20	2	Crown bows east; thin crown.
47	Norfolk Island pine	6	3	Corrected form.
48	Olive	20	2	Suppressed crown to west; thin crown.
49	Olive	30	2	Suppressed to west; multiple attachments at base.
50	Plum	11	3	Suppressed form.
51	Deodar cedar	48	3	5 trunks; flat top; multiple attachments at 2'; no central leader.
52	Coast live oak	18	4	Wide codominant attachment at 7'.

Tree Assessment

California Nursery Historical Park

Fremont, California
April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
53	Mt. Atlas pistache	23	3	Codominant at 3'; suppressed form; twig and branch dieback.
54	Olive	6	3	Good vigor; suppressed.
55	Olive	6	2	Thin crown; suppressed; twig dieback.
56	Olive	6	1	Twig and branch dieback.
57	Olive	8	2	Crown bows to south; suppressed; twig dieback.
58	Portugal laurel	40	4	Codominant trunks arise H77at 1'; stem to east seems to separating from canopy; full beautiful crown.
59	Persimmon	17	3	Multiple trunks arise from ground level; suppressed form to south; male.
60	Persimmon	12	3	3 trunks arise from ground level; suppressed form to south; female.
61	Prickly melaleuca	59	2	Multiple attachments at base; history of branch failure; heavy long lateral limb to south has crack; poor form and structure.
62	Prickly melaleuca	55	2	Stem to east has large area of decay with heavy weight to east; upright stem has on form.
63	Deodar cedar	25	3	Good upright form; replaced leader.
64	Coast live oak	6	4	Good young tree.
65	Mt. Atlas pistache	32	3	Codominant at base; cracked branch; clean crown.
66	Olive	12	2	Suppressed form; very thin crown.
67	Olive	7	2	Poor form; suppressed to west.
68	Olive	6	2	Base outside dripline; poor form and structure.
69	Olive	8	2	Base outside dripline; poor form and structure.
70	Olive	9	3	Good vigor; crown suppressed to south.
71	Montezuma cypress	9	5	Excellent health and structure.
72	Queensland bottle tree	12	3	Girdling roots; leaning.
74	Chinese juniper	7	4	8' tall with foliage to the ground; opening pruned in canopy with bench inside.
75	Canary Island date palm	22	4	3' brown trunk; good health; crowded.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
76	Canary Island date palm	30	4	3' brown trunk; good health; crowded.
77	Cockspur hawthorn	26	3	Multiple attachments at 2'; twig and branch dieback; 2" thorns on old wood.
78	Canary Island date palm	45	5	20' brown trunk.
80	California pepper	19	4	Codominant at 5'; nice crown.
81	Olive	9	4	Crown corrected to west; otherwise good crown.
82	Guadalupe cypress	9	5	Excellent form and structure; full dense crown.
83	Deodar cedar	21	4	Good form and structure; history of branch failure; hanger and cracked branch.
84	Dawn redwood	25	5	Excellent health and structure.
85	Apple	6	2	Sap sucker damage; twig dieback; decay in stem to east; wilted.
86	Myoporum	19	3	Multiple attachments at 6'; extensive thrips damage.
87	Apple	6	2	Extensive dieback; multiple attachments at 8'.
88	Plum	20	2	Codominant at base is cracked; extensive sprouts.
90	Red horsechestnut	21	3	Codominant at base; twig dieback.
91	Persimmon	23	3	Multiple attachments at base; twig and branch dieback.
92	Saucer magnolia	15	3	Codominant at 1'; dieback on east side of crown.
93	Canary Island date palm	38	2	60' brown trunk; trunk narrows at 18'; nesting holes in trunk.
94	Canary Island date palm	37	5	60' brown trunk.
95	Purple-leaf acacia	9	4	Good health and structure; full crown.
96	Canary Island date palm	33	3	50' brown trunk; trunk narrows at 20'.
97	Naked coral tree	13	3	Multiple stems arise at 1'; shrubby form.
98	Cape chestnut	6	4	Multiple attachments at 6'; good young tree.
99	Lemonwood	16	2	Multiple stems arise at 4'; very thin; poor color.
100	Canary Island date palm	13	4	Good health; crowded.
101	Deodar cedar	29	3	Dead top; basal decay suspected; crack at old trunk wound.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
102	Coast live oak	31	5	Codominant trunks with included bark; full dense crown; minor sap sucker damage; Ehrhorn scale.
104	Coast live oak	8	5	Good young tree.
106	Coast live oak	9	3	Codominant at base; suppressed heavily to south.
107	Coast live oak	25	3	Cracked codominant attachment at 12'; bolt and cable; otherwise good tree.
108	Mayten	12	3	Good tree; but suppressed; multiple attachments at 5'.
109	Holly oak	6	2	High narrow crown; poor form.
110	Plum	10	3	Poor branch structure.
111	Plum	14	2	Decay on upright stems.
112	Cotoneaster	10	3	Shrub; multiple attachments at base.
113	Plum	7	3	Multiple attachments at 1' with included bark.
114	Coast live oak	11	4	Ok form; crowded; leaf spot.
115	Olive	9	1	Few leaves.
116	Coast live oak	17	3	Multiple attachments at base with seam below attachment.
117	Dwarf blue gum	113	3	Extensive basal decay; healthy crown; tortoise beetle damage; 75% of circumference dead.
118	Coast live oak	8	3	Codominant at 5'; leans against fence; crowded.
119	Glossy privet	6	3	High narrow crown; codominant at base.
120	Glossy privet	5	3	High narrow crown.
121	Glossy privet	9	3	High narrow crown; codominant at base.
122	Portugal laurel	25	3	Multiple attachments at base; crowded.
123	Glossy privet	6	3	High narrow crown; codominant at base.
124	Glossy privet	6	3	High narrow crown.
125	Glossy privet	6	3	High narrow crown; codominant at base.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
126	Coast live oak	9	2	Crown bows to east; poor form; twig dieback.
127	Deodar cedar	34	4	Excellent form and structure; history of branch failure.
128	Carolina cherry laurel	8	2	Extensive twig and branch dieback.
129	Glossy privet	8	2	High narrow crown; poor form.
130	Plum	18	2	Multiple attachments at base; twig and branch dieback.
131	American elm	17	3	Crooked form; thin crown.
132	Yew	25	3	Multiple attachments at base; open grown; epicormic growth.
133	English laurel	12	3	Twig and branch dieback; prune dead branches.
134	American elm	7	5	Excellent upright form; good young tree.
135	Japanese maple	10	4	Codominant at base; minor twig dieback.
136	Japanese maple	7	3	Codominant at 6'; close to building.
137	Cabbage palm	25	3	Multiple attachments at base; close to building.
138	Coast live oak	8	3	Codominant at base; suppressed form.
139	Pindo palm	23	5	3' brown trunk; good young tree.
140	Pindo palm	19	4	3' brown trunk; slightly off color.
141	Olive	23	3	Crown with dieback bows to east.
142	Italian cypress	20	5	Excellent health and structure; not typical form.
143	Yew	28	4	Multiple attachments at base; open grown.
144	Plum	13	3	Multiple attachments at 5'; twig and branch dieback.
145	Plum	26	3	Poor form and structure.
146	Queensland bottle tree	19	3	Girdling roots; curved trunk.
147	Purpleleaf plum	12	4	Good health; poor branching structure.
148	Plum	15	3	Poor form and structure.
149	Japanese maple	16	4	Good young tree; crowded.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
150	Ginkgo	12	3	Codominant stems at 9'; narrow upright form.
151	Yew	15	4	Multiple attachments at 6-8'; full crown; narrow form.
152	Australian brush cherry	28	3	Multiple trunks arising at ground level; narrow form; decay in trunks.
153	Australian brush cherry	39	3	Multiple trunks arising at ground level; narrow form; distorted crown.
154	Australian brush cherry	24	4	Codominant at 1.5'; full crown; small branch dieback.
155	Australian brush cherry	13	4	Suppressed crown on northwest; minor branch dieback.
157	Blue gum	31	4	Good form; high crown; moderate lean to southeast; multiple branch attachments at 25'.
158	Olive	16	2	Severe trunk decay; decay in 16" stem; asymmetric form.
159	Glossy privet	18	3	Codominant at 2'; narrow form; included bark between attachments.
160	Olive	19	1	Poor form and structure; severe dieback.
161	Black locust	25	2	Multiple attachments; thin crown; decay in trunk; included bark between attachments; branch dieback.
162	American elm	31	3	Codominant at 3'; thin crown, but tree still leafing out; branch failures.
163	Monterey pine	8	3	Bonsai form; full crown; trunk parallels ground, root failure.
164	Crabapple	6	2	Root ball lose; poor form; branch dieback.
165	Canary Island date palm	21	5	50' brown trunk height; full crown.
166	Canary Island date palm	30	3	50' brown trunk height; smaller crown; monitor for Fusarium wilt disease; suspect decay in upper trunk.
167	Canary Island date palm	24	5	3' brown trunk height; full crown; seedling.
168	Blue atlas cedar	31	4	Good form; crown somewhat thin; small branch dieback; several branches removed on southeast.
170	Glossy privet	25	3	Multiple attachments at 1-4'; thin crown; branch dieback.
171	Deodar cedar	35	3	Good form; open form; thin crown.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
172	Incense cedar	16,10	3	Codominant trunks at 1'; slight lean SW.
173	Floss silk tree	8	3	One sided S.
174	Canary Island juniper	9,8,8	4	Multiple attachments at 4'; minor dieback.
175	Mexican fan palm	22	5	60' of brown trunk.
176	Canary Island juniper	8,6	3	Dieback in upper crown.
177	Hollywood juniper	8	3	Slight lean E.; lateral S.
178	Canary Island pine	23	4	Good form; long laterals S. & W.
179	Canary Island pine	18	3	Crook at 30'; thinning crown.
180	Yew	11	3	Trunk wounds; fair structure.
181	Catalina cherry	7	4	Trunk wound N.; full canopy.
182	Blackwood acacia	16	3	Slight lean SW.; trunk wounds.
183	Floss silk tree	8	4	Good form; thin canopy.
184	Olive	8,6,6	4	Multiple attachments at 2'; good form; 9" stem bowed SE.
185	Incense cedar	23	4	Leans S.; top turns upright; full crown.
186	Canary Island date palm	21	5	45' of brown trunk; good form and structure.
187	Windmill palm	6	3	15' of brown trunk; penciling at 10'.
188	Olive	6,4	3	Codominant trunks at 4'; fair structure.
189	Windmill palm	6	4	15' of brown trunk; good form.
190	Windmill palm	6	4	15' of brown trunk; good form.
191	California pepper	18	3	Thin crown; multiple attachments at 2'.
192	California pepper	22	3	Thin crown; multiple attachments at 2'.
193	Guadalupe cypress	10	4	Good form and structure; slight curve in trunk.
194	Peach	8	2	Extensive dieback; poor structure.
195	Mayten	9	3	Multiple attachments at 5'; twig dieback; broken upright stem.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
196	Flaxleaf paperbark	15	4	Multiple attachments at 7'; low branch at 5'; full dense crown.
196.1	Mediterranean fan palm	clump	4	No tag; large clump of many stems; 8' tall.
197	Flaxleaf paperbark	17	4	Multiple attachments at 6'; full dense crown.
198	Windmill palm	8	4	10' brown trunk; narrow base.
199	Mexican fan palm	16	5	70' brown trunk; excellent form and structure.
200	Canary Island date palm	19	5	2' brown trunk height; full crown; in raised boxed.
201	Windmill palm	7	4	20' brown trunk; corrected form.
202	Windmill palm	7	4	30' brown trunk; corrected form.
203	California buckeye	11	4	Low branching; low crown; good young tree.
204	Algerian fir	24	4	Crooked form; replaced leader; seam on trunk 2.5' long on SW.
205	Glossy privet	26	3	Multiple attachments at 3'; good form; trunk decay.
206	Chinese photinia	32	4	Multiple attachments at ground; good form; trunk decay.
207	Camperdown elm	16	3	Unique distorted form; asymmetric crown; branch failures.
208	California pepper	26	3	Asymmetric form; full crown leans west.
209	Spanish dagger	40	4	Multiple attachments at 1'; full dense crown; old boxed specimen rooted above ground.
210	China doll	14	3	Good form; trunk sweeps east; large surface roots; girdling roots.
211	Incense cedar	41	3	Multiple large branch failures; one recent large branch failure; included bark between attachments.
212	Deodar cedar	23	3	Good form; codominant at 35'; crown somewhat open on west.
213	Deodar cedar	31	4	Good form; crown somewhat open on east; branch failures to 6"; broken branches to 6" still attached in crown.
214	Deodar cedar	33	4	Good form; crown somewhat open on east; branch failures to 6".
215	Coast live oak	7	4	Good young tree.
216	Aleppo pine	29	2	Severe decline; thin crown; branch dieback; trunk leans southeast.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
218	Japanese cedar	11	3	Narrow form; small branch dieback.
219	Japanese cedar	9	3	Narrow form; small branch dieback.
220	Japanese cedar	16	4	Good form and structure; full crown; minor branch dieback.
221	Canary Island pine	19	3	Tall narrow form; suppressed crown on northwest.
222	Canary Island pine	21	3	Tall narrow form; suppressed crown on southeast; minor branch dieback.
223	Canary Island pine	18	3	Tall narrow form; high crown; branch dieback.
224	Canary Island pine	13	1	Poor form and structure; trunk with severe bow to northwest.
226	Canary Island pine	12	1	Poor form and structure; trunk with severe bow to north.
227	Canary Island pine	12	1	Poor form and structure; trunk with severe bow to north.
228	Deodar cedar	19	3	Good form; thin crown; lost top.
229	Deodar cedar	14	1	Poor form and structure; trunk with severe bow to southeast.
230	Deodar cedar	19	2	Poor form; thin crown; branch failures.
231	Deodar cedar	25	3	Trunk and crown leans south; heavy weight on south side of crown needs to be reduced;
232	Glossy privet	24	2	Multiple attachments at 1'; narrow form; included bark in attachments; wire embedded in trunk.
233	Glossy privet	8	3	Multiple attachments at 1'; narrow form; included bark in attachments; hose bib at base of trunk .
234	Mt. Atlas pistache	26	3	Crown somewhat thin; crown leans north towards Niles Blvd.; large branch failure on south.
235	Coast live oak	7	4	Good young tree; trunk with minor bow.
236	Coast live oak	5	3	Trunk leans north.
237	Glossy privet	35	3	Multiple attachments at 1'; narrow form; included bark in attachments; pipe embedded in trunk.
238	Glossy privet	50	2	Multiple attachments at 1'; narrow form; included bark in attachment; chain link fabric embedded in trunk.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
239	Glossy privet	34	3	Multiple attachments at 1'; narrow form; included bark in attachment; chain link fabric embedded in trunk.
240	Silver dollar gum	35	4	Multiple attachments at 3'; good form; crown leans west.
241	Glossy privet	12	3	Multiple attachments at ground; narrow form; included bark in attachment.
242	Deodar cedar	7	2	Severe decline; thin crown.
243	Bunya-bunya	16	3	Good form; thin crown; girdling roots; old boxed specimen rooted above ground; staking
244	Mt. Atlas pistache	34	2	Severe decline; branch dieback; decay in trunk below main attachments.
245	Olive	12	3	Crown somewhat suppressed; codominant at 9'; branch dieback.
246	Burr oak	34	4	Multiple attachments at 5; good form; full crown; broad spreading crown.
247	California black walnut	51	4	Massive crown; multiple attachments at 6'; heavy lateral on southeast; branch dieback.
248	Catalina ironwood	31	1	Almost dead.
249	Glossy privet	35	2	Multiple attachments at 3'; narrow open form; included bark in attachment.
250	Coast live oak	47	4	Massive crown; tree has significant lean to southwest; most of crown is southwest of the trunk; prune to reduce weight and prop tree for supplemental support.
251	Canary Island pine	43	4	Massive tree; good form; somewhat open crown; several branch failures. Landmark tree.
252	Queensland kauri	12	3	High crown; thin; sparse branches; narrow form; codominant at 14'. Landmark tree.
253	Canary Island date palm	43	5	45' brown trunk height; full crown.
254	Swamp mahogany	31	4	Good form; codominant at 6'; included bark between main attachments.
255	Canary Island date palm	27	5	35' brown trunk height; full crown; near #261.
256	Canary Island date palm	34	4	35' brown trunk height; full crown; trunk somewhat seeps to east.
257	Bald cypress	27	4	Good form and structure; full crown; nice specimen.
258	White ironbark	38	1	Poor form; branch dieback; branch failures; basal decay.
259	White ironbark	46	3	Poor form; branch dieback; large branch failures; red gum lerp psyllid; attached to #260 at base.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
260	White ironbark	38	3	Poor form; branch dieback; branch failures; red gum lerp psyllid; attached to #259 at base.
261	Canary Island date palm	31	5	40' brown trunk height; near #255.
262	Canary Island date palm	33	5	7' brown trunk height.
263	Sawleaf zelkova	42	4	Multiple attachments at 4' with included bark; good form; broad spreading crown.
264	Silk oak	30	2	Misshapen, flat crown on north; branch failures; poor structure.
265	Queen palm	9	2	22' brown trunk height; small crown; multiple trunk wounds with decay.
266	Blue atlas cedar	14	3	Full crown; good form; large kinked roots; boxed specimen rooted above ground.
267	Canary Island date palm	31	5	1' brown trunk height; full crown.
268	Mt. Atlas pistache	6	3	Suppressed form; tree leans west.
269	Fig	12	3	Good form; trunk divides at 1'; full crown.
270	Canary Island date palm	50	4	60' brown trunk height; full crown; cluster of palms.
271	Canary Island date palm	36	4	40' brown trunk height; full crown; cluster of palms.
272	Canary Island date palm	36	4	40' brown trunk height; full crown; cluster of palms.
273	Canary Island date palm	39	4	35' brown trunk height; full crown; cluster of palms.
274	Canary Island date palm	38	4	40' brown trunk height; full crown; bend in trunk at 20".
275	Canary Island date palm	45	5	40' brown trunk height; full crown.
276	Canary Island date palm	44	5	43' brown trunk height; full crown.
277	Canary Island date palm	31	4	33' brown trunk height; full crown; cluster of palms.
278	Canary Island date palm	33	4	35' brown trunk height; full crown; cluster of palms.
279	Canary Island date palm	30	4	28' brown trunk height; full crown; cluster of palms.
280	Glossy privet	11	4	Multiple attachments at 3' with included bark; narrow form.
281	Fremont cottonwood	80	2	Thin crown; decay in trunk; branch dieback in crown; top 50% of one trunk dead.
282	Siberian elm	39	4	Codominant at 2'; spreading crown; branch failures.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
283	Glossy privet	17	3	Multiple attachments at 3' with included bark; narrow form; branch dieback.
284	Canary Island date palm	38	4	35' brown trunk height; full crown.
285	Black locust	9	4	Good young tree; central leader form.
286	Canary Island date palm	32	4	20' brown trunk height; full crown; cluster of palms.
287	Canary Island date palm	40	4	40' brown trunk height; full crown; cluster of palms.
288	Canary Island date palm	28	4	25' brown trunk height; full crown; cluster of palms.
289	Canary Island date palm	27	4	30' brown trunk height; full crown; cluster of palms.
290	Canary Island date palm	38	4	35' brown trunk height; full crown; cluster of palms.
291	Canary Island date palm	44	4	18' brown trunk height; full crown; cluster of palms.
292	Lombardy poplar	48	2	Over mature; thin crown; decay in trunk; branch dieback.
293	Canary Island date palm	51	4	30' brown trunk height; full crown; ivy on trunk.
294	Siberian elm	47	4	Good form; full crown; branch failures.
295	Canary Island date palm	37	4	50' brown trunk height; full crown; ivy on trunk.
296	Canary Island date palm	38	4	50' brown trunk height; full crown; cluster of palms.
297	Canary Island date palm	32	4	30' brown trunk height; full crown; cluster of palms.
298	Canary Island date palm	26	4	5' brown trunk height; full crown; cluster of palms.
299	Canary Island date palm	38	4	35' brown trunk height; full crown.
300	Canary Island date palm	30	4	30' brown trunk height; full crown; with cluster of 4 small palms ≈ 105" diameter taken together.
301	Canary Island date palm	32	3	Brown trunk height 50'; round-headed.
302	Canary Island date palm	45	4	Brown trunk height 50'; full crown.
303	Canary Island date palm	44	3	Brown trunk height 50'; round-headed.
304	Coast live oak	13	2	Multiple attachments at 2'; bark wounds; ivy on trunk.
305	Coast live oak	7,2	2	Codominant at base; upright stems; crowded by adjacent trees.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
306	Coast live oak	7,6	2	Codominant at base; two upright stems.
307	Siberian elm	19,19	2	Multiple attachments at base; basal cavities; topped.
308	Pecan	24,20,18	3	Multiple attachments at base; large branch failure; topped; decay at old wounds.
309	Pecan	36	3	Lowest branch at 15'; one sided to NW.
310	Pecan	16	3	Lowest branch at 17'; upright habit; low vigor.
311	Pecan	29	3	Codominant at 12'; trunk lean to N; one-sided to NE.
312	Loquat	15	2	Codominant at 8'; broken, decayed central leader; decay at branch wounds.
313	Black alder	8	2	36" box; suppressed on NE side; branch decay.
314	Naked coral tree	29	2	Multiple attachments at 2'; low vigor; dead branches; twig dieback; was boxed.
315	Coast live oak	21	3	Multiple attachments at base; crossing stems; full canopy.
316	California bay	18	3	Ivy on trunk; upright stems; full canopy.
317	Evergreen ash	9	3	24" box; codominant at 4'; thin canopy; tortoise beetle.
319	Silver maple	33	2	Topped; decay at old wounds; low vigor.
320	Silver maple	31	2	Trunk lean to N; multiple attachments at 5'; topped.
321	Silver maple	35	1	Codominant at 4'; almost dead; basal decay.
322	Glossy privet	5,4,3,3,2,2,	2	Multiple attachments at base; upright stems; chlorotic.
323	Bald cypress	9	5	Trunk lean corrected; lowest branch at 3'; thin canopy.
324	Loquat	10	2	Trunk lean to N; woodpecker damage; suppressed on S side.
325	Lemonwood	11	2	Multiple attachments at 3'; upright stems ; branch decay; suppressed canopy.
326	Lemonwood	13	2	Codominant at 3'; decay in trunk wound; suppressed.
327	Lemonwood	10,9	2	Codominant at 2'; upright stems; suppressed canopy.
328	Lemonwood	15	2	Trunk lean to W; decay at base; upright stems; suppressed canopy.
329	Pindo palm	21	1	Trunk lean to S; decay at 5'; almost dead.
330	Japanese maple	13	3	Multiple attachments at 3'; upright stems; one- sided to N.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
331	Loquat	9	3	Round headed canopy; dead branches; lowest branch at 10'.
332	Windmill palm	7	4	Frost damage; upper trunk lean to N corrected; heavy skirt.
333	Loquat	13	2	Trunk lean to NW; hollow at base; thinning crown; low vigor; girdling roots.
334	Queen palm	10	3	Brown trunk height 25'; frost damage.
335	Silver dollar gum	23	3	Trunk lean to N; branch failures; heavy end weight.
336	Lemonwood	12, 10, 7	2	Multiple attachments at base; branch failures: decay in main stems.
337	Lemonwood	8	2	Trunk lean to S; decay in main stem.
338	Lemonwood	8	2	Trunk lean to W; decay in trunk.
339	Lemonwood	9	2	Trunk lean to NE; decay in trunk.
340	Lemonwood	6	2	Trunk lean to E; decay in base.
341	Mexican fan palm	20	3	Brown trunk height 90'; small canopy.
342	Lemonwood	9,7	2	Codominant at 1' ; decay at base and stems; dead branches; trunk lean to W.
343	Lemonwood	10,9	2	Codominant at 1'; trunk galls; decay at old branch wounds.
344	Lemonwood	7	2	Decay at base; trunk lean to SW.
345	Lemonwood	11	2	Decay at base; trunk lean to E.
346	Lemonwood	10,10	2	Codominant at 1'; decay at base; trunk lean to E.
347	Lemonwood	7	2	Upright stem; decay at 3'.
348	Lemonwood	8	2	Trunk lean to W; lowest branch at 12'; decay in branch.
349	Lemonwood	11,8	3	Codominant at 3'; decay in trunk wounds; suppressed canopy.
350	Lemonwood	6	2	Trunk lean to W; suppressed canopy.
351	Lemonwood	14,9,5	2	Multiple attachments at base; decay in main stems.
352	Lemonwood	5	2	Trunk lean to E; decay at base.
353	Lemonwood	6,5	2	Codominant at base; low vigor; suppressed canopy.
354	Lemonwood	9,6	2	Codominant at base; decay at old wounds.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
355	Lemonwood	14,11	2	Decay in main stems; trunk lean to SE.
356	Lemonwood	9	2	Decay at base; trunk lean to SE.
357	Lemonwood	10	2	Trunk lean to S; lowest branch at 10'; cactus at base.
358	Olive	17	2	Decay at base; single stem; lean to S.
359	Cabbage palm	8	2	One-sided to SW; dead branches in canopy.
360	Bottle tree	6	3	One sided to W; suppressed by olive.
361	Fan palm	12	3	2' brown trunk; seedling.
362	Kentia palm	12	4	Brown trunk height 25'; frost damage; shrubs and brush at base.
363	Cabbage palm	10,10,9	3	Multiple attachments at base; lean to S.
364	Canary Island pine	31	1	Branch dieback; thin; dying; one sided on S; suppressed on W.
365	Canary Island pine	27	2	Leaning to w; suppressed canopy.
367	Windmill palm	8	4	One sided to E; frost damage.
368	Lemonwood	10,8	2	Codominant at 2'; decay at base and stems; topped.
369	Lemonwood	10	2	Trunk lean to NE; decay at base.
370	Lemonwood	11,7	2	Codominant at 3'; trunk lean to N; decay in base; branch failures.
371	Valley oak	15	3	Trunk lean to W; one-sided to W; low vigor.
372	Canary Island pine	19	2	Leaning to W; trunk canker; thin; branch dieback; chlorotic needles.
373	Canary Island pine	20	2	Leaning to SW; thin; branch dieback; chlorotic needles.
374	Chinese photinia	10,10,9	1	Thinning canopy; almost dead.
375	Cabbage palm	7,7,5,4	2	One sided to W; leaf spot; branch dieback.
376	Deodar cedar	21	3	Suppressed on W; dead branches in lower canopy.
377	Deodar cedar	14	3	Codominant at base with #376; one sided to N; suppressed canopy.
378	Blue atlas cedar	21	3	One-sided to W.
379	California pepper	15	2	Trunk lean to W; suppressed canopy.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
380	Coast live oak	30	3	Trunk lean to W; branch failure; girdling root with borers above in trunk.
381	Lemonwood	17	3	Codominant at 5'; topped; branch decay.
382	California bay	9,9,8	3	Multiple attachments at 3'; one sided to W.
383	California bay	10,10,10,9,	3	Multiple attachments at base; decay at base; upright stems.
384	California pepper	14	2	Trunk lean to W; poor structure and form; decay.
385	Lemonwood	9,9	2	Trunk lean to W; dead branches in canopy.
386	Olive	25	3	Topped; branch failures.
387	Italian cypress	11	3	Multiple attachments at 7'; upright stems; low vigor.
388	Lemonwood	13,11	2	Multiple attachments at 3'; decay; dieback.
389	Mulberry	10	1	Multiple attachments at 5'; extensive dieback; thin; crack at scaffold branch attachment.
390	Mexican fan palm	29	3	Brown trunk height 75': crook in upper trunk; frost damage.
391	Bald cypress	26	2	Low vigor; dead branches.
392	Coast live oak	6	4	Strong central leader; ivy on trunk.
393	Black locust	10,9	3	One sided to W; codominant stems at 1' and 6'.
394	Olive	5	2	Suppressed; branch failure.
395	Black locust	18	3	Cavity at base; bowed to W.
397	Coast live oak	10,8	3	Codominant at 3'; trunk lean to NE; suppressed canopy.
398	Coast live oak	17,12	4	Ivy on trunk; one-sided to E; Ehrhorn scale; codominant trunks at 2'.
399	Mt. Atlas pistache	15,9	2	Codominant at 3'; one-sided to S; dead branches.
400	Coast live oak	15	2	Sprouting stump.
401	Deodar cedar	33	3	Dead ivy stems on trunk; bleeding wounds; thinning canopy; dead branches.
402	California bay	11,8,7,6,4	3	Multiple attachments at 2'; upright stems.
403	Coast live oak	17	3	Codominant at 7'; trunk lean to E; somewhat thin.
404	Windmill palm	10	2	Growing into oak canopy.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
405	Windmill palm	9	3	Suppressed canopy.
406	Windmill palm	7	3	Frost damage; trunk lean to N.
407	Windmill palm	6	3	Frost damage; upright form.
408	Windmill palm	7	3	Frost damage; upright form.
409	Windmill palm	10	3	Frost damage; trunk lean to S.
410	Deodar cedar	35	3	One sided to S; somewhat thin.
411	Deodar cedar	29	3	One sided to N; branch failures; somewhat thin.
412	Victorian box	6	4	Codominant at 5'; multiple pruning wounds.
413	Deodar cedar	30	4	Large crown; lowest branch at 8'; symmetrical canopy; weeping form, somewhat
414	Windmill palm	7	3	Frost damage; trunk lean to E.
415	Windmill palm	6	3	Frost damage; trunk lean to NE.
416	Windmill palm	9	3	Frost damage; upright form.
417	Windmill palm	7	3	Frost damage; trunk lean to SE.
418	Windmill palm	6	3	Frost damage; trunk lean to SE.
419	Windmill palm	7	2	Frost damage; trunk lean to SE; top bowed over.
420	California bay	11	3	Thin canopy; suppressed by #421.
421	California bay	50	3	Stump sprout; multiple stems arise a ground level; upright stems; one sided on N.
422	Deodar cedar	33	3	Upright form; full canopy; small branch dieback where shaded by adjacent tree.
423	Incense cedar	18,4	3	Dead branches in canopy; one sided to S.
424	California fan palm	30	4	Brown trunk height 50'.
425	California fan palm	30	4	Brown trunk height 30'.
426	Hollyleaf cherry	3,2,2	2	Multiple attachments at base; growing at base of #424.
427	Coast live oak	19	3	Thinning canopy; multiple attachments at 5'.
428	Deodar cedar	26	3	One-sided to E; thinning canopy.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
429	Coast live oak	6	2	Codominant at 7'; suppressed canopy.
430	California bay	14,12	3	Codominant at 1'; branch wounds; ivy at base.
432	Mt. Atlas pistache	18	2	Thin; twig and branch dieback; ivy on trunk.
433	Chinese elm	18	3	Lower trunk covered with ivy; one-sided to N.
434	Blue atlas cedar	25,19	3	Codominant at 2'; upright stems; dead branches; branch failures; branch wounds; top thin.
436	Incense cedar	19	2	One-sided to S; dead branches; suppressed by cedar.
437	Incense cedar	18,11	2	One-sided to S; dead branches; suppressed by cedar.
438	Coast live oak	7	2	One-sided to N; suppressed on S.
439	California pepper	9	1	Irregular form; extensive twig and branch dieback.
440	Coast live oak	21	4	Multiple attachments at 3'; one sided to S.; low branch over path damaged by trucks.
441	Blackwood acacia	7	4	One-sided to S; lowest branch at 14'; strong central trunk.
442	Blackwood acacia	18	3	Ivy at base; codominant stems at 18'; top bowed towards house.
443	Blackwood acacia	22	3	One-sided to SW; wide-spreading upper crown with heavy lateral branches.
444	Blackwood acacia	7	2	Low vigor; crowded in location; lean to N.
445	Plum	5	3	Seedling; many sprouts along trunk.
445.1	Carob	6,4,4,4,4	3	No tag; probably a stump sprout; sapsucker damage; shrubby form.
446	Coast live oak	12,6	4	One-sided to SW.
447	Fan palm	6	4	Seedling; 1' brown trunk.
448	Plum	6	2	Seedling; many basal sprouts.
449	Coast live oak	5,3	3	Codominant at 1'; upright stems.
450	Coast live oak	7	3	Trunk lean to SW; scrubby.
451	Holly oak	6	3	Small high crown; slight lean W..
453	Blue atlas cedar	33	4	Multiple attachments at 20'; slightly thin crown; in reconstructed nursery box.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
454	Glossy privet	10	1	Multiple attachments at base; base covered in ivy; twig and branch dieback; almost dead.
455	Plum	24	3	Multiple attachments at base; slightly thin crown; on fence line; many sprouts.
456	Mt. Atlas pistache	20	2	Poor form; trunk bends E. with branches touching the ground.
457	Plum	6	3	Multiple attachments at base; slightly thin crown; on fence line.
458	Southern magnolia	36	2	Multiple attachments at base; cavity with decay in between stems; thin canopy; twig
459	Plum	11	2	Multiple attachments at base; leans SE.; crowded by 458.
460	Coast live oak	7	3	Narrow upright form; slightly thin crown; on property line.
461	Coast live oak	10,9	3	Codominant at base; slight lean E.; crowded by adjacent trees.
462	Mt. Atlas pistache	7	3	Trunk bows NE. with branches touching the ground.
463	Coast live oak	12	3	Top bowed to E.; dense crown; base on property line; engulfed in ivy.
464	Coast live oak	24	3	Multiple attachments at base; trunk and scaffolds covered in ivy; base on property line; dense crown.
465	Sweet olive	12	3	Base covered in ivy; on property line; asymmetrical crown E.; leaf tip burn.
466	Loquat	12	3	Codominant at 2'; covered in ivy; crowded form; twig dieback.
467	Coast live oak	25	3	Codominant at 2'; dense crown; leans E.; covered in ivy.
468	Coast live oak	20	3	Dense crown; covered in ivy; asymmetrical crown SE..
469	Chinese pistache	13	3	Codominant at 2'; nice form; twig dieback throughout crown.
470	Blue atlas cedar	38	4	Slightly thin crown; lost central leader; fair structure; stub cuts.
471	Windmill palm	9	4	12' brown trunk height.
472	Windmill palm	6	4	18' brown trunk height; slightly yellow frond tips.
473	Windmill palm	6	4	15' brown trunk.
474	Windmill palm	8	4	18' brown trunk.
475	Windmill palm	7	4	6' brown trunk height; nice tree.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
476	Windmill palm	9	4	5' brown trunk height; nice tree.
477	Windmill palm	7	4	17' brown trunk height; corrected lean.
478	Windmill palm	7	4	18' brown trunk height; slightly yellow fronds tips.
479	Windmill palm	6	4	18' brown trunk height; slightly yellow fronds tips.
480	Blackwood acacia	9	4	Good form and structure.
481	Windmill palm	9	4	20' brown trunk height; growing in cluster with four other palms; slightly yellow fronds tips.
482	Windmill palm	8	4	17' brown trunk height; slightly yellow fronds tips.
483	Windmill palm	10	4	14' brown trunk height; slightly yellow fronds tips.
484	Windmill palm	7	4	18' brown trunk height; slightly yellow fronds tips.
485	Windmill palm	7	4	19' brown trunk height; slightly yellow fronds tips.
486	Windmill palm	6	4	16' brown trunk height; slightly yellow fronds tips.
487	Windmill palm	6	4	16' brown trunk height; slightly yellow fronds tips.
488	Windmill palm	6	4	18' brown trunk height; slightly yellow fronds tips.
489	Monterey cypress	55	3	Good form; fair structure; multiple attachments high in crown; history of branch failure; trunk wound on S. from base to 10' from codominant stem failure.
490	Mexican fan palm	14	3	12' brown trunk height; nice crown; trunk wound at base and 3'.
491	Mexican fan palm	16	4	13' brown trunk height; nice form; crippled fronds.
492	Yew	20	1	Very thin crown; mostly dead.
493	Coast live oak	8	3	Codominant at 6'; slightly thin crown; leans S. away from 494.
494	Spanish fir	19	3	Lost central leader; dogleg in trunk where leader was lost and replaced; slightly thin crown; suppressed form; dead branches.
495	Yew	14	2	Very thin crown; brown needles; drought stressed.
496	Blackwood acacia	20	2	Codominant at 15' and 26'; slightly thin crown; twig dieback; leans E. away from 497; declining.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
497	Deodar cedar	44	4	Nice form; slightly thin crown; history of branch failure; 80' tall.
498	River she-oak	10	3	Thin crown; twig dieback; rangy form; trunk wounded with axe.
499	Yew	23	2	Very thin crown; brown needles; dead limbs.
501	Lemonwood	23	3	Multiple attachments at 2'; dense crown; dead stem; trunk wounds with decay in 2 stems.
502	Mexican fan palm	19	4	60' brown trunk height; nice crown.
503	Cabbage palm	7	4	Codominant at 5'; compact form; new shoots at base.
504	River she-oak	12	4	Nice form; codominant stems high in crown hic; group of 3 trees.
505	River she-oak	7	3	Narrow form; grown through nursery pot.
506	River she-oak	11	3	Codominant high in crown; corrected lean S.; trunk bleed at 4'; group of 3 trees.
507	Fremont cottonwood	36	1	Thin crown; twig and branch dieback; history of branch failure; ivy to 20'.
509	Colorado spruce	10	2	Almost dead.
510	Colorado spruce	11	3	Thin crown; twig dieback; crook in trunk.
511	Colorado spruce	9	2	Twig and branch dieback; very thin crown.
513	Lombardy poplar	25	1	Almost dead.
514	Lombardy poplar	25	1	Almost dead.
515	Deodar cedar	16	3	Codominant at 12'; stems twist together; slightly thin crown; trunk wound on E. at 2'.
516	Cliff date palm	36	4	25' brown trunk height; slightly dry fronds.
517	Raywood ash	7	4	Good form and structure; growing through nursery box.
518	Cliff date palm	35	4	20' brown trunk height; slightly dry fronds; unusual basal shape.
519	Glossy privet	7	3	Multiple attachments at base; topped at 5'; still in nursery box.
520	Cliff date palm	21	4	19' brown trunk height; slightly dry fronds; slight lean NE.
521	Hazelnut	7	4	Nice form; bend in trunk; out of nursery box.
522	Plum	21	1	Almost dead.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
523	Persimmon	10	3	Multiple attachments at 5'; slightly thin crown; twig dieback.
524	Glossy privet	30	2	Multiple attachments at base; mostly dead.
526	River she-oak	18	2	Poor form and structure; significant trunk wound from tip to base.
527	Guadalupe palm	18	4	15' brown trunk height; nice tree; stippling on fronds.
528	Guadalupe palm	21	5	12' brown trunk height; nice tree.
529	Monterey cypress	50	3	Foliage thinning; fair form; history of large branch failure on S; broken branches hanging over building; twig dieback.
530	Monterey cypress	50	4	Codominant at 7'; stub cuts in lower canopy.
531	Monterey cypress	49	2	Leaning S.; dieback in upper crown; trunk wound on S. from base to 8'.
532	River she-oak	25	1	Poor form and structure; trunk wound with decay from base to tip; dead branches.
533	River she-oak	23	3	Codominant at 27'; wound where branch failed with bee activity; history of branch failure;
534	River she-oak	26	3	Codominant at 26'; twig and branch dieback; history of branch failure.
535	Monterey cypress	48	2	Thin crown; history of branch failure; brown needles; trunk wound from codominant failure on E.; leaning S.; trunk decay.
536	River she-oak	19	3	Thin crown; twig dieback; upright form.
537	River she-oak	44	2	Codominant at base; history of branch failure; trunk wound on W. from branch failure; decay from base to 9'.
538	Coast live oak	35	3	Multiple attachments at 8'; spreading form with end weight; suppressed on E.
539	Cork oak	22	3	Significant lean S.; suppressed by adjacent tree.
540	Monterey cypress	27	3	Poor form and structure; trunk wound with decay from base to 8'; foliage browning.
541	Glossy privet	10	3	Multiple attachments at 1'; suppressed on N.; twig dieback; wilted.
542	Victorian box	4	3	Seedling growing in decayed trunk of dead tree; wilted.
543	Monterey cypress	32	3	Codominant at 12' with narrow attachment ; corrected lean S.; Nice form.
544	Senegal date palm	65 Cluster	4	4 trees; beautiful cluster.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
545	Canary Island date palm	28	3	Partial root failure; trunk sweeps towards W.; dead fronds.
546	Incense cedar	10	2	Poor form and structure; lost central leader; dieback.
547	Coast live oak	11	3	Codominant at 3'; fair structure; nice form.
548	Chinese pistache	7	4	Good form and structure; codominant stems at 12'.
549	Coast live oak	32	4	Multiple attachments at 4'; nice form; growing on mound (formerly nursery box?).
550	Yew	15	4	Multiple attachments at 3'; spreading form; some dieback.
551	California pepper	6	2	Partial failure at base; crown touching ground.
552	California bay	13	3	Multiple attachments at base; dense crown; trunk wound with decay on main stem from base to 12'.
553	Coast live oak	37	1	All but dead.
554	Coast live oak	16	2	Codominant at base; one stem dead; trunk bends toward ground.
555	Coast live oak	21	3	Multiple attachments at 13'; nice form; slightly thin crown; outgrew nursery box.
556	Coast live oak	22	4	Codominant at 20'; asymmetrical form.
557	Glossy privet	24	3	Multiple attachments at base; slightly thin crown; stem dieback.
558	California black walnut	7	3	Lost central leader; poor form; twig dieback.
559	Coast live oak	7	3	Codominant at 7'; crowded by adjacent tree; minor twig dieback.
560	Bigleaf maple	13	2	Dead top; trunk wound with decay from base to 15'.
561	Yew	36	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
562	Yew	36	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
563	Yew	24	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
564	Yew	18	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
565	Yew	7	3	Base outside dripline; drought stressed; twig dieback.
566	Yew	24	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
567	Yew	18	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
568	Yew	24	3	Codominant at 1'; spreading form; drought stressed; twig dieback.
569	Yew	12	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
570	Yew	18	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
571	Yew	36	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
572	Yew	18	3	Codominant at base; drought stressed; twig dieback.
573	Yew	24	3	Multiple attachments at base; drought stressed; twig dieback.
574	Yew	36	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
575	Yew	24	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
576	Yew	36	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
577	Yew	18	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
578	Yew	40	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
579	Mt. Atlas pistache	7	3	Poor form and structure; crowded form.
580	Mt. Atlas pistache	8	3	Poor form and structure; crowded form; twisted trunk.
581	Loquat	7	3	Dense crown; slight lean SW..
582	Italian buckthorn	11	2	Multiple attachments at 2'; dead stems; dieback.
583	Loquat	8	3	Multiple attachments at base; dense crown; crowded form.
584	Mt. Atlas pistache	18	2	Multiple attachments at base; crowded form; twig and branch dieback.
585	Mt. Atlas pistache	12	3	Multiple attachments at base; crowded form; twig dieback.
586	Mt. Atlas pistache	27	3	Multiple attachments at base; crowded form; twig dieback.
587	Purpleleaf plum	24	3	Multiple attachments at base; spreading form; twig dieback.
588	Yew	36	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
589	Douglas fir	7	3	Narrow upright form; thin crown; twig dieback.
590	Yew	36	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.
591	Yew	44	3	Multiple attachments at base; spreading form; drought stressed; twig dieback.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
592	Yew	42	2	Multiple attachments at base; spreading form; drought stressed; twig and branch dieback.
593	Yew	31	2	Codominant at base; spreading form; drought stressed; twig and branch dieback.
594	Persimmon	7	3	Codominant at 5'; nice form.
595	Persimmon	8	4	Codominant at 12'; nice form.
596	Persimmon	7	3	Multiple attachments at 8'; twig dieback; nice form.
597	Persimmon	6	3	Codominant at 7'; nice form.
598	California black walnut	26	3	Multiple trunks arise at 1'; slightly thin crown; defoliating.
599	Persimmon	7	3	Codominant at 8'; crowded form.
600	Coast live oak	27	4	Codominant at 10'; nice form; sap sucker damage; minor dieback.
601	Yew	25 stems 4-	1	Dead top; epicormics from base.
602	Coast live oak	9	4	Crowded; leans W.; good young tree.
603	Coast live oak	8	3	Crowded; asymmetric crown.
604	Coast live oak	6	3	Crowded; narrow form; small crown.
605	California black walnut	23	4	Corrected lean E.; crook at 10'; dieback to 3".
606	Purpleleaf plum	6,4,4,2,2,1	2	Multiple attachments at 2'; dead top.
607	Yew	6,5,5,4,4	1	Mostly dead; epicormics from base.
608	Yew	7,7,6,5,5,5,	2	Multiple attachments at base; suppressed form; dead top; some epicormics.
609	Plum	4,3,3	3	Multiple attachments at 4'; suppressed form; leans NW.; moderate dieback.
610	Holly oak	6	4	One sided E.; good young trees.
611	Canary Island pine	18	3	Leans SW. over fence line; fair structure.
612	Coast live oak	24	3	Boxed oak; multiple attachments at 10'; bark checking; upright with lateral SW.
613	Coast live oak	35	3	Boxed oak; multiple attachments at 12'; one sided with heavy lateral limbs S..
614	Coast live oak	27	3	Boxed oak; multiple attachments at 15'; upright but narrow form.
615	Coast live oak	29	3	Boxed oak; leans S.; new box notched around 4" root; yellow jackets at base.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
616	Coast live oak	21	3	Boxed oak; suppressed form; leans with crown bowed SE.
617	Yew	7,6	2	Codominant trunks at base; leans E.; mostly dead above.
618	Yew	15 stems 4-	3	Multiple attachments at base; vigorous epicormics at base; dieback in upper crown.
619	Yew	8,7,6	2	Multiple attachments at base; suppressed; leans E.
620	Coast live oak	26	4	Boxed oak; slight lean E.; good form and structure.
621	Coast live oak	21	2	Boxed oak; failed at base; 6-8" upright sprouts.
622	Yew	13 stems 2-	2	Multiple attachments at base; epicormics at base; dead top.
623	Coast live oak	21	3	Boxed oak; narrow form; one sided S.
625	Coast live oak	19	2	Boxed oak; leans W.; very asymmetric crown.
626	Coast live oak	29	4	Boxed oak; good form and structure; seam in attachment at 20'.
627	Yew	7,6,5	3	Multiple attachments at base; moderate dieback.
628	Yew	8,7,5,5,4	3	Multiple attachments at base; leans E to horizontal; moderate dieback.
629	Coast live oak	31	4	Codominant trunks at 5'; included bark; good form.
630	Mt. Atlas pistache	5,4,3	4	Multiple attachments at base; one sided E.; looks like volunteer.
631	Coast live oak	29	3	Boxed oak; multiple attachments at 15'; slight lean S.; thin canopy.
632	Coast live oak	23	2	Boxed oak; leans W.; poor form; thin crown.
633	Coast live oak	24	3	Boxed oak; multiple attachments at 15'; branches fused at attachments.
634	Coast live oak	20	3	Boxed oak; multiple attachments at 12'; upright, narrow form; thin crown.
635	Coast live oak	17	3	Boxed oak; small crown; upright form.
636	Coast live oak	24	3	Boxed oak; multiple attachments at 12'; one sided S.; dead wood to 3".
637	Coast live oak	22	3	Boxed oak; codominant trunks at 15'; trunks fused below attachment; one sided N.
638	Coast live oak	22	3	Boxed oak; multiple attachments at 15'; very one sided S.
639	Coast live oak	30	4	Boxed oak; multiple attachments at 12'; one sided NE.; seam in attachment.
640	Coast live oak	6,4	3	Codominant trunks at base; suppressed form; 4" stem bowed W. to horizontal.

Tree Assessment

California Nursery Historical Park

Fremont, California
April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
641	California bay	8,7,5	3	Multiple trunks arising from ground level; upright form; kissing trunks.
642	Loquat	6	3	Suppressed form; small crown.
643	Loquat	9	3	Dieback; trunk wounds.
644	Loquat	9	3	One sided N.; trunk wound.
645	Loquat	7	3	Upright form; small crown.
646	Loquat	7,5,4	3	Multiple attachments at 2'; upright but overshadowed.
647	Loquat	6,5,3	3	Multiple attachments at 1'; crowded but upright.
648	Italian buckthorn	7	2	Dead top; wilted.
649	Yew	7,6,4	1	Multiple attachments at base; dead top; epicormics from base.
650	Yew	8,7	1	All but dead.
651	Glossy privet	8,7,3	1	Almost dead.
652	Monterey cypress	38	3	Good form; dieback to 3".
653	Cork oak	19	3	Corrected lean SW.; twig dieback in upper canopy.
654	Mt. Atlas pistache	15	3	Codominant trunks at 7'; crown bowed SE.
655	Olive	8	3	Codominant trunks at base; stems twisted around each other; crown bowed SE.
656	Yew	28 stems 3-	2	Multiple attachments at base; extensive dieback; no epicormics.
657	Coast live oak	7	4	Codominant trunks at 5'; seam in attachment.
658	Cork oak	30	3	Roots exposed; one sided E.; dieback throughout crown.
659	Cork oak	28	4	Roots exposed; leans W.; spreading crown.
660	Mt. Atlas pistache	26	3	Leans E.; trunk outside crown.
661	Mt. Atlas pistache	21	3	Good vigor; poor form and structure.
662	Blue atlas cedar	39	4	Good form and structure; 8" lateral SW.; twig dieback.
663	Coast live oak	21	3	Boxed oak; slight lean SE.
664	Coast live oak	23	3	Boxed oak; one sided S. with 10" & 12" heavy lateral limbs S.

Tree Assessment

California Nursery Historical Park

Fremont, California
April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
665	Mt. Atlas pistache	8	3	Small, high crown.
666	Coast live oak	9	4	Slight sweep from base; high crown; good young tree.
667	Mt. Atlas pistache	7	3	Suppressed; leans S.; crook at 5'.
668	Coast live oak	7	4	Crowded; high crown; good young tree.
669	Holly oak	7	4	Crowded; upright, narrow form.
670	Holly oak	6	4	Crowded; upright; one sided S.
671	Loquat	6,7,5	3	Multiple attachments at base; one stem dead.
672	Mt. Atlas pistache	6	2	Suppressed; crown bowed S. to horizontal.
673	Coast live oak	28	3	Was once boxed; roots exposed; low lateral E.
674	Coast live oak	13	2	Was once boxed; exposed roots; small, thin crown.
675	Mt. Atlas pistache	10	2	Suppressed; crown bowed E. to horizontal.
676	Mt. Atlas pistache	9,6,6,4,3	3	Multiple attachments at base; suppressed; bowed S. to horizontal.
677	Coast live oak	10,8,4	4	Multiple attachments at 3'; seam in attachment.
678	Coast live oak	19	5	Slight lean N.; large pruning wound E.
679	Coast live oak	15	4	Codominant trunks at 6'; large branch removed E.
680	Silver maple	12	4	Multiple attachments at 18'; good form.
681	Canary Island date palm	36	5	12' of brown trunk; good form and structure.
683	Apple	23	1	All but dead.
684	Apricot	21	1	Nothing but basal suckers remain.
685	Apple	15,8,8,7	2	Topped at 6'; crown formed by 3" epicormics.
686	Apricot	4,4,4,3,2	3	Multiple attachments at 2'; vigorous epicormics.
687	California black walnut	9,8	2	Codominant trunks at 3'; dead top.
688	Apricot	2,2,2,2,2	4	Multiple attachments at 2'; spreading form; vigorous epicormics.
689	Apricot	3,2,2,1	3	Multiple attachments at 2'; vigorous epicormics.

Tree Assessment

California Nursery Historical Park

Fremont, California
April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
690	Apricot	5,3,2,2,2	4	Multiple attachments at 1'; spreading form; vigorous epicormics.
691	Apricot	5,4,3,3	4	Multiple attachments at 2'; spreading form; vigorous epicormics.
692	Apricot	3,3,2,1,1	4	Multiple attachments at 2'; spreading form; vigorous epicormics.
693	Apricot	3,2,2,1,1	3	Multiple attachments at 2'; branch wounds; vigorous epicormics.
694	Apricot	4,2,2,1	4	Multiple attachments at 3'; spreading form; vigorous epicormics.
695	Apricot	4,3,2,2,1,1	4	Multiple attachments at 3'; spreading form; vigorous epicormics.
696	Apricot	5,5,4,2,1,1	4	Multiple attachments at 3'; spreading form; vigorous epicormics.
697	Apricot	2,2,2,1,1,1,	3	Multiple attachments at 1'; low branching; vigorous epicormics.
698	Apricot	4,2,1,1,1	3	Multiple attachments at 2'; spreading form; vigorous epicormics.
699	Apricot	4,4,3,3	3	Multiple attachments at 2'; W. half of tree pruned; vigorous epicormics.
700	Apricot	4,4,2,1,1	4	Multiple attachments at 2'; spreading form; vigorous epicormics.
701	Apricot	5,4	4	Codominant trunks at 4'; open form.
702	Apricot	12,6	3	Large pruning wounds; trunk decay; mostly epicormics.
703	Apricot	2,2,1,1,1,1	4	Multiple attachments at 2'; one sided W.; vigorous epicormics.
704	Apricot	2,2,1,1,1,1	3	Multiple attachments at 3'; some dieback; vigorous epicormics.
705	Apricot	7	2	Large trunk wound where stem failed; trunk decay.
706	Apricot	10	2	Trunk wounds with decay; dieback in upper canopy.
707	Apricot	5,4,3,3	4	Multiple attachments at 1'; spreading form; vigorous epicormics.
708	Apricot	4,2,2	3	Multiple attachments at 3'; open center; vigorous epicormics.
709	Apricot	2,1,1,1,1,1,	4	Multiple attachments at 2'; spreading form; vigorous epicormics.
710	Apricot	2,2,1,1,1,1,	3	Multiple attachments at 1'; open center; vigorous epicormics.
711	Apricot	1,1,1,1,1,1,	4	Multiple attachments at 2'; spreading form; vigorous epicormics.
712	Apricot	3,3,1	3	Multiple attachments at 2'; open center; vigorous epicormics.
713	Cherry	3,2,2,2	4	Multiple attachments at 3'; upright form.

Tree Assessment

California Nursery Historical Park

Fremont, California
April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
714	Cherry	4,3,2,2,1	3	Multiple attachments at 2'; old topping points.
715	Apple	3,2,2,2	2	Multiple attachments at 2'; thin canopy.
716	Coast live oak	13	5	Good form and structure.
717	Canary Island date palm	33	4	25' of brown trunk; good form.
718	Canary Island date palm	34	4	20' of brown trunk; trunk sweeps at 10'.
719	Canary Island date palm	29	4	35' of brown trunk; good form; bird nesting hole in trunk.
720	Coast live oak	22,12	3	Codominant trunks at base; embedded fence; good form.
722	Coast redwood	21	3	One sided S.; dieback to 4".
723	Coast redwood	28	4	Good form; thinning crown.
724	Coast redwood	11	3	Suppressed; dieback.
725	Coast redwood	53	3	Codominant trunks at 8'; thin in upper canopy.
726	Coast redwood	41	3	One sided N.; thin upper canopy.
727	Coast redwood	19	3	Suppressed; crown bowed E.
728	Canary Island date palm	40	4	40' of brown trunk; trunk sweeps W.
729	Canary Island date palm	33	5	55' of brown trunk; good form and structure.
730	Canary Island date palm	26	4	35' of brown trunk; suppressed beneath #729; slight lean E.
731	Guadalupe cypress	15	5	Good form and structure; engulfed in ivy.
733	Glossy privet	6,4,4,4,3,2	3	Multiple attachments at base; narrow attachments; growing around guy wire.
734	Almond	8,7,3	2	Multiple attachments at base; dieback throughout crown.
735	Mexican fan palm	32	3	40' of brown trunk; penciling at 18'; small crown.
736	Deodar cedar	28	4	Strong central trunk; detached, hanging branch; one sided N.; twig dieback.
737	California pepper	16,15,14	3	Multiple attachments at base; decay in 16" stem; topped for overhead utilities.
738	Cork oak	37,31,16	2	Multiple attachments at 4'; extensive dieback; epicormics.
739	Canary Island date palm	17	5	No brown trunk yet; good young tree.

Tree Assessment

California Nursery Historical Park

Fremont, California
April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
740	Italian stone pine	24,23	4	Codominant stems at 4'; included bark; pruned for overhead utilities.
741	Coast live oak	7,6	4	Codominant trunks at 3'; narrow attachment with seam & included bark.
742	Coast live oak	7	5	Codominant trunks at 4'; good young tree.
743	Mayten	11	3	Small crown; trunk wound S.; dieback.
745	Giant sequoia	14	3	Dieback of 40% of branches.
746	Olive	15	3	Large sun scald wound N.; dieback in upper crown.
747	Lemonwood	1,1,1,1,1,1,	3	Topped hard at 3'; sprouted new canopy.
748	Canary Island date palm	30	4	35' of brown trunk; good form and structure.
749	Canary Island date palm	35	5	4' of brown trunk; good young tree but under overhead utilities.
750	Canary Island date palm	30	5	40' of brown trunk; good form; fig growing in pineapple.
751	Chinese photinia	13,12	3	Codominant trunks at base; moderate dieback ; beneath overhead utilities.
752	Glossy privet	15,14,12,5	2	Multiple attachments at 1'; narrow attachments; very thin in upper canopy.
753	Deodar cedar	7	4	Good young tree; close to overhead utilities.
754	Windmill palm	12	4	Multiple attachments at base; nice little group.
755	Apricot	2,2,1,1	3	Multiple attachments at 1'; open center; vigorous epicormics.
756	Apricot	3,2,1,1	4	Multiple attachments at 1'; spreading form; vigorous epicormics.
757	Apricot	2,2,1,1	3	Multiple attachments at 4'; spreading form.
758	Cherry	1,1,1,1	4	Multiple attachments at 3'; good form.
759	Cherry	1,1,1,1	3	Multiple attachments at 4'; small crown.
760	Apple	5,4,4,3	1	All but dead.
761	Cherry	2,2,1,1,1,1	4	Multiple attachments at 4'; good form.
762	Cherry	2,2,1,1,1,1	4	Multiple attachments at 4'; good form.
763	Cherry	1,1,1,1	4	Multiple attachments at 4'; good form.
764	Cherry	2,1,1,1,1	3	Multiple attachments at 4'; small crown.

Tree Assessment

California Nursery Historical Park

Fremont, California
April - August 2014



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Comments
1	Coast live oak	24	3	One-sided to west.
765	Cherry	2,1,1,1	2	Mostly dead.
766	Cherry	4	3	Small crown.
767	Cherry	2,2,1,1	3	Dieback but epicormics.
768	Nectarine	4,2,2,1	4	Multiple attachments at 2'.
769	Nectarine	3,2,2,1	4	Multiple attachments at 2'; good form.
770	Apricot	2,2,1,1	4	Multiple attachments at 1'; good form.
771	Apricot	4,3,2,3,1,1	4	Multiple attachments at 4'; open center.
772	Apricot	5,3,2	4	Multiple attachments at 4'; spreading form.
773	Apricot	3,2,2,1	3	Multiple attachments at 2'; one sided W.
774	Apricot	3,3,2,1,1	3	Multiple attachments at 4'; one sided E.
775	Apricot	3,3,2,1,1,1	3	Multiple attachments at 3'; small crown.
776	Apricot	6	4	Multiple attachments at 4'; good form.
777	Apricot	3,2,2	3	Multiple attachments at 3'; small crown.
778	Apricot	3,3,3,1	3	Multiple attachments at 3'; small crown.
779	Apricot	2,2,1,1,1	2	Multiple attachments at 1'; small crown.
780	Apricot	14	1	All but dead.
781	Apricot	2,1,1,1,1	4	Multiple attachments at 3'; spreading form.
782	Apricot	2,1,1,1,1	3	Multiple attachments at 3'; thin crown.
797	Plum	2	3	Multiple stems from base; many sprouts.



Appendix B: Educational Programming



Evaluation of Educational Programming and Fund Generation at California Nursery Historic Park

The California Nursery Historical Park is an authentic piece of California history. The story includes the Native Americans, the Spanish Mission Era, the Mexican Rancho Era, Californios, and the California Nursery Company. In educational terms this is a place of many facets that tells a complete picture of the development of agriculture and horticulture in California (from wheat fields to fruit trees). If the park improves the buildings; takes care of the vegetation; and displays the artifacts of the Roeding Collection, it can capture the imagination of all visitors. This park will be a popular historic destination site in the East Bay.

Math Science Nucleus (MSN) has worked over the last few years to evaluate the educational interest in science, horticulture, and history. Focus groups and actual classes were conducted to assess the value to potential visitors. MSN evaluated field trips, professional development for teachers, classes and summer camps, community service/service learning, and events. MSN staff also evaluated models from other successful, similar operations.

FIELD TRIPS FOR PRIMARY SCHOOL TO COLLEGE

Over the last two years the MSN has investigated what types of educational programming and events can be created to generate funds that could be used for on going operation of the park. MSN conducted field trips for administrators and teachers of Fremont Unified School District, as well as professors from California State University East Bay and Ohlone College. MSN has discussed with several historical groups possible partnerships and found everyone very open toward working together on authentic preservation.

During the 2013-2014 school year MSN invited administrators from Fremont Unified School District (4th largest in the Bay Area). They included the Superintendent and his staff, elementary principals, and history and science chairs of secondary schools. MSN staff conducted several tours of the area and solicited ideas from administrators. All felt this would provide local students with a much needed historic area. They pointed out that most of the historic parks in Fremont do not provide hands-on, curriculum based field trips for their students. The Mission San Jose Museum is the most used, but not the park,



however the museum and adobe are run by the diocese and not the city. Many administrators said that many teachers were forced to go to other cities like San Juan Batista, Pacifica and even Petaluma for an authentic experience for their students. During the school year we polled the administrators and they overwhelmingly felt that the buildings would be perfect for elementary grades especially 3rd and 4th social studies. Some school districts include agricultural history in 5th grade. Secondary history chairpersons said there was little outside the mission for high school students to do research, and this would be a welcomed alternative. Most of the participants in the tours were not aware of the history in this area. Most only knew it as nursery (referring to Naka Nursery).

The California Nursery Historical Park also was an excellent place to show how fruit trees can be genetically modified, tested for market, and then sold. This scientific component is excellent not only for 3rd and 5th grade, but Ohlone College will be incorporating it into their biotechnology course as a field trip.

PROFESSIONAL DEVELOPMENT FOR TEACHERS

We also conducted a professional development class for teachers not only in Fremont but outside the area. Dr. David Stronck from California State University East Bay (CSUEB), who teaches graduate students in education, helped guide teachers to see how the trees onsite were a goldmine of teaching strategies and history. This workshop propelled Dr. Stronck to bring in 2 other professors to integrate the park into their curriculum. CSUEB gave 3 professors a grant of \$70,000 to work with MSN to develop a class in Recreation, Environmental Sciences, and Education that would use components of the class to study the California Nursery Historical Park. The native tree nursery managed by MSN was found to be helpful for teachers to learn native trees from the local area.



MSN had 4 teacher workshops throughout 2013-2014 and all were very successful. Most of the teachers felt that if there were enough bathrooms and covered areas, the site was ideal for 3 grade local history units. Currently many go to San Juan Bautista so their students learn about Missions and Rancho lifestyle.

CLASSES AND SUMMER CAMPS

During the summer of 2014 MSN conducted several days of summer camp emphasizing the Rancho's and Vaquero's, including activities that revolved around branding, candlemaking, and adobe bricks making. The classes were targeted to lower and upper primary students. The lower primary were excited as they made adobe bricks and learned about the vaqueros. The older children liked the planting and learning about fruit. Picking the fruit was a big hit. A Mexican type festival was very well received by all. The camps were only 3 hours per day.

MSN sponsors several Boy Scout merit badges in Environmental Science, Forestry, and Soil Conservation at the California Nursery. These classes are well attended and attract students from San Jose, Livermore, and as far as Sacramento, Oakley.. MSN's staff is certainly part of the reason for the interest, but most of the scout leaders, parents, and scouts all love the natural beauty of the area and feel like they are in the forest.

COMMUNITY SERVICE/SERVICE LEARNING OPPORTUNITIES

During the 2013-2014 school year MSN looked at the quality of service opportunities at the California Nursery Historic Park. We found that young and old were drawn to this park. Many liked that it was close to home but felt like they were in the woods. We had high school, college and adult learning opportunities. We had several large groups (up to 80) work throughout the year including California State University East Bay, East Bay Interact Club, Union City Recreation Groups, Rotarians, and drop in days during the summer. We also have some students from Ohlone College that volunteer every week to work with the trees in the nursery. In total about 5000 hours of community service were completed.



Many liked that it was close to home but felt like they were in the woods. We had high school, college and adult learning opportunities. We had several large groups (up to 80) work throughout the year including California State University East Bay, East Bay Interact Club, Union City Recreation Groups, Rotarians, and drop in days during the summer. We also have some students from Ohlone College that volunteer every week to work with the trees in the nursery. In total about 5000 hours of community service were completed.

EVENTS

MSN had several open houses in 2012-2014 to introduce the Fremont Community to this lost resource. MSN staff gave talks at historical groups and the Fremont Public Library to educate as well as solicit ideas. The open houses were well attended with about 100 people for each one, and concentrated mainly in preserving the Roeding Collection. We had only one fundraiser, "A Chocolate Social" in Dec, 2013 inside the Vallejo Adobe, which was decorated with holiday homes. We had about 200 people for that event, raised \$6000, and met



with many people that were so impressed that this piece of history was not destroyed.

Responses to events were positive, especially when they heard of the historical context of the nursery grounds. Participants all liked the idea of returning the bulb festival or some kind of spring flower event. Winter holiday events that tied into events in downtown Niles were also recommended. Looking at events that dovetail into events in downtown would help with marketing.



MODELS

MSN also researched different ways in which historical parks provide educational opportunities for students including visits to **San Jose History Park** (part of Kelly Park); **Luther Burbank Home and Garden** in Santa Rosa; Gold Ridge: **Luther Burbank Experimental Farm**, Sebastopol, and the **Mission at San Juan Bautista**.

San Jose History Park provides a venue for students to visit different displays. However the park is not the original site (all buildings were brought onto the site). Each building is maintained by a nonprofit so there is not a coherent message as you walk the park. The Peralta Adobe & Fallon House Historic Site which is also run by History San Jose is downtown, and difficult to integrate layers of history, as we can at California Nursery Historic Park. They generate most of their revenue from field trips, events on weekends, but are subsidized 50% by the City of San Jose.

The **Luther Burbank Home and Garden** is only 3 acres, but the design of the park allows visitors to understand the importance of early pioneers in the creating new species. Burbank is tied to the California Nursery Historical Park through John Rock and George Roeding. Both helped Burbank market his hybrids and tested their taste appeal. The experimental orchard that is on the site today was used to test some of Burbank's varieties. Burbank was also on the Board of Directors of California Nursery at the turn of the 20th century. The homes and garden at L.B. is financially in good shape with a joint relationship with a nonprofit and the City of Santa Rosa. The site is not subsidized by the city. Monies generated are on activities, tours, and rentals. A well-crafted delineation of responsibilities makes this an important tourist site for Santa Rosa.

MSN also looked into the **City of Ventura Parks and Recreation**, which provides field trips with hands on activities at their Olivas Adobe Historical Park (i.e., making adobe bricks) and makes a profit by providing field trips to schools and events. This is a very successful venture for the city.

CONCLUSION

- The California Nursery Historical Park can generate funds through field trips customized to the history and science Standards for elementary grades. Currently the facility can only accommodate one to two classes at a time because of the limitations of covered space and bathrooms. A price of \$200 per 2 hours would include hands on activities is within the range teachers would pay. Because this site was part of the Rancho de la Alameda, it would include the school districts of Fremont Unified, New Haven, and Hayward Unified for the History Standards (local history). A maximum of 10 classes during peak season (fall and spring) with sufficient bathrooms and bus parking could generate \$2000 per day during early fall and spring.
- Ideal location for Professional Development for teachers throughout the Bay Area. Grants and direct pay could pay for programs.
- Community Service/Service Learning would help maintain the area at lower cost. Cost is coordinator.
- Summer camps (half day or full day) would generate funds and could include not only history and science, but art and crafts. The diversity of the site would allow many different types of field trips.
- Scout programs on weekends are idea because of the need for Science programs.
- Events at California Nursery Historical Park could generate profits if the design allows for such venues.



Appendix C: Preliminary Master Plan Option 1



OPTION 1

DESIGN CONTEXT STATEMENT

Option 1 is considered the "light touch" design option. The goal of the plan is to restore and interpret the historic nursery. Extant fabric will be retained and restored. Missing features may be reconstructed. Rows of evergreen and deciduous trees will be introduced to reflect the rows of trees that defined the nursery for generations. These dominant bands introduce order and rhythm and defined outdoor spaces.

In this scheme all of the historic buildings on the property are retained and restored to the period of significance (1933 - 1960) except for the Garden Store which is in very poor condition. Three currently missing historic structures would be reconstructed - an octagonal lath structure near the park entry, part of the tall lath structure over the parking lot, and the tall water tank. Three new buildings would be built to accommodate program elements. These include a multi-purpose/classroom building, a restroom at the back of the site, and a café/restaurant. Three new structures are proposed - one to house historic vehicles and machines, one for community garden supplies and a third opposite the ROP building. An existing nursery road will become the primary Interpretive Spine. Many of the other park features connect to this spine.

VALLEJO ADOBE

The Vallejo Adobe lies at the center of the park. The existing fence will be removed or re-designed to be visually less intrusive. The gardens will be restored to more accurately reflect what a California garden would have been like. The non-historic restroom building adjacent to the adobe will be screened with shrubs.

PARKING UNDER HIGH LATH

The primary parking area remains where it is today and is accessed from Nursery Avenue. Parking for 78 cars, two ADA parking spaces and 2 buses is provided at this location. A high lath structure, similar to the lath structures that use to shade nursery plants, is shown over the cars. The purpose of the structure is to screen the cars and more importantly to reintroduce what was once an important feature of the California Nursery. This structure could potentially integrate solar panels to generate energy for the park. Multiple paths will lead from the parking to other areas in the park.

PICNIC AREA

The space between the Boxed Tree Forest and the lath-covered parking retains a very pleasant open feeling that is nicely shaded by a canopy of tall trees. This area of the site includes a rich variety of tree species and as such is an important part of the arboretum that will be featured and interpreted throughout the park. New plantings in this area could be added to create a permaculture demonstration area that would be overseen by a Master Gardener program. Groupings of a variety of shorter palm specimens accent this space. The plan proposes this area for family and group picnicking - a quiet activity that will benefit from the shade. A sinewy path weaves through this area to protect tree roots from compaction, and connects to the interpretive spine. It may also function for pop-up events like music performances.

OPEN SPACE FIELD, LATH STRUCTURE & ROP BUILDING

A large (13,200 SF) open space is shown adjacent to the community garden and could be used for informal gatherings associated with the community garden or for other park activities. A lath structure off the interpretive spine will provide shade and a more structured space for programs. The ROP building will be converted to an archive for historic material and will be temperature controlled. A porch is added on two sides to improve the appearance of this building.

BOXED TREE FOREST

The Boxed Tree Forest is left much as it is currently. The existing boxed live oak trees and double row of yews will be retained and trees that have failed will be replaced. The yews will be rejuvenated and are already being irrigated. The informal footpath through this area remains and nodes with interpretive material anchor each end. This area is seen as a space for walking in the dense shade, for picnics and could be rented out for a fund raising event. A new restroom building is shown to accommodate such uses. The path north of the Boxed Tree Forest will be a permaculture walk.

OFFICE - GREAT LAWN & ROSE GARDEN

Historically the office and Great Lawn were the primary event space at the California Nursery where visitors would gather for picnics and other major events. The master plan will restore the office building and two existing restrooms in the building. The rose garden and display gardens will be rehabilitated. The Great Lawn will be clearly defined by new accessible paths. Views from Niles Boulevard will be kept open and a transparent fence will help to buffer street noise. New shrubs will be added to buffer sound where the park abuts residences.

NURSERY AVENUE - MAIN ENTRY

The historic main entry at Nursery Avenue will be retained. The wooden gateway sign will be restored and the security gate repaired or replaced. Gaps in the grand allée of Canary Island Date Palms will be filled to restore this dominate entry feature.

CAFE - RETAIL SPACE AT PARK ENTRY

A new café and retail space is shown at the park entry where visitors will be able to purchase items associated with the park, i.e. plant seedlings, spring bulbs, organic vegetables and possibly craft items created by local artists. The historic octagonal lath structure will be reconstructed to house a café or small restaurant. A generous patio connects the retail space and café and can serve as a venue for outdoor dining, plant sales and other annual events like pumpkin sales at Halloween.

NORTHEAST CORNER - SECONDARY ENTRY

Additional parking is shown along the east property line - fitted in between the historic palms planted by John Rock. Some additional palms will be planted to reinforce this feature. This area will accommodate 22 cars and can be accessed from the secondary entry gate. The open space along Niles Boulevard remains open and is intended to be used for overflow parking when major events take place in the park or as an area for large events. This space is also part of the area that could accommodate a nursery tenant.

MULTI-USE MEADOW

A large open space is shown adjacent to the café-retail area. The openness affords clear views to the Vallejo Adobe as you enter the park. This flexible open space can be used for myriad annual events like the Fall Harvest Festival, a Spring Tulip extravaganza, weekly farmers market, or an annual plant exchange hosted by the local garden club. A new accessible path leads from the meadow to the President's House, packing shed and the interpretive spine.

PRESIDENT'S HOUSE - PACKING SHED - MULTI-PURPOSE/CLASSROOM BUILDING COMPLEX

Two of the oldest and most important historic buildings on the property are the President's House and the Packing Shed. Both will be retained and rehabilitated. The master plan proposes to add a third, new 3200 SF building to this complex. The new building is intended to be multi-purpose. It can be used as a classroom for students on field trips or for an adult education program. A large terrace and broad overhanging structure will provide a flexible outdoor venue associated with the multi-purpose building.

The President's House will be used to display historic artifacts and the gardens surrounding the residence will be rehabilitated as demonstration gardens. Garden beds will be defined by a new circular path that surrounds the home.

The Packing Shed will retain its rustic, open-shed character and will house additional displays of larger historic artifacts. A new secure structure is shown adjacent to the Packing Shed to display historic pickup trucks and other machinery used at the nursery.

COMMUNITY GARDENS & WATER TOWERS

The community gardens are located between the new historic vehicle display and the historic orchard. The gardens will be fenced. Parking and access to the gardens for users or for material deliveries will be directly from the secondary entry. The community garden will have a direct connection to the interpretive spine where signage and notices can be posted. The gardens are also adjacent to the new site icon - the tall water tower.

The existing rose-covered water tower base will be stabilized and the second, high water tower and tank will be reconstructed based on available historic photos.

INTERPRETIVE SPINE

Many of the park facilities are connected to an interpretive spine that follows the alignment of a major circulation road in the nursery. It would be anchored at one end by the President's House and at the south with a plaza and. Interpretive material telling the history of the nursery and environs would be displayed at each end and all along the spine.

HISTORIC ORCHARD

The southeast corner of the site is filled with an expanded historic orchard that will provide a deep buffer between more active park uses and the adjacent residences. A spot for interpretive material and picnicking shown at the center of the orchard.



CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN

COMMUNITY WORKSHOP 2 SEPTEMBER 25, 2014



PGA design INC
LANDSCAPE ARCHITECTS



Appendix D: Preliminary Master Plan Option 2



OPTION 2

DESIGN CONTEXT STATEMENT

The enhanced park plan shows a greater level of development that could accommodate a broad range of programs and events. The goal of the plan is to interpret the historic nursery and add new facilities that would offer new compatible programs in the park. Rows of evergreen and deciduous trees will be introduced to reflect the rows of trees that defined the nursery for generations. These dominant bands introduce order and rhythm and defined outdoor spaces.

In this scheme all of the historic buildings are retained and restored to the period of significance (1933 - 1960) except for the Garden Store which is in very poor condition. Two currently missing historic structures would be reconstructed - part of the tall lath structure over the parking lot, and the tall water tank. We will explore the feasibility of reopening the arches of the Office Building. Five new buildings would be built to accommodate new program elements. These include a 9000 square foot museum, a café/restaurant, a multi-purpose/classroom building, a restroom, and a combination restroom/kitchen near the office building. The lower portion of the reconstructed water tower will be enclosed to serve as an office for the Park Manager. An existing nursery road will become the primary Interpretive Spine. Many of the other park features connect to this spine.

CALIFORNIA NURSERY HISTORY MUSEUM

A new one-story 9000 square foot history museum will house historic artifacts and exhibits to tell the story of California Nursery and the City of Fremont's role in California's rich agricultural heritage. This could be enlarged to twice the size by adding a story as its success and demand develops. Wide stone walkways at either side of ornamental planting beds and framed by hedgerows form a grand entrance to the museum and interpretive elements of the historic nursery. These beds will be an artistic interpretive display of "the character of the nursery". This space could be cordoned off to create another event venue.

VALLEJO ADOBE

The Vallejo Adobe lies at the center of the park. The existing fence will be removed or re-designed to be visually less intrusive. The gardens will be restored to more accurately reflect what a California garden would have been like. The non-historic restroom building adjacent to the adobe will be screened with shrubs.

PARKING UNDER HIGH LATH

The primary parking area remains where it is today and is accessed from Nursery Avenue. Parking for 111 cars, two ADA parking spaces and 2 buses is provided at this location. A high lath structure, similar to the lath structures that use to shade nursery plants, is shown over the cars. The purpose of the structure is to screen the cars and more importantly to reintroduce what was once an important feature of the California Nursery. This structure could potentially integrate solar panels to generate energy for the park. Multiple paths will lead from the parking to other areas in the park.

PICNIC AREA

The space between the Boxed Tree Forest and the lath-covered parking retains a very pleasant open feeling that is nicely shaded by a canopy of tall trees. This area of the site includes a rich variety of tree species and as such is an important part of the arboretum that will be featured and interpreted throughout the park. New plantings in this area could be added to create a permaculture demonstration area that would be overseen by a Master Gardener program. Groupings of a variety of shorter palm specimens accent this space. The plan proposes this area for family and group picnicking - a quiet activity that will benefit from the shade. A sinewy path weaves through this area to protect tree roots from compaction, and connects to the interpretive spine.

ARBORETUM WAY

Many of the park facilities are connected to an interpretive spine that follows the alignment of a major circulation road in the nursery. It would be anchored at one end by the President's House and at the south with a plaza and fittingly detailed lath structure. Interpretive material telling the history of the nursery and environs would be displayed at each end and all along the spine. Another largely paved gathering area at the mid point features the two water tanks. A secondary reverse S-curved path graciously connects the other features in the park to the spine.

OFFICE - GREAT LAWN & ROSE GARDEN

Historically the office and Great Lawn were the primary event space at the California Nursery where visitors would gather for picnics and other major events. The master plan will restore the office building and two existing restrooms in the building.

A small new building is shown behind the office to house additional restrooms and a kitchen. A new patio is shown tucked into the corner that could be used as a dance floor or as set up space for a caterer for functions. The Changing Room would be used for storage. With these additions the Office/Great Lawn area will be

suitable as a rentable event venue. The rose and display gardens will be rehabilitated. Pathways around the Great Lawn will be improved and dense planting will be added to mitigate sound from Niles Boulevard. The middle section of the fence will be kept open for views into the garden and a transparent fence/wall will reduce vehicular noise. New shrubs will be added to buffer sound where the park abuts residences.

This area of the park would be a good place to demonstrate different types of water conserving irrigation.

NURSERY AVENUE - MAIN ENTRY

The historic main entry at Nursery Avenue will be retained. The wooden gateway sign will be restored and the security gate repaired or replaced. Gaps in the grand allée of Canary Island Date Palms will be filled and additional Date Palms will be added to extend this feature to the southern park boundary.

At the end of Nursery Avenue in the southwest corner of the park there is space for a prominent element that would provide a focal point for visitors as they enter the park.

CAFE & PARKING

A new café is shown at the park entry with an outdoor terrace and designated parking immediately adjacent to the café.

NORTHEAST CORNER - SECONDARY ENTRY

Additional parking is shown along the east property line - fitted in between the historic palms planted by John Rock. Some additional palms will be planted to reinforce this feature. This area will accommodate 31 cars and can be accessed from the secondary entry gate.

COMMUNITY GARDENS

The community gardens are located in the northeast corner adjacent to nearby parking along the east property line. The gardens will be fenced and visible from Niles Boulevard. A row of trees will provide a buffer between the garden and street.

PRESIDENT'S HOUSE - PACKING SHED - MULTI-PURPOSE/CLASSROOM BUILDING COMPLEX

Two of the oldest and most important historic buildings on the property are the President's House and the Packing Shed. Both will be retained and rehabilitated. The master plan proposes to add a third, new building to this complex. The new building is intended to be a multi-purpose space. It can be used as a classroom for students on field trips or used for an adult education program. A large terrace will provide a flexible outdoor venue associated with the multi-purpose building, which contains a bathroom and enough power and counter space for occasional use as a kitchen.

The President's House and Gardens will be used as a rentable event space. The Bungalow gardens will be restored to feature shrubs and perennials from the historic period. The Packing Shed will retain its rustic open-shed character and will be used to house the historic pick-up trucks and other machinery used at the California Nursery.

The open space enclosed between the President's House, the Packing Shed and the new multi-purpose building will be used as an overflow outdoor area for events taking place in any of these buildings. Small events could be focused in one building and large events could use all three buildings and the entire central space defined by them.

LONG MEADOW & WATER TOWERS

A large open space is shown between the Packing Shed and historic orchard. This is a flexible space that could be used for informal gatherings associated with other park activities, or it could be used for overflow parking for occasional large events.

The existing water tower base will be stabilized with a replacement water tank. The second, high water tower and tank will be reconstructed based on available historic photos. The base of the new structure would be enclosed to create a one or two story office for the park manager. This iconic element could afford views from the top overlooking the park and environs.

HISTORIC ORCHARD, AMPHITHEATER, & ROP BUILDING

The historic orchard in the southeast corner of the site will be expanded and will provide a buffer between more active park uses and the adjacent residences.

An informal amphitheater oriented toward the historic orchard could be used as an outdoor classroom, for plays or for non-amplified music performances. The ROP building will be converted to an archive for historic material and will be temperature controlled.

BOXED TREE FOREST & RESTROOM

The Boxed Tree Forest is left much as it is currently. The existing boxed live oak trees and double row of yews will be retained and trees that have failed will be replaced. The yews will be rejuvenated and are already being irrigated. The informal footpath through this area remains. This area is seen as a space for walking in the dense shade, for picnics and could be rented out for a "white table cloth" fund raising event. A new restroom building is shown to accommodate these uses. This building is also equipped with sufficient power to permit food trucks or similar to be based here.



CALIFORNIA NURSERY HISTORICAL PARK MASTER PLAN

COMMUNITY WORKSHOP 2 SEPTEMBER 25, 2014





Appendix E: Building Existing Conditions





CAREY & CO. INC.
ARCHITECTURE

CALIFORNIA NURSERY

Building Existing Conditions

October 14, 2014

Introduction

The California Nursery contains a variety of existing buildings, of varying provenance and condition. They are variously scattered throughout the site. All are single story.

The following are preliminary comments on the buildings. Included are summary building histories, building descriptions, condition observations, and preliminary recommendations both for repair and for specific adaptive uses. Structural information from Pivot Structural Engineering (formerly Fulcrum) follows comments by Carey & Co. Where relevant, historical data has been taken from the California DPR 523 forms authored by Woodruff Minor, Ward Hill, and Michael Corbett.

Primary Historic Structures

- Garden Store
- Office Building
- President's House
- Packing Shed
- Adobe

Secondary or Ancillary Structures

- Changing Room
- Tank House Support Structure
- Windmill

Modern structures

- ROP Building
- Public Restroom and Storage Building

Adaptive Reuse Recommendations

Potential new uses have been proposed for most of the primary historic structures, as well as the ROP building and the Changing Room.. It is assumed that the Public Restroom will continue to serve its current function as public restroom and storage building. Two different schemes are being reviewed for the site, and in some cases the building uses differ. Option 1 is the lower-cost scheme; Option 2 is the enhanced scheme, providing greater amenities, but also at greater cost. In the discussion below, finish and system upgrades are listed, in addition to general repair recommendations, to accommodate the proposed new functions.

In all cases, sustainability and preservation are general goals. In terms of preservation, we recommend following the Secretary of the Interior's Standards for Rehabilitation for existing building upgrades. The Secretary of the Interior's Standards for Reconstruction should be followed for proposed reconstructions, such as for the various lath structures, and the water tower that are included in the scheme alternatives. The Rehabilitation Standards should also govern compatible new buildings, to protect the context and setting of this important cultural landscape.

In terms of sustainability, site and building development should take into consideration City of Fremont policies for Sustainability. Since 2006, civic buildings over 10,000 square feet have been required to attain LEED Silver. While no buildings at the Nursery are expected to achieve this scale, in aggregate the existing buildings to be rehabilitated and the new buildings would likely exceed that size, so LEED should at least be considered. Even if not required, the LEED system provides a helpful metric for monitoring overall project sustainability. We have taken LEED requirements into consideration when making the recommendations that follow.

PRIMARY HISTORIC STRUCTURES

GARDEN STORE

Constructed 1931, expanded 1946. Modern Ranch Style, attributed to Frederick H. Reimers (1889-1961) (figures 1 and 2).

"The introduction of retail sales at the California Nursery in the 1920s, and the overall shift in business from wholesale to retail in 1927 brought with it the need for new retail facilities...The new Garden Store was designed to provide space for retail sales and to promote the services of the Landscape Department to retail customers by the proximity of the two functions. The building was built by Bill Cull. The specific location was determined by the extension of First Street (now Niles Boulevard) westward from Niles into the property in August 1931. The exact date of completion of the Garden Store is unknown, but appears to have been in mid to late 1933." The building was added to in 1948 and 1973. (Corbett, Garden Store DPR, 2/12/12, p. 7).



Figures 1 and 2: The Garden Store, exterior and interior.

Description

The one-story wood-frame building has two shed roofed sections linked by a covered breezeway. Walls are clad in board and batten. The building is long and narrow, running in the north-south direction. The building has a deep, covered area on its west (front side). This covered area is formed by corrugated plastic roofing, sloping in the direction opposite the building roof, and supported at its west end by barked logs and beams. Concrete pavers form the floor of this area as well as the central breezeway. The building roof also extends out over the east side of the building. The wood ceiling opens here to create areas of corrugated-plastic-clad skylight; and a wall with large openings forms the eastern boundary of the space, supporting the roof.

The square footage of the larger, northern portion of the building is 1,752 square feet, while the smaller, southern portion encloses 716 square feet. This does not include the roof overhang or breezeway.

Condition

The Garden Store is in poor condition. The barked columns are termite infested, and some have completely lost their connection to the ground for this reason. Wooden elements supporting the roof are also generally in poor condition, with rotting ends often pulling away from each other. The building is enclosed in chain-link fencing as a precaution to keep the public away. While imminent collapse is not anticipated, it is not out of the questions, so the fenced enclosure seems prudent until corrective actions can be taken.

Repair Recommendations

This building would require extensive repairs; keeping the structure would likely involve reconstructing most of it.

Additional survey work will be performed; the following are preliminary comments:

1. Exterminate insects
2. Conduct detailed survey of wooden elements; replace those that are more than 50% deteriorated, repair those that display less deterioration. Repairs may involve partial replacement, and/or treatment with epoxy consolidants or fillers.
3. Replace roof cladding

Adaptive Reuse:

Under Option 1, the northern half of the garden store would be repaired/reconstructed for use as a store for community organizations. Under Option 2, a café would be placed in this location. This café could either be in the reconstructed northern half of the existing building, or could be a compatible new building. In either case, what would be constructed would be essentially a new building.

Structural

Roofs

Description:

- Shed roofs framed with over-spanned 2x rafters at both main buildings.
- 2x braces at walls reduce rafter span at north building (figure 2).

- Interior posts at north building support distressed roof framing.
- All ancillary open roof structures framed in haphazard and inadequate manner (figures 3-5).

Recommendations:

- New roof framing and plywood sheathing at both buildings.
- Remove interior posts at north building.
- Remove / rebuild all ancillary roof structures and their supports as desired.

Wall framing

Description:

- Wood stud wall framing at both buildings, dimensions unknown.
- Framing and siding exposed to moisture at perimeter (figure 6).

Recommendations:

- Examine existing wall framing for pest and water damage.
- Remove and replace damaged framing members.
- Install new plywood sheathing throughout (optional installation on interior face of framing).

Floor

Description:

- Existing concrete slab-on-grade at building interior may be re-used in spite of some signs of distress.
- Inadequate separation between framing and adjacent grade.

Recommendations:

- Remove soil and pavers from perimeter of building to provide adequate separation. between wood framing and grade.
- New reinforced concrete footings at exterior posts.

Lateral force resisting system

Description: No viable system currently in place.

Recommendations:

- New plywood roof diaphragms with proper shear transfer connections to walls.
- New plywood shear walls, anchor bolts, plate washers, hold-downs, and hold-down Anchors.
- New framing at porches and colonnade designed to resist lateral loads.



Figures 3 and 4



Figures 5 and 6

OFFICE BUILDING

The Office Building was constructed c. 1907, with alterations c. 1940 by Oakland architect Edward T. Foulkes. The building originally housed the California Nursery office. The Interior was remodeled in 1987 and 2014 (figures 7 and 8).



Figures 7 and 8. Nursery Office, front and rear elevations.

Originally, the building featured a standing seam metal roof and an open-arched veranda at its front.¹ In 1940, the building was remodeled by Edward Foulkes. At this time, the arches were enclosed to create more interior space. The exterior of the building was also restyled – the roof was re-clad with terra cotta tiles, and the walls received a veneer of rough stucco, creating a Spanish Colonial Revival appearance.²

Description

The building is a one-story nearly-square footprint building with a side-gable roof. It is of reinforced concrete construction with concrete foundations. The square footprint is broken at the rear by a small, non-original, central projection which currently contains toilet rooms. The building features five glazed arches on its primary, north-facing façade, stucco cladding and a clay tile roof.

This building encloses 1,972 square feet.

Condition: The building appears to be in good condition.

Repair Recommendations:

Continue to maintain the building, including keeping it painted, inspecting the roof periodically, and inspecting for pests.

Adaptive Reuse

Under Option 1, the building would be used for display. The proposed use in Option 2 is as an event venue. In the two schemes we reviewed, a new structure would be added nearby to provide supplemental restroom and kitchen facilities. The suggested scope for this is as follows:

¹ This original building has been ascribed to Bernard Maybeck, although this has not been substantiated by documentary evidence.

² Woodruff Minor, DPR from, June 2002, page 3

1. Accessibility: The building is accessible at the front, without adding a ramp. However, the double doors at the entry are each individually too narrow, although with both doors open the doorway provides adequate clearance. To rectify this, the doors should either be kept open at all times when the building is open to the public, or be placed on an automatic door operator.
2. Interior configuration: The building consists of one large room, with some smaller adjoining spaces. This seems like a reasonable arrangement for an events facility, allowing a large room for the main event, with smaller spaces for more intimate interactions or for ancillary uses. For this building, we do not recommend reopening the arches to create the open veranda that existing originally. This would create a physical configuration that never occurred historically, since the open veranda of the pre 1940s building existed in conjunction with a standing seam metal roof and a different wall finish.
3. Interior finishes and lighting: While the interior finishes are new, they are overly utilitarian for an events facility. The following should be considered:
 - a. Flooring – replace carpet with a wood floor, such as sustainable bamboo. Alternatively, a carpet that is marketed to the hospitality industry, such as those found in hotel meeting rooms, would be a good choice. There may even be original wood flooring beneath the wall-to-wall carpeting, which should be explored.
 - b. Walls: the interior is currently painted white, over a brown-painted base. A painted finish is acceptable; select a more festive color scheme.
 - c. Lighting – the existing institutional-looking pendant mount rectangular fluorescent fixtures should be replaced by something either more period appropriate, or more functional for a special events facility. One option would be schoolhouse light fixtures; another could be more contemporary pendant-mount strip fluorescent lighting that features uplighting as well as some downlighting.
 - d. Window treatments: Replace vertical blinds with woven shades. Consider shades that provide sun protection but preserve views. Determine whether blackout shades are required.
4. HVAC – the building will need heating and air conditioning. This building may have an HVAC system already in place. In lieu of air conditioning, or to minimize its use, add insulation above the ceiling and install ceiling fans.
5. Other- The space should include wireless internet, speakers, and a security system. The existing security system may be adequate.

Under Option 1, the building would be used for historical displays. Interior alterations would be similar to the above, with the following differences:

1. Flooring: Replace carpet with wood floor, or new carpet designed for high-traffic areas, in a more neutral shade. Alternatives also include sustainable resilient flooring such as natural linoleum (Marmoleum). As above, if wood flooring exists beneath the wall-to-wall carpeting, consider exposing and restoring it. If resources are extremely limited, the existing carpet could remain.
2. Lighting: Consider contemporary pendant-mount fluorescent fixtures with some uplighting capacity for general lighting. Supplement with spot or task lighting on displayed materials.

Under either scheme, the question has been raised about whether or not to re-open the arches. We assume that the arches were enclosed as part of the c. 1940 remodeling, but have not yet verified this with photos or other research. If this is true, an open-arched version of the remodeled building never existing. However, whether or not this is the case, the building will be rehabilitated, rather than restored. Under the rehabilitation treatment, compatible modifications are acceptable, and would comply with the *Secretary of the Interior's Standards*. We therefore agree that recreating an open-arched porch, if this works functionally, would be an acceptable modification and would, in fact, make a nicer building.

Structural

Roof

Description:

- Spanish clay tile roofing appears to be in good condition (figure 9).
- Lack of attic access prevented interior observation of roof structure.
- 4x4 rafter tails & board sheathing visible at eaves & rake (figure 10).
- No visible signs of damage or distress noted.

Recommendations: None.

Wall framing

Description:

- Wood stud framing w/ stucco over 1x board sheathing at perimeter (verify).
- Original porch at front has been enclosed.
- No visible signs of damage or distress noted.

Recommendations: None.

Floor and foundation

Description:

- 2x6 floor joists supported by post and girder system (crawlpace accessible through interior floor hatch).
- Concrete spread footings at perimeter w/ concrete pad footings at interior, ample crawlpace, underfloor area appears dry and free of water intrusion.
- No visible signs of damage or distress noted.

Lateral force resisting system

- Building has little lateral load-resisting capacity at north exterior wall line.
- Other perimeter walls appear to offer adequate lateral-load resisting capacity.
- Stucco over 1x board sheathing assumed typical at exterior walls (figure 11).
- Lath & plaster at original portions of interior.

Recommendations: Seismic analysis to determine viability of current configuration.



Figures 9 and 10



Figure 11

PRESIDENT'S HOUSE (1907).

This Craftsman-style bungalow was built as a summer residence for the president of the board of directors, William Landers. George "Sandy" Roeding lived in this house with his family in the early 1960s.³

³ Like the Office Building, this modest Craftsman bungalow has been ascribed to Bernard Maybeck. This is not supported by documentary evidence, and seems stylistically unlikely.



Figures 12 and 13: the President's House

Description: The President's house is rectangular with a front gable, low pitched roof (figures 12 and 13). The asphalt shingle-clad roof, with typical craftsman-style knee braces beneath its wide eaves, also has a central, low-pitched shed-roofed dormer. The wood-framed house is clad with horizontal wood cladding. The eastern, front elevation features a wide front porch, currently enclosed with corrugated plastic. North of this porch, brick stairs lead to the entry door. Windows are currently boarded over. The rear features two shed-roofed additions. Plumbing, potentially indicating bathroom locations, was observed in three locations. The interior has been vandalized, but retains early 20th century kitchen casework, and a brick fireplace.

Condition:

The building is in fair condition. The exterior wood cladding typically is in contact with the ground, which can encourage termite infestation and wood rot. Termite damage was, in fact, identified in several locations at the building. We also noted some missing knee braces, and a missing roof rafter over the porch. Most windows are covered over on both the exterior and the interior, so were not available for evaluation. A few were visible on the interior; the wood elements appeared sound, but most of the glass was broken.

Repair Recommendations:

1. The asphalt shingle roof appears to be nearing the end of its useful life – replace in kind. Install over plywood diaphragm as recommended under *Structural*, below.
2. Exterminate termites.
3. Regrade or adjust exterior cladding to avoid wood-to-soil contact.
4. Replace missing roof rafter above east elevation. Replace missing knee braces (approx. 3)
5. Repair vandalism damage on interior.
6. Clean and repair fireplace. Repair hearth.
7. Conduct detailed survey of windows and doors; repair damage. Replace any incompatible existing replacement windows.
8. Paint building.

Adaptive Reuse

Under Option 1, the building would be used for historical displays. Under Option 2, it would be used for events, and could even be a bed and breakfast. The building is currently broken up into

many small rooms. The two small rooms at the rear are likely additions, and clearly the rooms infilling the front porch are added. The provenance of other interior partitions is not known at this time. Some reconfiguration, particularly at the rear of the building, may be possible for greater utility and flow, particularly for the “Maximum Build-Out” scheme. This, however, requires further study.

Both Schemes

1. Restore the front porch to its original open condition.
2. Resolve accessibility. Currently, the finish floor level inside the building is approximately 18” higher than grade at the front of the building. This will require either a ramp (18’) or regarding such that stairs are no longer required for access.
3. Install new wiring.
4. Add HVAC system. Minimize use of heating and air conditioning by insulating attic and installing ceiling fans.
5. Install window shades. Depending upon use, these could be modern woven shades (display scheme) or period appropriate treatments such as draperies.

Events

1. Restore wood floors.
2. Install compatible new lighting. Simple, Craftsman-inspired fixtures are recommended, combined with task lighting if required. Kitchen and bathroom areas could have schoolhouse type fixtures.
3. Under this scheme, presumably an additional structure housing a catering kitchen and toilet rooms would be added nearby. If not, the existing kitchen could be converted into a staging space for caterers, and an accessible single-user toilet room placed inside the building in one of the locations that currently has plumbing.

Display

1. Floors: Restore wood floors.
2. Install compatible new lighting. Period appropriate fixtures, as described above, are an option, but functional task lighting is a requirement.
3. Restore kitchen to period of significance (still to be determined) if possible.

Structural:

Roof

Description:

- 2”x6” rafters @ 24” o.c. at the main roof with mid-span supports and kickers in the attic.
- Rafters are butt-jointed at the ridge – no ridge board 2”x4” rafters at the east dormer above the entry.
- Very low-slope roof at the bays at the rear of the building.
- Missing eave bracket, damaged sheathing and barge board at north rake, with significant impact damage at north east corner. Damage extends to top of wall and siding).
- Missing eave bracket and damaged barge board at south rake (figure 14).
- Plywood sheathing is visible between the skip sheathing from inside the attic. The grade and thickness of the plywood has not been determined.

- Unbraced brick chimney extends approximately 4 ft. above the roof plane on the east side of the ridge

Recommendations:

1. When the existing worn composition shingles are removed and replaced, diaphragm shear transfer nailing and hardware can be verified or added.
2. Replace missing brackets
3. Replace damaged barge boards
4. Replace damaged sheathing at north east corner
5. Brick chimney should be removed or fitted with engineered steel brackets to prevent collapse in an earthquake. Installation of brackets may require additional roof and attic framing.

Wall framing

Description:

- Perimeter wall studs appear to be 2"x4" @ 24" o.c.
- Interior wall studs appear to be 2"x3" @ 24" o.c.

Recommendations:

- Check for dry-rot and pest damage.
- Repair damaged top-of-wall and siding at north east corner of building
- Siding, sill and bottom of studs bearing on existing concrete footing have been exposed to moist soil and many are visibly damaged (figure 15).

Floor framing & foundation

Description:

- Floor joists appear to be 2"x8" @ 24" o.c. oriented north / south.
- Joists are supported by cripple framing at the perimeter and by two interior 6"x girders south (figure 16 (taken from south east crawlspace vent)).
- Girder cripple posts are supported by concrete pads. Connections between girders, posts, and pads appear to be very light (probably toe-nailed). Some posts appear to be rotated out of alignment with the girders, probably because the pads have subsided.

Recommendations:

- New concrete spread footings at the building perimeter with new sill (PTDF), anchor bolts, and washers. Provide adequate clearance between soil and wood framing per C.B.C. requirements.
- New interior pad footings.
- New metal connectors between foundation and framing members.
- Examine chimney pad and underpin as necessary.
- Provide new concrete stoop at entry stairs.

Lateral force-resisting system

Description:

- Plywood over skip sheathing at roof.

- 1x horizontal board siding at exterior walls.
- Sill bolting was not observed.

Recommendations:

- New plywood shear walls and hold-downs installed at selected walls.
- Shear transfer connections at top and bottom of walls.
- New reinforced concrete spread footings at perimeter.
- New reinforced concrete pad footings at interior.
- New sills, anchor bolts, hold-down anchors and shear transfer connections at foundation.



Figures 14 and 15



Figure 16

PACKING SHED (c. 1910)

Description

“This gabled wood-frame structure is composed of two sections: a higher section at the buildings west end, and a long low section to the east. The higher section, with partial upper floor, is open at the front where the roof extends forward in cantilevered fashion. Wall cladding consists of vertical wood siding and corrugated metal. The low section is sheathed on the front with wood siding (vertical and horizontal) and at the side and rear with corrugated metal; doors and windows have been cut into the walls. Both sections have corrugated metal roofs. There are shed additions at both ends of the building.” (Minor, page 3) The building has an earthen floor, and a truss-supported roof (figures 17 and 18)



Figures 17 and 18: The Packing Shed, south and north sides.

Condition:

The building displays termite damage and wood rot. The roof sags in several areas, and the walls deviate from vertical in some locations, perhaps because the building lacks a proper foundation. The corrugated metal roofing is rusted. At the west end, portions of the roof are missing.

An open wood shed stands a few feet to the east of the main packing shed. This ancillary building is in extremely poor condition, and may be a hazard.

Repair Recommendations:

Required structural interventions are extensive (see below) and may require dismantling and rebuilding portions of the building.

1. Exterminate termites.
2. Correct structural deficiencies.
3. Separate wood elements from the ground to discourage future termite infestations.
4. Replace corrugated roofing in kind.
5. Repair deteriorated wood cladding. Replace any boards that are more than 50% deteriorated.
6. Paint or repaint exterior wood.
7. Cordon off the shed to the east of the main structure, until more information is available regarding its construction date. If it is less than 50 years old it may be demolished. If more than 50 years old, it should be HABS documented, and possibly demolished.

Adaptive Reuse

Under both schemes, the building will be used for display. Under Option 1, it will be used to display unspecified artifacts, while under Option 2, it would be devoted to displaying historic vehicles. Since both schemes are for display, both have similar requirements, although the vehicle display of the second scheme could generate some specific requirements. Currently, the building is a shed, with no insulation and certainly no mechanical systems. We assume that, for the type of display proposed for this building, an unheated, unconditioned interior is adequate. At the very least, wall areas could be opened up to promote cross-ventilation in warm weather. There appear to be existing enclosed openings on both the north and south walls.

Floors: A new concrete slab is recommended structurally; under either scheme this could become the floor. The concrete could be stained a warm color to resemble an earthen floor.

Walls: We assume that the walls would be reconstructed or partially reconstructed, using a combination of sound existing material and in-kind new material. The north side of the building is wood, and the south side is corrugated metal.

Lighting and electrical: Under either scenario, the building will require good lighting. Opening up sections of the walls will allow daylighting, but good general illumination as well as task lighting for display areas should be installed. Since the building does not have wall cavities, surface-mounted conduit will be required.

Structural: Packing Shed

Roof

Description:

- 2"x4" rafter @ 36" o.c. w/ 1x6 collar tie & 1x ridge board.
- Intermediate flat 1x boards laid over rafters @ approximately 18" o.c.
- Sheet tin roofing laid over 1x boards.

Recommendations:

- It appears that the existing roof framing can be re-used, but it should be reinforced with sistered rafters.
- Add new rafters between existing framing for spacing of 18" o.c.
- Add new plywood sheathing with proper diaphragm edge nailing.

Wall framing

Description:

- Framing members at the north wall are of mixed and non-uniform dimensions
- Exterior sheathing is mostly 1x vertical boards, and interior walls are unfinished (no gyp board, etc.).
- The south wall is post-and-beam framed, with knee braces at the posts supporting lumber top plates.
- Exterior siding is corrugated sheet steel.
- There are 3 (verify) barn doors on the south wall which appear to be well-constructed and in good condition.

Recommendations:

- New wood stud walls with new plywood sheathing throughout.
- Re-use existing barn doors if desired.

Foundation

Description:

- A discontinuous concrete curb was observed at portions of the perimeter of the building. This curb has broken and settled, resulting in wall top plates of varying and uneven heights.
- The interior of the building has a dirt & gravel floor (no slab).

Recommendations: New reinforced concrete slab with a perimeter curb.

Lateral force resisting system

Description: None observed.

Recommendations:

- New plywood shear walls and hold-downs installed at longitudinal walls.
- New proprietary shear panels in transverse direction to achieve maximum 4:1 roof diaphragm aspect ratio as required by C.B.C.
- Shear transfer connections at top and bottom of walls.
- New sills, anchor bolts, hold-down anchors and shear transfer connections at foundation.

Structural: Packing Shed Loading Dock

Roof (figure 19)

Description at open loading structure:

- 2"x4" rafters @ 36" o.c. w/ 1x6 collar ties & 1x ridge board.
- 1x board sheathing.
- Sheet metal roofing.
- 2"x 12" (verify) outriggers supporting open east and west sides of loading area (figures 20-22).
- Outrigger posts rotted at bases (figure 23).
- Framing added at east eave has failed.
- Framing at deep overhang at west has failed and is partially collapsed (figures 24 and 25).

Recommendations:

- Remove and replace all roof framing and supporting members at west eave.
- Remove failed framing added at east eave.
- It appears that some of the existing roof framing at the main area of the loading dock may be re-used, but it should be carefully evaluated and reinforced with sistered rafters.
- Add new rafters between existing framing for reduced spacing.
- Add new plywood sheathing with proper diaphragm nailing and connections.
- New steel framing will be required at gable end if present open configuration is to be maintained.

Description at main structure: (figure 26)

- 2"x4" rafters @ 36" o.c. w/ 2"x4" collar ties near ridge & 1x ridge board. 1x skip board sheathing over rafters @ approximately 24" o.c..
- Sheet metal roofing.
- Gap between top of wall and roof prevents load transfer between roof and wall.

Recommendations:

- Sister new 2x rafter to existing as required by calculations.
- Add rafter between existing framing as required by calculations
- Add new plywood sheathing with proper diaphragm nailing and connections.

Wall framing

Description at open loading dock:

- Light and haphazard wall construction at east and west sides of the dock
- Corrugated metal and fiberglass siding

Recommendations:

- New wood stud walls with new plywood sheathing throughout.
- Walls must extend to roof for proper load transfer
- Re-use existing barn doors if desired

Description at main structure:

- Framing appears to be 2"x flat boards
- Sheet metal siding, unfinished interior

Recommendations:

- New wood stud walls with new plywood sheathing throughout.
- Walls must extend to roof for proper load transfer
- Re-use existing barn doors if desired

Floor and foundation

Description at open loading dock: Concrete slab-on-grade in poor condition (figure 27).

Description at main structure:

- Timber decking appears to be in good condition except at door at the west end where it has been exposed to weather and has deteriorated (figure 28).
- Timber posts in the crawlspace appear to be bearing on soil and not well connected to girders above. Timber bracing appears to be nailed rather than bolted to posts (figure 29).
- No concrete footings were observed.
- Debris in crawlspace prevented complete observation.

Recommendations:

- Remove debris from crawlspace to allow complete survey of underfloor conditions.

- New reinforced concrete spread footing at perimeter with new reinforced concrete pad footing at interior post loads or new reinforced concrete slab-on-grade with perimeter stem.

Lateral force resisting system

Description: No viable system observed.

Recommendations:

- New plywood shear walls and hold-downs installed at new perimeter stud walls.
- Shear transfer connections at top and bottom of walls.
- New cripple stud walls below floor at perimeter.
- New sills, anchor bolts, plate washers, hold-down anchors and shear transfer connections at foundation.



Figures 19 and 20



Figures 21 and 22



Figure 23 and 24



Figures 25 and 26



Figures 27 and 28



Figure 29

ADOBE

“The building was built c. 1842. “The Vallejo Adobe was extensively altered in a major reconstruction in 1931, and further rehabilitated in 1999-2000. With the exception of the four adobe walls (which have been patched in places) and two roof beams, the structure has been totally rebuilt. It originally had one door, no windows, and a dirt floor. New construction includes the buttresses on the south wall; most of the roof framing and all of the roof tiling; the chimney; the south doorway, both wood doors, and all four windows; adobe infill and exterior plaster; and all interior work. The setting has been altered by the addition of a parking lot with planting strips (probably dating from the 1930s) and a modern restroom building with white-painted stucco walls and red-tile gable roof resembling the adobe.” (Ward Hill, Woodruff Minor and Michael Corbett, December 2001). The 1999-2000 rehabilitation was by architect and adobe specialist Gil Sanchez.



Figure 30: The Vallejo Adobe

Description: The adobe is a one-story rectangular-plan building with a gabled, clay tile roof (figure 30). The building is approximately 25 feet wide by 44 feet long, with walls that are nearly three feet thick. These uneven adobe walls are plastered and painted white. Multi light wood sash windows are located on the north, south and west walls. Plank doors with iron hinges are located on the south and west walls.

Condition: The adobe is in excellent condition. Some minor spalls and cracks were noticed on the exterior.

Repair Recommendations: Patch any visible cracks and spalls. This is part of routine maintenance for an adobe; the building should be surveyed annually and any such problems repaired quickly to keep water out of the adobe wall cores. Continue to monitor and maintain the building.

Adaptive Reuse

The Adobe will continue to serve as a special events facility. It will not require any additional work, other than continued maintenance.

Structural

Roof

Description:

- Spanish clay tile roofing over board sheathing (figures 31 and 32)
- 6x6 rafters @ 32" o.c.
- Timber ridge beam (figure 33)
- Timber trusses (3 total) supported by log columns (note heavy metal connectors) (figure 34).
- Some signs of termite damage visible on northeast truss chord (figure 35)

Recommendations: None.

Walls

Description:

- Plastered adobe.
- Cracking noted at two of three exterior buttresses at south side (figure 36).

Recommendations: None.

Foundation

Description: Concrete slab-on-grade appears to be in good condition.

Recommendations: None.

Lateral force resisting system:

Description: Adobe brick. (Presumably reinforced given date of reconstruction)

Recommendations: Review construction documents from recent reconstruction. Perform Seismic analysis (if needed) to determine lateral load resistance capacity.



Figures 31 and 32



Figures 33 and 34



Figures 35 and 36

SECONDARY HISTORIC STRUCTURES

CHANGING ROOM (C. 1907)

Description: This small rectangular building, set behind the Office, has stucco cladding and a standing seam metal roof. It has an earthen floor, and no apparent foundation. It has wood double hung windows and a wood door. The interior is clad with bead board (figures 37 and 38).



Figures 37 and 38: Changing Room, exterior and interior views.

Condition

The lack of foundation has caused the mud sill to deteriorate. The wood to earth contact has also resulted in termite damage.

Repair Recommendations:

Raise building, install new poured foundation, and put building back on foundation. Exterminate termites. Replace or repair deteriorated wood. Paint building.

Adaptive Reuse

Under both reuse options, this building will be used for storage.

Structural

Roof

Description: Wood beam framing supporting board sheathing and Spanish clay tile roof appears to be fair condition.

Recommendations: None.

Wall framing

Description:

- Wood post & beam construction with stucco exterior finish.
- Board sheathing directly over studs and posts, no sheathing or interior wall finish.
- Framing and siding exposed to moisture at sill.

Recommendations:

- Remove and/ or replace water-damaged framing members.
- Install new plywood sheathing throughout on interior face of framing.

Floor

Description:

- Concrete curb at perimeter.
- Dirt floor below adjacent grade.

- Inadequate separation between framing and adjacent grade.

Recommendations: New reinforced concrete slab-on-grade.

Lateral force resisting system

Description: None.

Recommendations: New wood sill, plywood shear walls, anchor bolts & plate washers.

WINDMILL

Description: This small wood-framed structure is hexagonal in plan, with battered wood board and batten walls and a wood shingle roof. Windmill blades attach to one side, and a wood door accesses the interior, which is used for storage (figure 39).



Figure 39: Windmill

Condition: Minor rot was observed at the rear of the structure

Repair Recommendation: Treat rot with epoxies, or replace rotted element. Prepare and paint structure.

Adaptive Reuse

No uses have been proposed for this tiny structure. It is assumed that it will continue to be used for the storage of small gardening equipment.

TANKHOUSE REMNANT (C. 1890)

Description: 13 wood posts, 12" X 12", are arranged in a rectangular grid. Diagonal braces and horizontal beams tie the posts together and support a wooden platform which once held a water tank. The entire structure is overgrown by a climbing rose bush.



Figure 40: Water tank support structure (beneath vines)

Condition: One of the posts has become loose at the top and is leaning precariously.

Repair Recommendation: Prune the Banksia Rose to partially expose the wood structure. This will likely be necessary in any event to perform the structural repairs described below.

Structural

Framing & foundation (figures 41-44)

Description:

- 12"x12" columns supporting 8"x8" girders.
- Timber column missing at northeast corner.
- Some columns appear to be rotated on vertical axis.
- Columns bear on timber set on grade.
- Rusted tie rods visible at top of timbers.
- Timber diagonal bracing at selected bays.

Recommendations:

- Investigate condition of timbers throughout.
- Replace missing members.
- Design positive connections between all members.
- New reinforced concrete foundation to provide bearing and separate timbers from soil.

Lateral force resisting system

Description: Diagonal timber bracing.

Recommendations: Seismic analysis to determine lateral load resistance capacity of timber bracing and connection to ground.



Figures 41 and 42



Figures 43 and 44

ENTRYWAY (GATEWAY C. 1938)

This tall portal was constructed of logs. A sign was once suspended from its horizontal member. This historic feature should be retained and reused for mounting signage.

MODERN STRUCTURES

Both of these structures appear to be in good condition. While not historic, the structures either currently do, or could in the future serve important functions for the site. The restroom was constructed in a style meant to blend with the adobe, which it is near.

ROP Building, c.1970

This is a rectangular-footprint, one story gable roofed structure (figure 45). The walls are clad with T-111 plywood, and the roof with vinyl shingles. There is only one window – a small aluminum slider window on the north elevation. Instead, overhead garage doors open at the center of each of the long elevations. In addition, both long elevations feature sliding, barn-type doors. Natural light enters the building through skylights.. While not historic, this building is not offensive, is in reasonable condition, and is potentially useful for a number of activities.



Figure 45: The ROP Building

Adaptive Reuse

Under both scenarios, this building will be used for archival storage. In addition to the general repairs described above, this building will therefore need the following:

1. Floors – The existing floor is concrete. Under the “light-touch” scheme, clean and seal the concrete floor as finish floor. Under the “maximum build-out” scheme, overlay the floor with natural linoleum (Marmoleum) or carpet.
2. Walls – Under the “light touch” scheme, the walls would be painted. Under the “maximum build-out” scheme, existing gypsum board would be removed so that the walls could be insulated, and then new gypsum board would be installed.
3. Ceiling: Insulation will be required to render the building usable as an archive. This will likely mean adding a ceiling to the bottoms of the trusses.
4. HVAC – As an archive, the building will require HVAC. The insulation recommended for the walls and ceiling, above, will help reduce energy costs.

Structural

Roof

Description:

- Composition shingle roofing over plywood sheathing supported by manufactured 2x4 wood trusses @ 16" o.c. (figure 46)
- No ceiling finish
- Impact holes approximately 24"x24" were observed in roof diaphragm

Recommendations

- Repair damaged roof diaphragm
- Roofing is worn and should be replaced soon

Wall framing

Description:

- 2x4 studs @ 16" o.c.
- T-111 siding (figure 47).
- Gyp board wall finish.

Recommendations: None.

Floor

Description:

- Concrete foundation (at perimeter only) appears to be relatively new and in good condition (figure 48).
- Gravel floor.

Recommendations: None.

Lateral force resisting system

Description: T-111 siding.

Recommendations:

- Verify condition of existing sill.
- Verify spacing of anchor bolts.
- Install new plate washers.



Figures 46 and 47



Figure 48

PUBLIC RESTROOM AND STORAGE BUILDING, c. 1970

The existing public restroom building is located near the adobe, and constructed in a style to blend with that structure. Its rectangular walls are stuccoed and painted white, and it has a clay tile gabled roof (figure 49). Wood plank doors, and multi-lite wood windows further the comparison. The building contains a men's and women's restroom, as well as a storage/maintenance room at the western end.



Figure 49: The existing Public Restroom and Storage Building.

Inside the space is not well-utilized: the women's restroom has only one stall, although it appears to have had two at one time. We did not venture into the men's room.

Condition: The building appears to be in good condition.

Recommendations: Continue to keep the building well-maintained. Consider reconfiguring to provide more fixtures.

Structural:

Roof

Description: Wood beam framing supporting Spanish clay tile roof appears to be in good condition

Recommendations: None

Wall framing

Description: Assumed wood stud framing – no visible signs of distress

Recommendations: None

Floor

Description: Concrete slab-on-grade in good condition

Recommendations: None

Lateral force resisting system

Description: None

Recommendations

- Verify condition of existing sill
- Verify spacing of anchor bolts
- Install new plate washers



Appendix F: **Preliminary Financial Report**



Land Economics Consultants, LLC



**Preliminary Financial Report:
California Nursery
Historical Park**

Prepared for the
**PGA Design Team
and the
City of Fremont, California**

Submitted by
Land Economics Consultants, LLC (LEC)
October 15, 2014
LEC Project No. 1404

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I. Introduction

From the outset of master planning, the PGA design team committed itself to making the California Nursery historical site into a self-sustaining park. Noting that historically the property had been a profit generating enterprise since 1884, the master planning team considered it appropriate to include income generating uses within the Park. While seeking to maintain the integrity of the historic fabric of the site, the PGA team sought to employ techniques and strategies for the California Nursery Historical Park that are currently being pioneered in other nearby locations. For example, when the San Francisco Presidio was designated a National Park, the goal to make it self-sustaining was agreed to in addition to the mandate to preserve the historic assets.

Following precedents set in other cities, collaborations with other entities, such as private nonprofit groups, to operate and maintain parks were contemplated at the outset. In the case of the San Francisco Presidio a new group, the Presidio Trust, was created to assist the National Park Service in operating and maintaining the park. In another example, for the Ardenwood Historic Farm site a partnership with another public entity, the East Bay Regional Park District, was formed.

Revenue generated from hosting events in the park was also envisioned from the outset. Partnering with additional entities to produce a calendar of events similar to that of Ardenwood where events take place throughout the year was seen as a possibility.

In order to infuse a long-term perspective of economic and fiscal sustainability into the master plan, the PGA design team included the firm Land Economics Consultants (LEC), and charged its Principal with working with the consultant team and the city client group throughout the process. This economics member of the team was also charged with interacting with the public during the workshops in order to bring a perspective of economic reality to the discussions.

As part of Phase 1 of the master planning, this preliminary Financial Report is intended to collect together the research and analysis relating to self-sustaining economics. In later phases of the master plan, the Financial Report will be refined and finalized.

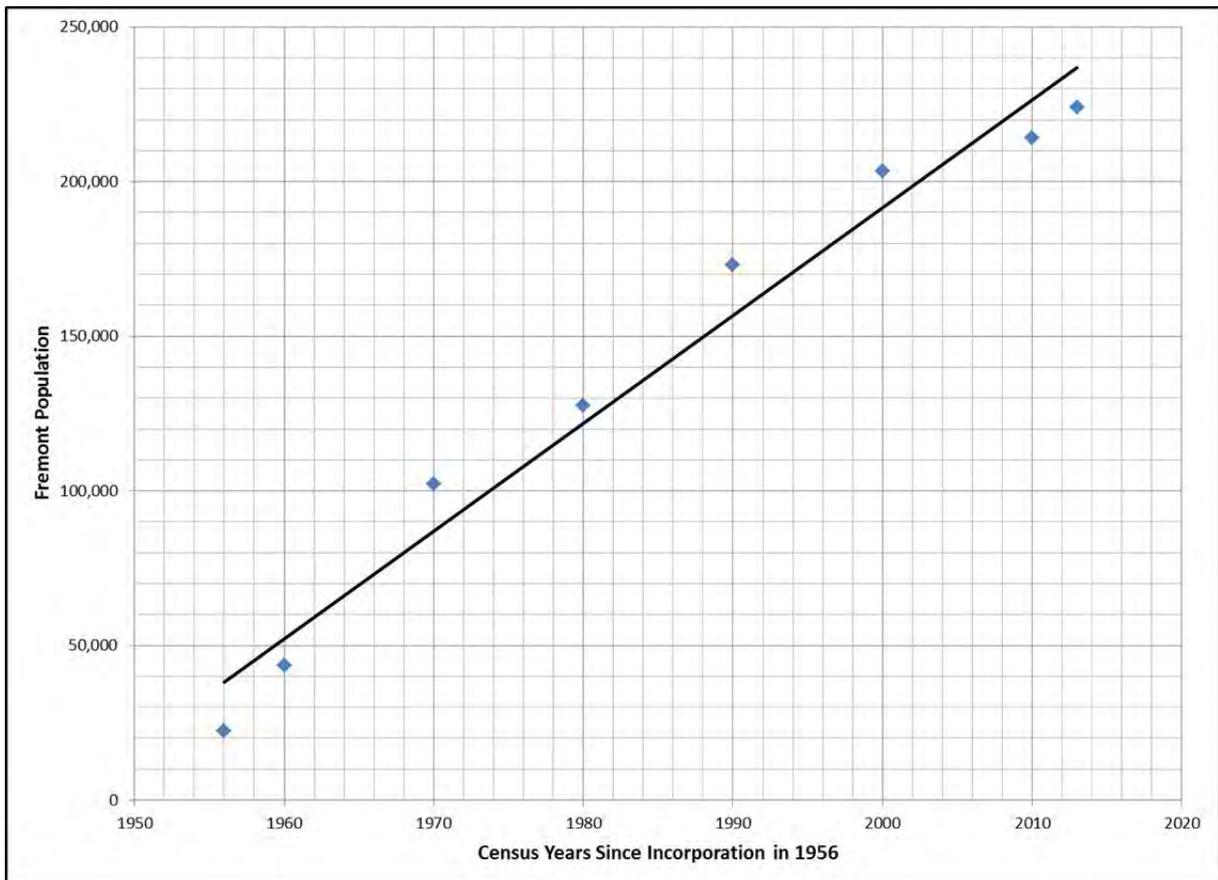
II. Context of Fremont City Finances

The purpose of this section of the Financial Report is to provide a context for self-sustaining economic planning. An overview discussion of the size and demographics of the City of Fremont is presented first, followed by a discussion of fiscal resources for City operations. An attempt has also been made to estimate a baseline carrying cost of the elements that already exist within the Park, in terms of buildings and other infrastructure, as well as the green infrastructure created by established trees and other plant materials.

Fremont Market Overview

Fremont was formed by the collection of several small towns, including Niles, when it was incorporated in 1956. Upon its incorporation, the Fremont population was about 22,000. Through organic population growth, in-migration, and annexations of additional areas, the Fremont population had doubled to approximately 44,000 only four years later when the 1960 US Census was taken. As can be seen in **Figure 1**, Fremont's population has continued to grow rapidly in subsequent decades, to over 223,000 today.

Figure 1 -- Fremont Population and Growth Trend Since Incorporation in 1956



Not only has the population of Fremont grown rapidly, but the demographic character of that population has shifted dramatically over time. A current snapshot is provided by the 2010 US Census. An analysis of the population by race as reported in the Census is presented in **Table 1**. Over half of today's Fremont population is Asian. The single largest Asian group comes from the subcontinent of India, followed closely by ethnic Chinese. Note that in this accounting of "race" used by the US Census, "Hispanic or Latino" does not appear. Hispanic or Latino individuals made up approximately 15% of the Fremont population in 2010, and a significant portion of those would self-identify as the "White" race, which is shown as one-third of the Fremont population in Table 1.

Table 1 -- Fremont Population by Race in the 2010 Census

RACE	Population	Percent
Total population	214,089	100%
One Race	201,505	94%
White	70,320	33%
Black or African American	7,103	3%
American Indian and Alaska Native	976	1%
Asian	108,332	51%
Asian Indian	38,711	18%
Chinese	38,118	18%
Filipino	14,285	7%
Japanese	1,716	1%
Korean	3,059	1%
Vietnamese	5,249	3%
Other Asian	7,194	3%
Native Hawaiian and Other Pacific Islander	1,169	1%
Some Other Race	13,605	6%
Two or More Races	12,584	6%

Source: U.S. Census Bureau, 2010 Census.

Yet another perspective on the origin of people in Fremont is provided by the most recent American Community Survey, which is also conducted by the US Census Bureau. Starting with a Fremont population of approximately 215,000, slightly larger than what was shown in the 2010 Census, **Table 2** presents an analysis of population by origin. The majority of Fremont residents were born in the United States, although a significant minority (of 43%) was born outside the United States. Focusing on the 93,000 Fremont residents who are foreign-born in the middle of Table 2, the majority have been in the US long enough to become naturalized citizens, but again a significant minority (of 44%) are not yet US citizens.

In the bottom portion of Table 2, it can be seen that among the 93,000 foreign-born Fremont residents, the vast majority, 82%, are from Asia. Immigrants from Latin American countries are the second most common at 12% of the foreign-born population.

Table 2 -- Fremont Population by Origin

Subject	Population	Percent
PLACE OF BIRTH		
Total population	215,188	100%
Born in United States	121,968	57%
Foreign born	93,220	43%
U.S. CITIZENSHIP STATUS		
Foreign-born population	93,220	100%
Naturalized U.S. citizen	52,396	56%
Not a U.S. citizen	40,824	44%
WORLD REGION OF BIRTH OF		
Foreign-born population,	93,220	100%
Europe	3,636	4%
Asia	76,743	82%
Africa	885	1%
Oceania	493	1%
Latin America	10,684	12%
Northern America	779	1%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Taken together, these demographic statistics reveal Fremont to be an incredibly diverse and rapidly growing community. Furthermore, the most rapid growth is occurring in recent immigrant communities from widely dispersed origins around the globe, but including significant concentrations of new residents from Asia, including India, and Latin America.

This demographic mix suggests both challenges and opportunities for master planning at California Nursery. A challenge may be that the story of California agriculture and over 100 years of history at the California Nursery site may not resonate with many of the most rapidly growing subcultures within the Fremont community. One opportunity is to use the historic assets at California Nursery to help assimilate new generations of these recent immigrants into contemporary California culture. At the same time, other opportunities may be created by providing facilities, experiences, and educational opportunities on the 20-acre park site that are in immediate demand by these widely diverse communities of new Fremont residents.

Fiscal Resources

The following overview of the fiscal situation in Fremont has been assembled through conversations with City staff as well as a review of the most recent financial documents including the current Adopted Operating Budget for fiscal year 2014/15, and the Comprehensive Annual Financial Report for the most recent fiscal year ending June 30, 2013. Total General Fund resources for the City are now in the range of \$150 million to \$160 million per year. This covers a total staff of over 860 full-time equivalent (FTE) positions, providing services to a population of over 220,000 residents.

Fremont has a reputation of being a well-run city. It has a long history as a “good place to live” in a relatively low tax environment within the Bay Area. In the post-Prop 13 fiscal environment of California, however, these admirable features have also created an ongoing situation of constrained fiscal resources for the municipal government of Fremont. With the understanding that parks are part of a city’s infrastructure, a good statement of the current financial situation is presented in the current budget document under the heading of “Unmet Needs” as follows:

“Even as we struggle to maintain the current level of services to the community, we face another challenge in the increasing cost of maintaining Fremont’s infrastructure. The majority of Fremont’s public infrastructure was constructed many years ago and now requires either an increased level or increased frequency of repairs, compounded by not having had adequate resources to spend on maintenance in the past. Second, as Fremont continues to grow, additional infrastructure is added that must be maintained, further stretching the City’s limited maintenance resources. Finally, new requirements result in increased costs. Some of these requirements are voluntary, such as the City’s continued move toward greater environmental sustainability. Although sustainability programs such as improved energy efficiency will eventually save money and reduce greenhouse gas emissions, in the near term, there are increased transitional costs. Other maintenance requirements, which are regulatory in nature, have increased dramatically over the last few years, and have added significant costs to city operations.”

The City currently has over 1,200 acres of parks and recreational facilities, including 52 playgrounds, 24 baseball/softball diamonds, 17 soccer/football fields, five community centers, and one waterpark. The budgets for providing parks and recreation in Fremont are included within the Community Services Department.

This year’s Recreation budget is approximately \$9 million, with only one quarter of that coming from the General Fund. By City policy, recreation programs are provided on a cost recovery basis, where

recreation fees are set sufficiently high not only to cover the full costs of materials and personnel required to provide a recreation program, but also to contribute to the administrative overhead of the department. Three-quarters of the \$9 million annual recreation division budget is covered by recreation fees. The City has experimented with a few recreation programs in the past at the California Nursery site in the years since the nursery became part of the City's inventory, but at the moment other nonprofit partners are providing the only educational and recreational programs at California Nursery.

The City's parks, as well as medians and other urban landscapes, are maintained by a staff within the Community Services Department, with a current budget of approximately \$7.5 million per year. The only park in the city that has dedicated maintenance staff is Central Park. The City is currently not providing much maintenance at the California Nursery site. In the event that the City does ultimately take on more California Nursery maintenance responsibilities, it would fall to an existing crew of six people that is responsible for maintaining all of the parks in the "North End" of Fremont. The maintenance staffing is structured as follows:

<u>North End Parks</u>	<u>FTEs</u>
Park Field Supervisor	1.00
Park Maintenance Worker II	2.00
Park Maintenance Worker I	3.00

Baseline Operating and Maintenance Needs: Existing Structures

The City is currently providing maintenance and support for the historic structures at California Nursery, although only three, the historic Vallejo Adobe, the restroom building serving it, and the historic nursery office are open to the general public with any frequency. Any City maintenance of other structures is only in reaction to immediate problems at this point.

Maintenance of Public Buildings is part of the Public Works Department. The City is currently operating and maintaining approximately 170 buildings, containing 964,110 square feet of space, with a staff composed of 20 FTEs. The current Public Buildings maintenance budget is approximately \$6 million per year, of which \$1.5 million is consumed by utility bills, and another \$1.1 million is for janitorial services. A more detailed analysis of these budget factors, including allocations for vehicle replacement and fuel, produces a baseline average maintenance cost of approximately \$3.66 per square foot per year for buildings maintained by the City. Utilities have averaged \$1.59 per square foot in the most recent budget document, and janitorial another \$1.12 per square foot.

A more detailed estimate of the baseline carrying costs of the existing structures on the California Nursery site using these factors is presented in **Table 3**. The first column in the table presents the size of each building from the initial buildings assessment performed by Carey & Company on the PGA consulting team. Once all buildings are brought up to a level where they are again available for public use, the annual costs of operations and maintenance are likely to be in the range of \$86,000 per year. Note that if tenant partners were to take responsibility for utilities and janitorial, the City's costs might be closer to \$50,000 per year.

Table 3 – Estimated Baseline O&M Costs of Existing Structures

	Amount of Enclosed Building Space (sq.ft.)	Budget for City Maintenance	Budget for Utilities	Budget for Janitorial	Annual O&M Cost per Building
Factor for Cost per Square Foot		\$3.66	\$1.59	\$1.12	
Primary Historic Structures					
Garden Shop Bldg. 1	1,752	\$6,414	\$2,777	\$1,963	\$11,154
Garden Shop Bldg. 2	716	\$2,621	\$1,135	\$802	\$4,558
Office	1,972	\$7,220	\$3,126	\$2,209	\$12,555
President's House	1,831	\$6,704	\$2,903	\$2,051	\$11,657
Packing Shed	3,855	\$14,114	\$6,111	\$4,318	\$24,543
Adobe	1,062	\$3,888	\$1,684	\$1,190	\$6,761
Secondary or Ancillary Structures					
Women's Changing Room	185	\$677	\$293	\$207	\$1,178
Tank House Support Structure	n.a.				
Windmill	n.a.				
Modern structures					
ROP Building	1,756	\$6,429	\$2,784	\$1,967	\$11,180
Public Restroom	426	\$1,560	\$675	\$477	\$2,712
Totals	13,555	\$49,627	\$21,488	\$15,184	\$86,299

Source: PGA design Team with Land Economics Consultants analysis.

Baseline Operating and Maintenance Needs: Existing Landscape Elements

In addition to the costs of operating and maintaining buildings, there will also be costs associated with maintaining the grounds for the 20-acre California Nursery Historical Park. **Table 4** presents an analysis of the Fremont budget that is analogous to the methodology employed above for buildings in order to estimate O&M costs for park maintenance. According to a Fremont Comprehensive Park Report completed in March of 2006, the Community Services Department was spending \$5,831 per acre to maintain Historic Parks in FY 2004/05, which was a bit more than the average for other types

of parks. Since that time Parks budgeted expenses including overhead allocations have increased 40.9 percent. Thus, the per-acre cost today for historic park lands is \$8,216. In the bottom line of Table 4, it can be seen that the cost of maintaining the 20 acres in the California Nursery site would be approximately \$164,000 per year according to this estimating method.

Table 4 – Estimated Costs of O&M for Historic Park Space

Average Cost/Acre to Maintain Historic Parks in FY 2004/05	\$5,831
Increase in Budgeted Expenses Including Overhead to Today	40.9%
Historic Park Average Cost/Acre Today	\$8,216
Acres in California Nursery	20
Total O&M Cost / Year	\$164,318

Source: City of Fremont 2014/15 Adopted Operating Budget, Comprehensive Park Report of March, 2006, Land Economics Consultants analysis.

Parks are unique, perhaps more so than buildings, and operations and maintenance costs will vary by the type of landscaping, the hard scape surfaces, and other facilities built into the parks. Maintenance costs for California Nursery may be dramatically lower than other Fremont parks that are characterized by sports fields and other extensive irrigated turf areas. On the other hand, the need to maintain over 750 trees, many with historical significance, could render the California Nursery site relatively more expensive to maintain. Further refinement of these “green infrastructure” maintenance costs may be possible as this study progresses.

The indication from the budget analysis methodologies employed above is that the ongoing carrying cost for maintaining the California Nursery site as a public park with the existing buildings being used for public purposes within the park, may be approximately a quarter of a million dollars (\$250,000) per year. Note that this reflects the burden of maintaining the existing features of the park after they have been improved to a level that makes them accessible to the public, and does not include any costs for new or expanded buildings and features. Furthermore, there would be substantial additional one-time costs of making the improvements to the existing buildings and features of the park.

III. Possible Revenue Generating Land Uses in the Park

While the purpose of the last report section was to describe the context of existing conditions for planning, this section seeks to describe possible means of generating revenue that could help support the historical park in the future. For the most part, the ability to generate revenues will be derived from the land uses or activities that are planned to take place within the park. Before discussing individual land uses, however, it is helpful to first describe the varying business models that could be used to manage activities and operate and maintain the park. After then discussing some possible individual revenue generating activities, some further discussion is wanted on how those individual activities could be clustered together to form more coherent alternatives for a larger concept of what the California Nursery Historical Park could become. A final discussion in this section will then focus on how uses may differ for earlier and later phases of development within a selected alternative overall concept. In other words, some uses may be present in the park only during interim or transition years.

Business Models for Implementing Land Uses

In the classic public business model for a municipal park, the city not only owns the site, but also invests in the development and construction of all facilities on the site, and then maintains and operates all facilities with public resources, potentially offsetting some of those public O&M costs through user fees, admissions, site rentals, or other means of generating revenue. While this may be the operating model for most of Fremont's city parks and recreation facilities, that is not the model envisioned at California Nursery.

Other business models involve partnering with other entities. Partnership models in turn take on different characters if the partner is another government agency, a private profit-making company, or a private not-for-profit group.

- Partnerships with other government entities are opportunistic, and arise when multiple governments have a confluence of interests. Local examples would include the partnerships with the East Bay Regional Park District for the Ardenwood Historical Farm, and for the new Dumbarton Quarry Regional Park and Campground. At the moment, no other governmental entity has come forward with an interest in assuming any O&M responsibilities at the California Nursery site, beyond the Alameda County Water District's interest in the water resources under the property.
- Partnerships with for-profit companies could take place at a number of different scales. At the large end of the spectrum; a retail nursery operator who would lease the entire site and resume commercial nursery operations would be in keeping with the historic use of the site.

On the other hand, such a single large user might conflict with historic preservation goals, and could dramatically limit public access. A smaller user requiring only a subset of the site for commercial purposes could be a possibility, however. At the small end of the spectrum; for-profit companies that provide services to park visitors such as food and beverage or entertainment activities could be potential concessionaires that not only would enliven the park, but generate some revenue to help offset ongoing park carrying costs.

- There are a few instances where a new non-profit entity has been created specifically to take on operating and maintenance functions on behalf of a public park, serving essentially as a master tenant. The creation of the Presidio Trust to manage the majority of the historic San Francisco Presidio on behalf of the National Park Service is one such example. In that case, however, the underlying asset was large, diverse, and some of the most valuable real estate in the country, which made it easier to create a new self-sustaining organization from scratch.
- A much more common business model is to identify existing non-profit organizations with congruent goals and objectives that can be attracted to a public site, and in exchange for the rights to utilize some portion of the land and facilities, they are able to provide public services and operating and maintenance support, either in-kind or through cash lease payments. An example of this business model would be the attraction of NatureBridge (formerly the Yosemite Institute) to the Golden Gate National Recreation Area to take over and maintain a campus of historic barracks buildings and provide environmental education programs for school groups.

Ideas for Individual Land Uses

In no particular order, a variety of land uses could make sense for inclusion at some point in time for an alternative development concept within the California Nursery Historical Park. These are described below, with some estimates of revenue generating potential being made where appropriate.

- **A retail nursery tenant.** Assuming it would be undesirable to turn over the entire 20-acre site to a single nursery operator, it might still be possible to turn over a subset of the site for such a commercial operation, which could generate a revenue stream for the rest of the Park. To avoid any “gift of public resources,” the commercial tenant would need to pay a fair market rent for use of park property. Although subject to an individual negotiation, such an ongoing rent payment is typically established as a percentage of the fair market value of the land being used as established through a formal appraisal. Assuming an appropriate retail nursery tenant could create a viable operation on a site of say 5 acres, a quick examination of recent land sales activity in Fremont and the surrounding area reveals the following indicators of sales value. Large lots zoned for agriculture only could potentially be purchased for as low as

\$100,000 per acre. On the other hand, a commercial nursery operator would require a site that is conducive to retail operations as well as having an open agricultural character. This is more comparable to a site in an industrial zone where some retail service is also allowed. While such industrial properties could be \$1 million per acre or more, it appears that some sites have traded for approximately \$500,000 per acre in the market area. Land zoned for residential uses at the densities developed in the area immediately surrounding California Nursery would likely go for much more than \$1 million per acre in the Niles area of Fremont. Percentage ground lease rents in the Bay Area have traditionally been in the range of approximately 8% to 11% per year of appraised property value. In order to provide a rough estimate of revenue potential, a 5-acre piece of California Nursery is assumed to be leased for 10% per year for land valued at \$500,000 per acre, yielding an annual revenue stream from the nursery operator of \$250,000 per year. (As a double check on this estimate, note that retail space in the Alvarado-Niles area of Fremont tends to rent for approximately \$24 per square foot per year, and thus the \$250,000 per year ground lease payment would be roughly equivalent to renting a modest 10,000 square foot retail space with a parking lot for a garden center.)

- **Food and beverage concessions.** Food and beverage operations can provide a welcome service to park visitors, and may be an appropriate land-use to consider within the California Nursery site. Although there are examples of permanent restaurants that have managed to survive in park settings, they are notoriously difficult to operate profitably due to the typically intense seasonality or weekend-weekday patterns of use in recreational park settings. For this reason, the most likely food and beverage uses that would be included at California Nursery would be temporary installations, which might only be operating in the park on high volume weekend days, or during special events. These could range in scale from ice cream pushcarts to food trucks. Ample precedents exist for charging food and beverage operators for the privilege of setting up even temporarily within a public park, and in fact some fair market charges should be levied in order to avoid any gift of public resources. Due to the short term and temporary nature of these business opportunities, however, the charges tend to be relatively low, amounting to perhaps a few hundred dollars per month for each concessionaire allowed to operate.
- **Food and beverage within a cultural institution.** One of the few places where a food and beverage operation may be more permanent is for a museum café or similar visitor service establishment that could be embedded within a larger cultural institution that could become housed in the park. These have become a standard means of generating revenue, although not for the underlying landlord, but rather for the cultural institution itself.

- **Community gardens.** In recent years, various areas of the California Nursery site have been used by different community groups to grow plants, often in raised beds, and volunteer members of the community have been maintaining the flower beds near the great lawn at the entrance to the site. Community gardens in one form or another could be a logical use for a portion of the site, and are consistent with the historical nursery theme. There will be costs associated with community garden uses for materials, supplies, water and other utilities, and an organizing entity may charge community members for garden plots and hold plant sales and other fundraisers in order to cover the organization's costs. It may also be appropriate to expect community gardens to help defray costs of O&M for the larger park, but it is unlikely that community garden uses would generate so much revenue that they would be able to pay significant land rents to the City. On the other hand, they may be able to maintain at least their own areas and some of the surroundings through volunteerism.
- **Event rentals.** Special events are so diverse in terms of size, content, and profitability as to defy classification. Depending upon the types of spaces, facilities, and amenities that are readily available at a park site, the special events that can take place within a park setting are limited only by the creativity of the event planners. Special events can be planned and produced by governments, nonprofit organizations, for-profit companies, and private families and individuals. Perhaps the most common and classic event that can be appropriate in a park setting is a wedding. This single class of reoccurring event can become an ongoing revenue generator for a park, even if only outdoor spaces are available. It makes sense to plan for hosting some scale of special events within the California Nursery site. As will be discussed further below, special events can also be an interim use during early phases of park buildout. Once a specific space is defined in the plans and some understanding of the supporting infrastructure is available, it will be possible to estimate the revenue potential for different event spaces that could be included in California Nursery. Note also, that it has become standard practice for museums and other cultural institutions to plan event spaces into their campuses in order to generate revenues, although again, in those instances the revenues are designed to flow to the cultural institution, and not to the underlying landlord.
- **Educational component.** Given the authentic history of the California Nursery site and the connection to the science of agriculture within the state, utilizing the resources of the Historical Park for educational programs that satisfy the curriculum of California schools seems to be a natural fit. It is customary for the providers of these types of programs to charge nominal amounts of money per student or per class for these experiences. Although often paid for by school districts or parent associations, rather than by individual families, there is revenue associated with educational programming. On the other hand, the business

model of the provider will determine if revenue from educational programs supports only the production of the educational content itself, or if some portion of the revenue is available to maintain the underlying historical asset. As was discussed under business models above, the most likely scenario would be that educational programming would be provided through a nonprofit organization that may be essentially a tenant on the California Nursery site, and that entity would need to cover its own costs first before it could contribute to ongoing operating and maintenance support for the City's park. As with community gardens, it may be appropriate to expect the non-profit education provider to help defray costs of O&M for the larger park. Also note, however, that while significant cash revenues may not be forthcoming from educational programs on the site, a part of the program may involve participants doing plant irrigation, propagation and other maintenance activities that may help support the park through in-kind services.

Many educational programs can be accomplished entirely in an outdoor setting, but some development of structures could support expansion of the educational component. At this time, the number of children that can be brought to the site at any one time is limited by the number of restrooms, and development of more restrooms in the park would be beneficial. Indoor classroom space could also support a more reliable year-round educational program.

- **History museum.** Another natural nonprofit activity that would be consistent with the Historical Park would be some form of history museum. This could be operated by the same nonprofit organization that provides educational program, or it could be a different institution entirely. It could also be focused primarily on the plant materials and outdoor spaces, e.g., a form of botanical garden, but more likely the focus would include the historic farm equipment and other artifacts that would require indoor spaces and control of some buildings on the site. History museums, like virtually all museums in the country, tend to require ongoing subsidies in order to survive. Although a museum with extraordinary content can get away with charging admission, and most generate ancillary revenues from event rentals and retail/restaurant concessions, most such institutions only cover a portion of their operating costs through earned revenues. Philanthropic giving and periodic capital campaigns are standard requirements for history museums. It is unlikely that a history museum would pay significant cash lease payments to the City to occupy some or all of the park, although it is quite possible that the institution could take responsibility for the O&M costs of whatever buildings they are allowed to occupy and roll them into their larger operating budgets.

Clusters of Uses to Form Alternative Development Concepts

While a wide variety of individual land uses could potentially take place within the large, 20-acre, California Nursery site, some may conflict with others or feel out of place. Part of the planning exercise undertaken by the PGA Design team is to assemble collections of land uses that are mutually supportive, thematically consistent, and hopefully financially self-supporting in their combination. Once formulated, the appropriate unit of analysis for financial cost and revenue projections is the assembled alternative, as will be presented in the next section of this Financial Report. The most important analysis will be to focus on the steady-state financial situation once each alternative achieves the full build out envisioned.

Phasing and Interim Uses

Neither the City of Fremont nor any other candidate tenant organization currently has a meaningful capital budget set aside with which to develop new facilities and amenities on the California Nursery site. While a creative vision may very well attract capital funding for exciting new projects, there will clearly be some years before any new end state for the park is realized. During interim years, it will still be to the City's advantage to provide for activities and land uses within the park, not only to be "friend raising" and building a political constituency, but also for fund raising by generating revenues on an ongoing basis during interim periods.

The most immediate interim phase will likely be a slow evolution from the situation that exists today. At the moment, most of the buildings on the site are essentially in mothballs, and the trees are in need of more water and attention, but there are substantial open spaces that could accommodate some activities with minimal improvements. One strategy would be to improve landscaped environments first, before incurring the relatively larger costs of upgrading or constructing buildings. In essence, a series of "outdoor rooms" could be created which would support activities ranging from family picnics to large special weekend events with designated overflow parking areas, portable restrooms, tents and booths as necessary, and specific areas for relatively intense gatherings of people. Community festivals, food and beverage oriented events, fairs, and even large private weddings would be candidate events to take place in one or more of the outdoor rooms created in the park.

Large weddings of 200 or even 400 people are obviously expensive events. While most of the costs of such an event go to the suppliers of food and beverage, live music, tables and chairs and their set up, etc., it is still possible for the hosting venue to realize basic rental fees of \$2,000-\$4,000 per wedding. In venues that are known to have highly desirable outdoor features, multiple weddings per day can be attracted during summer weekends. It is possible that a carefully designed outdoor wedding space (or two or three) on the site could generate \$100,000-\$200,000 per year for the City.

Given the diversity of Fremont's population, outdoor venues on the site that accommodate different cultural practices could be advantageous in the marketplace. For example, large Indian weddings require a fire as part of the ceremony, include a preference for the groom to arrive on a white horse, and may take place over multiple days.

While development of a themed set of land uses over a number of years may slowly occupy more and more of the park, in the initial years the 20-acre site might be able to host a few very large community events. As an exercise in pushing the outer boundaries of what such an event might look like, a community festival could bring to California Nursery:

- Parking for 1,000 cars onsite in temporary fields (say 8 acres at 125 cars/acre).
- Still leave $\frac{1}{4}$ of the site open for circulation.
- One or two areas totaling 20-30 specialty food vendors.
- 4 to 6 stages in various areas throughout the site (with seating ranging from 100 to 1,000 in different sized venues).
- Beer and wine garden area.
- Rows of booths for non-profit groups, merchants, public agency outreach, etc.
- At 3 people / car average, be able to host 3,000 Persons At One Time (PAOT) during the event.
- Over a 3-day festival, bring **“10,000 people to California Nursery!”**

IV. Financial Projections for Alternatives

As part of the Phase 1 Master Plan two alternatives were formulated for presentation and discussion in Workshop #2. “Option 1” has the fewer improvements of the two and also has a variation, “Option 1A.” “Option 2” is a more expensive alternative which will accommodate more activities and more people at the same time. Projections of ongoing revenues and O&M costs of these options are discussed below. There will also be significant one-time capital costs of developing the park, which are discussed elsewhere in the PGA Team materials prepared by Leverton & Associates, and will be in the range of \$10 to \$15 million for Option 1 and 1A, and \$20 to \$25 million for Option 2.

Option 1

Financial flows of revenues and costs are influenced by two major factors:

1. What types of usable spaces are created within the park, and
2. Who has the rights to use those spaces, including who gets to collect any revenues from activities taking place within those spaces (i.e., the business model).

Table 5 presents an analysis of spaces within the park for Option 1, and is keyed to the graphic plan developed by PGA Design starting in the upper left corner of the plan and proceeding clockwise around the park. For each significant cluster of spaces, the component use areas are separately described in terms of indoor vs. outdoor spaces, and with an estimate of the size of each space in square feet. Note these are essentially gross square footage areas, however, and in many cases the space usable by public participants will be somewhat smaller than the gross. For example, the new 3,200 square-foot multi-purpose classroom building proposed to be added to the complex near the Presidents House and the Packing Shed would likely include a small lobby, some restrooms, a storage room, and perhaps some hallway space, resulting in usable indoor classroom(s) that may be 1,600 to 2,000 square feet total. On the other hand, the 3,200 square feet of outdoor terraces associated with the classroom building might be almost entirely usable space.

In order to discuss financial flows derived from the spaces further, some assumptions must be made about the business models employed and the nature of the entities who are organizing the use of these spaces within the park. The basic assumption made here is that one or more non-profit organizations will take responsibility for the majority of the educational and historical/cultural activities taking place on the California Nursery site. Under this scenario, one nonprofit group could be focusing on the education component, while another one focuses on the historical artifacts associated with the site, or perhaps these could be combined. Community gardens are shown as a use in Option 1, which would likely involve yet another nonprofit group responsible for that specific use in that area.

Table 5 - Option 1 Analysis of Park Spaces

Option 1 NAMED SPACES IN THE PLAN Spaces with Revenue Potential	Indoor / Outdoor	Usable Size in sq.ft.	Non-Profit Tenant Uses	Potential as Venues; & Example Events
OFFICE - GREAT LAWN				
Great Lawn	Outdoor	16,500	Environ. Ed. Museum Exhibits Classroom	Outdoor Capacity 50 - 200 Weddings, Other Priv. Events
Office	Indoor	1,972		
Women's Changing Room	Indoor	185		
Paved Area West of Office	Outdoor	2,625		
CAFE - RETAIL SPACE AT PARK ENTRY				
Retail Space	Indoor	1,800	Revenue Generating Concessions	Café + Terrace Capacity for Event Outdoors 100 - 300
Café	Indoor	1,800		
Café Seating in Octagonal Lath	Outdoor	4,375		
Terrace between Retail and Café	Outdoor	3,150		
MULTI-USE MEADOW				
Largest Open Space	Outdoor	40,800	Outdoor Environmental Education	Outdoor Capacity 1,000 - 3,000 Community Festivals
Adjoining Open Space #1	Outdoor	26,000		
Adjoining Open Space #2	Outdoor	13,200		
Total Multi-Use Meadow Area	Outdoor	80,000		
PRESIDENT'S HOUSE – PACKING SHED – MULTI-PURPOSE/CLASSROOM BUILDING COMPLEX				
President's House	Indoor	1,831	Environ. Ed. Museum Exhibits Classrooms Historical Demonstrations	Indoor/Outdoor 100 - 300 Weddings, Meetings, Classes, Other Priv. Events
Packing Shed	Indoor	3,855		
New Structure to Display Machinery	Indoor	2,310		
New Multi-Purpose/Classroom	Indoor	3,200		
2 Terraces with Classroom	Outdoor	3,200		
Open Space in Complex Center	Outdoor	27,000		
COMMUNITY GARDENS & WATER TOWERS				
Community Gardens & Raised Beds	Outdoor	18,000	Community Gardens	
HISTORIC ORCHARD				
Expanded Orchard	Outdoor	18,000	Outdoor Environ. Ed.	
BOXED TREE FOREST				
Space within Boxed Forest	Outdoor	11,200	Outdoor Environmental Education	Outdoor Capacity 100 - 400 Weddings, Other Priv. Events
OPEN SPACE MEADOW, LATH STRUCTURE & ROP BUILDING				
ROP Building	Indoor	1,756	Outdoor	Teambuilding Field for Group Picnics
Lath Shade Structure	Outdoor	3,000	Environmental	
Open Space Meadow	Outdoor	13,200	Education	
PICNIC AREA				
Large Family / Group Picnic Area	Outdoor	54,950		Group Picnics 50 - 250
VALLEJO ADOBE				
Adobe	Indoor	1,062	Outdoor Environmental	Indoor/Outdoor 50 - 90 Weddings, Other Priv. Events
Outdoor Garden within Oval Path	Outdoor	2,625	Education	
Option 1A				
AMPHITHEATER	Outdoor	6,050	Outdoor Environmental Education	Outdoor Capacity 100 - 300 Performing Arts

Source: Land Economics Consultants.

The fourth column of Table 5 presents a possible menu of uses by these nonprofit entities for the different subareas in the Option 1 plan. Much of the site is highly conducive to outdoor environmental education, which could include agricultural and botanical/plant nursery themes, as well as other science education, and of course California history of all eras. Furthermore, the presumption is that the Presidents House and the Packing Shed would be used primarily for the exhibition and curating of historical artifacts under Option 1. The Office near the Great Lawn might also be used for historical exhibits, but could also be used for indoor classroom space, meetings and other flexible uses supporting the nonprofit mission. The restrooms in the Office building would need to support a variety of activities in the area, including occasional use of the Great Lawn and outdoor spaces adjacent to the office.

Historically, the Great Lawn was much larger and hosted huge outdoor events. Outdoor banquets were held there, and it was used heavily during an annual Tulip Festival that brought as many as 100,000 people to the 400+ acre California Nursery. As portions of the larger nursery were sold off over the years, Niles Boulevard was built, bisecting the historical Great Lawn and creating the much smaller lawn that exists today. Under Option 1, the current Great Lawn would be screened more heavily and buffered somewhat for sound by new plantings along Niles Boulevard and framed by the restored rose garden, making the lawn area more private and more conducive to weddings and other outdoor-only events.

The café and retail space at the park entry could be operated by a private, for-profit concessionaire, perhaps paying lease revenue directly to the City as the landlord. An alternative might be that the retail space could be managed and programmed by one or more of the nonprofit organizations on site as a means of generating revenue for their own programs. The retail space could be selling plant materials associated with the community gardens, or science and education related materials, or books and historical themed items consistent with California Nursery's history. Similarly, the café could be operated as a subtenant to a nonprofit group, analogous to a Museum Café supporting an historical institution.

The last column in Table 5 presents an analysis of how these same subareas within the park could be used for more unique special events. Once specific areas within the park have already been developed to serve other purposes, such as historical preservation and educational programming, the marginal costs of using the same spaces for occasional special events during off hours will be low, and the relatively intense activity during a special event can create perhaps the most significant net revenue flow within the park. Due to the great diversity and different characters of spaces within the park, a variety of unique venues can be created with a range of people-handling

capacities. Approximately 8 to 10 different venues may be readily identified (see the last column of Table 5). For a private family reunion or a smallish wedding under 100 people, the venues that might be appropriate within California Nursery could include the Office-Great Lawn area, the Vallejo Adobe, or a group site within the Picnic Area. Larger outdoor weddings or other food and beverage events could be staged in such areas as the Presidents House-Packing Shed-Multipurpose Building Complex, the Boxed Tree Forest, or by taking over the café and its terrace. Significantly larger outdoor events, such as a community festival, could take place in the Multi-Use Meadow area.

Here again, a variety of different business models could be employed to attract and produce special events. Special events could be handled by a nonprofit master tenant on the site, much as history museums today will often rent out parts of their facilities for special events during off hours to enhance their revenues. In another business model, the City could handle the marketing and event production services in-house with City staff. In a third business model, a private events production company could market and produce special events on the site under a contract with the City, and in coordination with the nonprofit entities active on the site.

It will be impossible to accurately forecast net revenues to the City of Fremont from all of the above activities until the business models have been determined, and until actual financial terms have been agreed to with the various participants. But given that the ongoing municipal operating and maintenance costs for the park could be on the scale of \$250,000 per year for just the existing buildings and landscape elements, it is useful to estimate the gross revenue potential, regardless of which entity on site it first flows to.

Most nonprofit cultural, historical, and educational institutions can not cover even their own operating costs through earned revenues, and rely on annual giving campaigns to bridge the gap. A portion of annual funding often comes from Foundations with congruent missions, and capital campaigns are often undertaken for major improvements in facilities. For the nonprofit tenants of the site, the assumption made here is that while they may be asked to pay some rent for facilities they use or ground leases for sites within the park, the amounts the City will be able to collect are likely to be limited. It should be noted, however, that nonprofit entities could be providing other great public benefits for the City, such as bringing people to the California Nursery Historical Park, providing educational and cultural programs at cost, preserving and interpreting the unique history of the site, and providing spaces for public activities, both individual and group.

Other activities on the site could generate positive revenue flows. For example, a retail store of 1,800 square feet might achieve a gross sales in a park setting of perhaps \$200 per square foot per year (which would be considered low in most commercial settings), and would thus yield gross sales of about \$360,000 per year. Using a ratio of 10% of gross to estimate the cost of occupancy,

approximately \$36,000 per year could be available as rent payments. Note that where retail rents in the area around Niles might currently be approximately \$2.00 per square foot per month, this would equate to a lower rent of about \$1.67 per foot per month.

Similarly, the enclosed café might generate \$300 per square foot for the 1,800 square feet indoors, but perhaps only \$75 per square foot for the larger outdoor area under the lath octagon that would only be usable part of the time. Gross sales of approximately \$850,000 per year, and the somewhat lower occupancy ratio of 8%, would imply a revenue stream through rent payments of around \$70,000 per year. Thus, under a fairly optimistic scenario of significant utilization and activity in the park, these two small commercial enterprises could generate approximately \$100,000 per year to contribute towards support of the park or the programs taking place within it.

From special event uses there should be a net revenue that could flow to the City, or to other entities on site depending upon the business models being used. The only indoor space available under Option 1 would be the multi-purpose classroom building, and then only during weekend and off hours when it would not be used for educational/cultural purposes. All of the other spaces would be outdoors, perhaps augmented by temporary tenting or shade structures brought in by event producers. Using the baseline site rentals for an outdoor wedding for 50 to 200 people as an indicator, each event could net the park \$1,500 to \$2,500. Obviously, much larger events could command a higher payment, and small events something less. There are at least five good-weather months for outdoor activities in the Niles area. If approximately four time slots per week, including potentially two or more on Saturdays, could be made available for special events in the various outdoor locations throughout the site, 80 slots per season are available. With very active promotion and marketing perhaps 70% of these could be sold to user groups. At an optimistic average of \$2,000, such a pattern could produce \$100,000 per year in event site rentals. With a more pessimistic set of assumptions, corresponding to a \$1,000 average rental rate and only selling about 60% of the available time slots, a lower end of the range of about \$50,000 per year is established.

The conclusion from this exercise is that from a combination of special event activities throughout the various spaces and from commercial operation of a small complex near the entrance, it may be possible to defray some or all of the \$250,000 estimated annual carrying cost of the park through ongoing revenues under Option 1. The City may be left with some O&M burden to carry, however.

Option 1A

PGA Design has also formulated a slight variation on Option 1, which replaces one of the Multi-Meadows in the North East corner of the site with a small amphitheater. Envisioned to be about 6,000 square feet in this Option 1A, such a development could create a more unique outdoor venue that could provide seating for between 100 and 300 patrons to a wide variety of performing arts or

educational type staged events. Weddings and other private events might also use such a facility, which would add one additional special event rental facility to the park's inventory of venues. In Option 1A, an afternoon wedding could occur outdoors in the amphitheater followed by an indoor reception in the multi-purpose classroom building (augmented by the outdoor terraces around it).

Option 2

Table 6 presents a similar analysis of the spaces created by Option 2. Compared with Option 1, everything in Option 2 is a little richer, and a little bigger in terms of people-handling capacity. The parking lot just south of the main entrance to the site would be able to handle a few more cars. And the most significant difference is that space for a major new history museum is planned for the middle of the site. Once such a major new structure is developed, which could fit into Option 2 as either a 9,000 square foot one-story building or an 18,000 square foot two-story museum, then many of the other historical buildings on the site become available for indoor special event use, greatly expanding the range and times when other revenue-producing uses could be accommodated in the park.

Again, proceeding clockwise around the plan diagram, the Office and Great Lawn area would be similar to that in Option 1, but would add a roofed and paved area of approximately 2,600 square feet west of the Office, and a new restroom and kitchen building to the back of the Office. With additional restrooms and other support spaces, that area would be able to handle a significantly larger event attendance than was the case in Option 1, again approaching the "Great Lawn" event space of the past.

Option 2 also has a Café and Terrace near the entry, but would not include a retail store. The Terrace is also somewhat smaller than what was envisioned in Option 1, and thus, the revenue potential for this complex alone would be somewhat reduced over Option 1. On the other hand, virtually all museums today include some form of museum store, and a retail space along with its gross revenue potential is likely to be included in the museum development program.

The Community Gardens would be in a different location in Option 2, but as with Option 1 these garden spaces are highly specialized, and would not constitute any other type of event venue.

The complex including the President's House, Packing Shed, and a new Multiuse Classroom building would create one of the more significant venues for special events on the site, just as it did under Option 1. Under Option 2, however, the classroom building is proposed to be 2,400 square feet rather than 3,600, and as such would command a somewhat lower event rent due to its smaller size.

The single largest outdoor space in Option 2 that could be programmed for community festivals and other such large events would be the Long Meadow at approximately 31,500 square feet.

Table 6 -- Option 2 Analysis of Park Spaces

NAMED SPACES IN THE PLAN Spaces with Revenue Potential	Indoor / Outdoor	Usable Size in sq.ft.	Non-Profit Tenant Uses	Potential as Venues; & Example Events
OFFICE - GREAT LAWN				
Great Lawn	Outdoor	16,800	Environ. Ed. Museum Exhibits Classroom	Outdoor Capacity 50 - 500 Weddings, Receptions, Other Priv. Events
Office	Indoor	1,972		
Women's Changing Room	Indoor	185		
New Restroom & Kitchen Building	Indoor	800		
Paved Area West of Office	Outdoor	2,625		
CAFÉ AT THE PARK ENTRY				
Café	Indoor	1,800	Concession Revenue	Indoor/Outdoor 50 - 150
Terrace/Patio	Outdoor	1,800		
COMMUNITY GARDENS				
Community Gardens & Raised Beds	Outdoor	24,000	Community Gardens	
PRESIDENT'S HOUSE – PACKING SHED – MULTI-PURPOSE/CLASSROOM BUILDING COMPLEX				
President's House	Indoor	1,831	Environ. Ed. Museum Exhibits Classrooms Historical Demonstrations	Indoor/Outdoor 100 - 200 Weddings, Classes, Other Priv. Events
Packing Shed	Indoor	3,855		
New Multi-Purpose/Classroom	Indoor	2,400		
Terrace with Classroom	Outdoor	2,400		
Open Space in Complex Center	Outdoor	27,900		
OPEN SPACE MEADOW & WATER TOWERS				
Long Meadow	Outdoor	31,500	Outdoor Environ. Ed.	Outdoor Capacity 500 - 1,500 Community Festivals
Enclose Base of Tower for Office	Indoor	400		
HISTORIC ORCHARD, AMPHITHEATER & ROP BUILDING				
Expanded Orchard	Outdoor	18,000	Outdoor Environmental Education	Outdoor Capacity 500 - 1,000 Performing Arts
ROP Building	Indoor	1,756		
Amphitheater	Outdoor	13,600		
BOXED TREE FOREST				
Space within Boxed Forest	Outdoor	11,200	Outdoor Environmental Education	Outdoor Capacity 100 - 400 Weddings, Other Priv. Events
INTERPRETIVE SPINE				
Wedge Shaped Patio at Terminus	Outdoor	5,000	Outdoor Environmental Education	Outdoor Capacity 100 - 250 Outdoor Classes
Lath Shade Structure	Outdoor	5,000		
PICNIC AREA				
Large Family / Group Picnic Area	Outdoor	63,350		Group Picnics 50 - 250
VALLEJO ADOBE				
Adobe	Indoor	1,062	Outdoor Environmental Education	Indoor/Outdoor 50 - 90 Weddings, Other Priv. Events
Outdoor Garden within Oval Path	Outdoor	2,625		
Open Space Around Adobe	Outdoor	7,675		
HISTORY MUSEUM				
New One Story History Museum	Indoor	9,000	Outdoor Environmental Education	Event Capacity 100 - 300 In Museum
Grand Entrance Stone Walkways	Outdoor	16,450		

Source: Land Economics Consultants.

Another significant difference for venue development in Option 2 would be the creation of a larger outdoor amphitheater, of approximately 13,600 square feet in the south east portion of the site near the Historic Orchard. Depending upon the type of seating accommodated in this landscape element, such an amphitheater might be able to host 500 to 1,000 patrons. Ticketed performances of plays, concerts, and other performing arts may be possible at that scale, adding another dimension to revenue production.

The Boxed Tree Forest, the Picnic Area, and the Historic Adobe would all be very similar in size and functionality as Option 1. A new element in Option 2 would be the Interpretive Spine through the center of the park, and specifically the 5,000 square-foot patio under a lath shade structure at the terminus of the spine could create another interesting venue for outdoor education classes, and potentially for special event rentals on occasion.

As introduced above, the last and most distinguishing feature of Option 2 would be the development of a new History Museum building with a footprint of approximately 9,000 square feet. The Museum Building would presumably be developed and operated by a nonprofit organization with the capability of running such a museum. As is the case with most museums, the building would house a collection of historical artifacts attracting museum goers on a regular weekly schedule, but might also include occasional special events in the after-hours within the building's interior spaces. Most contemporary museums also include a museum store and a museum café within their building programs to augment their admission revenues and to provide services to their visitors.

As was discussed under Option 1, until the nonprofit and for-profit partners are identified, and until the terms of use and operating agreements are determined, it will be impossible to accurately project net revenues to the City derived from the park, but it is reasonable to expect that with larger and more nicely finished outdoor spaces, and with many more indoor spaces, the revenue potential for Option 2 will be greater than Option 1. Ongoing O&M costs will also be larger, however, reflecting the presence of more facilities on site. On the other hand, the most significant difference is the inclusion of the large museum building, and the presumption here is that whatever institution emerges that has the capability to develop such a major project will also have the resources to cover all its O&M costs.

As with Option 1, most of the spaces surrounding the museum throughout the Option 2 park could generate positive revenue flows. To start, the enclosed café might generate \$300 per square foot for the 1,800 square feet indoors, but perhaps only \$75 per square foot for the 1,800 square foot outdoor terrace/patio that would only be usable part of the time. Gross sales of approximately \$675,000 per year, and an occupancy ratio of 8%, would imply a revenue stream through rent payments of around \$54,000 per year.

Option 2 does not include the retail operation that was envisioned for Option 1, but it does include a much larger amphitheater. Revenues from the amphitheater might replace some of the revenue that Option 1 derived from the retail store near the entrance.

From special event uses there should be a significantly larger Option 2 net revenue that could flow to the City, or to other entities on site depending upon the business models being used. Using the baseline site rentals for a outdoor weddings but with the support of indoor spaces for preparation, receptions, food and beverage service, etc. for 100 to 200 people as an indicator, each event could easily net the park \$2,000 to \$3,000. As discussed under Option 1, much larger events could command a higher payment. Given at least five good-weather months for outdoor activities in the Niles area, and augmenting the outdoor season with smaller but more reliable indoor event spaces year round, the 80 time slots assumed available in Option 1 would expand to at least 120 in Option 2. With very active promotion and marketing perhaps 80% of these could be sold to user groups. At the optimistic \$3,000 end of the range, such a pattern could produce \$275,000 or more per year in event site rentals. With a more pessimistic set of assumptions, corresponding to the \$2,000 average rental rate and only selling about 60% of the available time slots, a lower end of the range of about \$140,000 per year is established.

Again, once the buildings and landscape elements that exist today are brought up to a standard supporting public use, the ongoing costs of operating and maintaining those buildings and landscape have been estimated to be approximately a quarter million dollars per year. New buildings and features in Option 2, such as the classroom building, amphitheater, and interpretive spine will add some to the O&M burden. Even so, the conclusion from this exercise is that from a combination of special event activities throughout the various spaces and from commercial operation of a small café complex near the entrance, it may be possible to meet or even exceed the annual carrying cost of the park through ongoing revenues under Option 2. Whether the park ultimately becomes “self-sustaining” from a general fund fiscal perspective will depend heavily on negotiations at every step in the development with the partners who will implement or operate components of the park plan, regarding who will be responsible for specific O&M tasks, and who will share in the revenue streams created.



Appendix G: Construction Cost Option 1 & 1A



California Nursery Master Plan

Opinion of Probable Construction Cost: Conceptual Submittal

09/25/14

ITEM NO.	PROJECT NAME	TOTAL COST
	OPTION 1:	
1	Nursery Avenue - Main Entry	192,559
2	Office - Great Lawn	517,891
3	Café - Retail Space at Park Entry	1,620,315
4	Multi-Use Meadow	51,843
5	Parking off Nursery Avenue	1,139,060
6	Northeast Corner - Secondary Entry	213,296
7	President's House - Packing Shed - Multi-Purpose/Classroom Building Complex	3,199,455
8	Interpretive Spine	196,262
9	Community Gardens & Water Towers	466,955
10	Open Space Meadow, Lath Structure & ROP Building	304,021
11	Historic Orchard	70,173
12	Boxed Tree Forest	132,792
13	Picnic Area	124,997
14	Vallejo Adobe	35,883
15	Irrigation (Backflow, controller, main lines, hose bibbs)	148,122
16	Utilities	296,244
	Option 1A	
1	Amphitheater	263,880
	TOTAL ESTIMATED CONSTRUCTION COST (2014)	8,973,747
	ADD - Architectural & Engineering fees, Permits & Fees & City Administration Costs (50%)	4,486,874
	TOTAL ESTIMATED PROJECT COST (2014)	13,460,621

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ITEM NO.	PROJECT NAME	TOTAL COST
	Notes:	
	Includes GC General Conditions, GC Overhead & Profit, Bonds & Insurances & Project Contingency (Design & Construction)	
	Excludes escalation (Based on current costs)	
	Notes - Opinion of Cost:	
	This opinion of cost shall be construed as an indefinite evaluation of cost based upon historical cost data	
	derived from similar projects, produced from written or drawn information provided during design stages	
	of a project. Since we have no control over: the cost of labor, material or equipment; or over the contractor's	
	method of determining his prices; or over competitive bidding or market conditions, we do not guarantee	
	the accuracy of such opinions as compared to contractor bids. This Opinion of Cost is intended to be	
	reflective of fair market value for the construction of a project. It is based on competitive bidding with a	
	minimum of five (5) bids from general contractors and a minimum of three (3) sub-contractor bids per trade.	
	A bidding market that is not stable and a fewer number of bidders may result in higher bids. Labor	
	rates are based on a Prevailing Wage contract.	

LEVERTON & ASSOCIATES LLC							
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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
CONSTRUCTION COST ITEM MARK-UP (COMPOUNDED)							
	GC General Conditions	12.00%					
	GC Overhead & Profit	7.00%					
	Bonds & Insurances	3.00%					
	Project Contingency (Design & Construction)	20.00%					
	Escalation (2014 / Current Cost)	0.00%					
	TOTAL MARK-UP (COMPOUNDED)	48.12%					
OPTION 1:							
1	<u>Nursery Avenue - Main Entry</u>						
	Restore wooden gateway sign	1	LS	1,500.00	1,500	722	2,222
	Repair / replace security gate	1	LS	5,000.00	5,000	2,406	7,406
	Canary Island Date palms, 10' trunk ht	8	EA	10,000.00	80,000	38,498	118,498
	Nursery Avenue - patch & slurry seal existing asphalt road	10,800	SF	2.50	27,000	12,993	39,993
	Extension of Nursery Ave south - gravel path/road	5,500	SF	2.00	11,000	5,293	16,293
	Stabilized DG area at south end of gravel path/road	1,000	SF	5.50	5,500	2,647	8,147
	Total - Nursery Avenue - Main Entry						192,559
2	<u>Office - Great Lawn</u>						
	Office Building - Adaptive Reuse - Historical Displays:						
	Architectural Restoration	1,972	SF	75.00	147,900	71,173	219,073
	Maintain building - new painting						
	Accessibility - automatic door operator at double entry doors						
	Replace carpet with wood flooring						

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	New pendant lighting, uplighting & spot/task lighting						
	Restore existing restrooms						
	Changing Room						
	Architectural & Structural Restoration	185	SF	100.00	18,500	8,903	27,403
	Provide concrete foundation & slab on grade						
	Exterminate termites						
	Paint building, exterior & interior						
	Repair / replace damaged wood framing members						
	New plywood sheathing on interior face of wall framing						
	New wood sill plate & anchor bolts						
	Windmill						
	Treat wood rot with epoxies or replace rotted element	1	LS	1,500.00	1,500	722	2,222
	Prepare & paint structure	1	LS	1,000.00	1,000	481	1,481
	Great Lawn						
	Rehabilitate the display gardens	35,000	SF	1.00	35,000	16,843	51,843
	Great lawn - renovate lawn & replace irrigation	16,500	SF	3.00	49,500	23,821	73,321
	New accessible path defining lawn - colored concrete	2,200	SF	9.50	20,900	10,058	30,958
	Paved area west of the office - stabilized DG	2,625	SF	5.50	14,438	6,948	21,385
	Patch & slurry seal existing asphalt road	4,200	SF	2.50	10,500	5,053	15,553
	Paths, compacted earth	4,100	SF	1.50	6,150	2,960	9,110
	Transparent fence along Niles Boulevard	430	LF	75.00	32,250	15,519	47,769
	New shrubs & irrigation where park abuts residences	1	LS	7,500.00	7,500	3,609	11,109
	New trees, 15 gal, w/ irrigation	9	EA	500.00	4,500	2,166	6,666
	Total - Office - Great Lawn						517,891
	3 Café - Retail Space at Park Entry						
	Demolish Garden Store Building 1 & Building 2	2,468	SF	5.00	12,340	5,938	18,278
	Demolish covered area & covered central breezeway	2,554	SF	3.50	8,939	4,302	13,241

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	New retail space at entry	1,800	SF	225.00	405,000	194,895	599,895
	Concrete slab on grade & perimeter footings						
	Wood framed roof, plywood sheathing & roofing						
	Wood stud walls, plywood sheathing & board & batten siding						
	Reconstruct historic octagonal lath structure	4,375	SF	25.00	109,375	52,634	162,009
	New café / small restaurant within octagonal area	1,800	SF	275.00	495,000	238,205	733,205
	Terrace/patio between retail & café - colored & scored concrete	3,150	SF	15.00	47,250	22,738	69,988
	New trees, 15 gal, w/ irrigation	32	EA	500.00	16,000	7,700	23,700
	Total - Café - Retail Space at Park Entry						1,620,315
	4 Multi-Use Meadow						
	Large open space - misc seed/mulch, non irrigated	80,000	SF	0.25	20,000	9,624	29,624
	Accessible path from meadow to the President's House, Packing Shed & interpretive spine - asphalt path	3,000	SF	5.00	15,000	7,218	22,218
	Total - Multi-Use Meadow						51,843
	5 Parking Off Nursery Avenue						
	Parking area paving, asphalt	24,000	SF	6.00	144,000	69,296	213,296
	Gravel surface at parking stalls	16,000	SF	2.50	40,000	19,249	59,249
	High wood lath structure over the cars	32,000	SF	17.50	560,000	269,485	829,485
	Paths leading to other areas of the park - asphalt path	5,000	SF	5.00	25,000	12,031	37,031
	Total - Parking Off Nursery Avenue						1,139,060

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
6 North-East Corner - Secondary Entry							
	Secondary entry road & M-P/Classroom parking, asphalt paving	12,500	SF	6.00	75,000	36,092	111,092
	Additional parking along east property line, gravel surface	4,000	SF	2.50	10,000	4,812	14,812
	Additional palms - mix, 6' trunk ht	8	EA	6,000.00	48,000	23,099	71,099
	New trees, 15 gal, w/ irrigation	22	EA	500.00	11,000	5,293	16,293
	Total - North-East Corner - Secondary Entry						213,296
7 President's House, Packing Shed & Multi-Purpose/Classroom Building							
President's House - Adaptive Reuse - Historical Displays:							
	Architectural Restoration	1,831	SF	125.00	228,875	110,140	339,015
	Replace asphalt shingle roofing						
	Exterminate termites						
	Regrade around perimeter to avoid wood to soil contact						
	Replace missing roof rafter above east elevation						
	Replace missing knee braces						
	Repair interior vandalism damage						
	Clean & repair fireplace & hearth						
	Repair / replace damaged windows & glazing						
	Paint building, exterior & interior						
	Restore front porch to its original condition						
	Accessibility - provide ramp to front entry, 18' long						
	Install new wiring & new functional lighting						
	Add HVAC system, attic insulation & ceiling fans						
	Install window shades						
	Restore wood floors						
	Restore kitchen						
	Structural Upgrades	1,831	SF	35.00	64,085	30,839	94,924

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	Provide plywood roof sheathing						
	Replace damaged wood siding, framing & sheathing						
	Brace brick chimney						
	Provide new perimeter concrete spread footings & sill plate						
	New interior pad footings						
	New metal connectors between foundation & framing members						
	Underpin chimney pad as necessary						
	Provide new concrete stoop at entry stairs						
	Provide new plywood shear walls & hold downs						
	Surrounding Site:						
	Gardens & irrigation for demonstrations surrounding residence	15,000	SF	3.00	45,000	21,655	66,655
	New circular path surrounding the home, asphalt paving	2,500	SF	5.00	12,500	6,015	18,515
	New paths adjacent the home, stabilized DG	3,000	SF	5.50	16,500	7,940	24,440
	Packing Shed - Adaptive Reuse - Display Historic Artifacts						
	Architectural Restoration	3,855	SF	95.00	366,225	176,236	542,461
	Exterminate termites						
	Regrade around perimeter to avoid wood to soil contact						
	Replace corrugated metal roofing						
	Replace deteriorated wood & corrugated metal siding						
	Paint building, exterior & interior						
	Demolish shed to the east of the main structure						
	Open enclosed openings on the north & south walls						
	Provide new concrete floor slab & perimeter curb - stained						
	New lighting & user convenience power						
	Structural Upgrades	3,855	SF	35.00	134,925	64,929	199,854
	Reinforce / replace existing failing roof framing						
	Add new wood rafters between existing framing as required						
	Provide plywood roof sheathing						
	Provide all new wood stud wall framing & plywood sheathing						
	Provide new metal hold-downs, anchor bolts & shear connections						

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	Provide new steel roof framing at gable end						
	Open loading area - new concrete pad footings at posts						
	Open loading area - new cripple stud walls, hold downs & connections						
	Surrounding Site:						
	New secure structure to display vehicles & machinery	2,310	SF	140.00	323,400	155,627	479,027
	New paths adjacent the Packing Shed, stabilized DG	2,500	SF	5.50	13,750	6,617	20,367
	Path south of Packing Shed from the Secondary Entry Rd, asphalt	2,400	SF	5.00	12,000	5,775	17,775
	Multi-Purpose/Classroom Building						
	New M-P/Classroom building	3,200	SF	240.00	768,000	369,579	1,137,579
	Overhanging structure	1,600	SF	75.00	120,000	57,747	177,747
	New terrace	3,200	SF	15.00	48,000	23,099	71,099
	Site Area						
	Open space - misc seed/mulch, non irrigated	27,000	SF	0.25	6,750	3,248	9,998
	Total - President's House, Packing Shed & M-P/Classroom Bldg						3,199,455
	8 Interpretive Spine						
	Interpretive spine path south from the President's House to the						
	Boxed Tree Forest oval area, stabilized DG	12,000	SF	5.50	66,000	31,761	97,761
	Oval plaza at south end, stabilized DG	3,000	SF	5.50	16,500	7,940	24,440
	Interpretive material (allowance)	1	LS	50,000.00	50,000	24,061	74,061
	Total - Interpretive Spine						196,262
	9 Community Gardens & Water Towers						
	Community Gardens						
	Community gardens & hose bibb irrigation, raised beds	18,000	SF	2.00	36,000	17,324	53,324
	Fencing around gardens - wood / wire mesh	600	LF	55.00	33,000	15,880	48,880

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	New lath structure associated with the Community garden	1,375	SF	20.00	27,500	13,234	40,734
	New trees, 15 gal, w/ irrigation	21	EA	500.00	10,500	5,053	15,553
	New Tall Water Tower						
	New tall water tower	1	LS	175,000.00	175,000	84,214	259,214
	New surface adjacent the water tower, stabilized DG	1,500	SF	5.50	8,250	3,970	12,220
	Existing Water Tower Base						
	Stabilize base:						
	Replace missing wood members - column at N-E corner	1	LS	5,000.00	5,000	2,406	7,406
	Provide new connections between all members	1	LS	5,000.00	5,000	2,406	7,406
	New concrete foundations to separated wood from soil	1	LS	15,000.00	15,000	7,218	22,218
	Total - Community Gardens & Water Towers						466,955
10	<u>Open Space Meadow, Lath Structure & ROP Building</u>						
	Open Space Meadow						
	Open space meadow - misc seed/mulch, non-irragated	13,200	SF	0.25	3,300	1,588	4,888
	Paths, compacted earth	5,000	SF	1.50	7,500	3,609	11,109
	Lath Structure						
	New lath structure off the interpretive spine for shade	3,000	SF	20.00	60,000	28,873	88,873
	ROP Building - Adaptive Reuse - Archival Storage						
	Architectural Restoration	1,756	SF	60.00	105,360	50,702	156,062
	Clean & seal the concrete floor						
	Paint interior walls						
	Provide insulation & new ceiling drywall to the bottom of the trusses						
	Provide new HVAC						
	Structural:	1,756	SF	15.00	26,340	12,675	39,015
	Replace asphalt shingle roofing & repair damaged roof diaphragm						
	Install new sill plate washers						
	Surrounding Site:						

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	New paths adjacent the ROP Building, stabilized DG	500	SF	5.50	2,750	1,323	4,073
	Total - Open Space Meadow, Lath Structure & ROP Bldg						304,021
11	<u>Historic Orchard</u>						
	Expand historic orchard, add irrigation	18,000	SF	2.00	36,000	17,324	53,324
	New circular area in historic orchard, stabilized DG	1,250	SF	5.50	6,875	3,308	10,183
	Paths, compacted earth	3,000	SF	1.50	4,500	2,166	6,666
	Total - Historic Orchard						70,173
12	<u>Boxed Tree Forest</u>						
	Boxed Tree Forest						
	Replace existing trees that have failed, 24" box	6	EA	850.00	5,100	2,454	7,554
	Regrade existing informal footpath, compacted earth	3,700	SF	1.50	5,550	2,671	8,221
	New trees, 15 gal, w/ irrigation, north of forest	8	EA	500.00	4,000	1,925	5,925
	New Restroom Building						
	New restroom building (two single user unisex restrooms)	1	LS	75,000.00	75,000	36,092	111,092
	Total - Boxed Tree Forest						132,792
13	<u>Picnic Area</u>						
	Large family / group picnic area - misc seed/mulch, non-irrigated	54,950	SF	0.25	13,738	6,611	20,348
	New sinewy paths, compacted earth	8,700	SF	1.50	13,050	6,280	19,330
	Path south of picnic area, E/W to interpretive spine, stabilized DG	4,200	SF	5.50	23,100	11,116	34,216
	New trees, 15 gal, w/ irrigation	11	EA	500.00	5,500	2,647	8,147
	Picnic tables	10	EA	1,600.00	16,000	7,700	23,700

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	BBQ's	10	EA	550.00	5,500	2,647	8,147
	Trash receptacles	5	EA	650.00	3,250	1,564	4,814
	Benches	5	EA	850.00	4,250	2,045	6,295
	Total - Picnic Area						124,997
13	<u>Vallejo Adobe</u>						
	Adobe - Adaptive Reuse - Special Events facility						
	Patch minor spalls & cracks in adobe walls	1	LS	2,000.00	2,000	962	2,962
	Surrounding Site						
	Remove exstg fence	1	LS	500.00	500	241	741
	Restore gardens	2,625	SF	5.00	13,125	6,316	19,441
	Provide screening shrubs around non-historic restroom building	1	LS	5,000.00	5,000	2,406	7,406
	Paths, compacted earth	2,400	SF	1.50	3,600	1,732	5,332
	Total - Vallejo Adobe						35,883
14	<u>Irrigation</u>						
	Irrigation (Backflow, controller, main lines, hose bibbs)	1	LS	100,000.00	100,000	48,122	148,122
	Total - Irrigation						148,122
15	<u>Utilities</u>						
	New building utility connections (allowance)	1	LS	200,000.00	200,000	96,244	296,244
	Total - Utilities						296,244



Appendix H: Construction Cost Option 2



LEVERTON & ASSOCIATES LLC		
California Nursery Master Plan		
Opinion of Probable Construction Cost: Conceptual Submittal		
09/25/14		
ITEM NO.	PROJECT NAME	TOTAL COST
	OPTION 2:	
1	Nursery Avenue - Main Entry	432,665
2	Office - Great Lawn	1,053,205
3	Café at the Park Entry	883,814
4	Community Gardens	132,199
5	Parking off Nursery Avenue	1,433,823
6	Northeast Corner - Secondary Entry	204,409
7	History Museum	3,887,098
8	President's House - Packing Shed - Multi-Purpose/Classroom Building Complex	2,625,630
9	Interpretive Spine	684,547
10	Open Space Meadow & Water Towers	601,932
11	Historic Orchard, Amphitheater & ROP Building	918,343
12	Boxed Tree Forest	134,791
13	Picnic Area	140,624
14	Vallejo Adobe	66,275
15	Irrigation to Existing Trees	443,256
16	Utilities	370,306
	TOTAL ESTIMATED CONSTRUCTION COST (2014)	14,012,916
	ADD - Architectural & Engineering fees, Permits & Fees & City Administration Costs (50%)	7,006,458
	TOTAL ESTIMATED PROJECT COST (2014)	21,019,374

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ITEM NO.	PROJECT NAME	TOTAL COST
	Notes:	
	Includes GC General Conditions, GC Overhead & Profit, Bonds & Insurances & Project Contingency (Design & Construction)	
	Excludes escalation (Based on current costs)	
	Notes - Opinion of Cost:	
	This opinion of cost shall be construed as an indefinite evaluation of cost based upon historical cost data	
	derived from similar projects, produced from written or drawn information provided during design stages	
	of a project. Since we have no control over: the cost of labor, material or equipment; or over the contractor's	
	method of determining his prices; or over competitive bidding or market conditions, we do not guarantee	
	the accuracy of such opinions as compared to contractor bids. This Opinion of Cost is intended to be	
	reflective of fair market value for the construction of a project. It is based on competitive bidding with a	
	minimum of five (5) bids from general contractors and a minimum of three (3) sub-contractor bids per trade.	
	A bidding market that is not stable and a fewer number of bidders may result in higher bids. Labor	
	rates are based on a Prevailing Wage contract.	

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
CONSTRUCTION COST ITEM MARK-UP (COMPOUNDED)							
	GC General Conditions	12.00%					
	GC Overhead & Profit	7.00%					
	Bonds & Insurances	3.00%					
	Project Contingency (Design & Construction)	20.00%					
	Escalation (2014 / Current Cost)	0.00%					
	TOTAL MARK-UP (COMPOUNDED)	48.12%					
OPTION 2:							
1	<u>Nursery Avenue - Main Entry</u>						
	Restore wooden gateway sign	1	LS	1,500.00	1,500	722	2,222
	Repair / replace security gate	1	LS	5,000.00	5,000	2,406	7,406
	Canary Island Date palms, 10' trunk ht	8	EA	10,000.00	80,000	38,498	118,498
	Canary Island Date palms, 6' trunk ht	24	EA	6,000.00	144,000	69,296	213,296
	Nursery Avenue - patch & overlay existing asphalt road	10,800	SF	4.50	48,600	23,387	71,987
	Extension of Nursery Ave south - gravel path/road	6,500	SF	2.00	13,000	6,256	19,256
	Prominent element - donated item	1	LS	-	-	0	-
	Total - Nursery Avenue - Main Entry						432,665
2	<u>Office - Great Lawn</u>						
	Office Building - Adaptive Reuse - Event Venue:						
	Architectural Restoration	1,972	SF	100.00	197,200	94,897	292,097
	Maintain building - new painting						
	Accessibility - automatic door operator at double entry doors						

LEVERTON & ASSOCIATES LLC							
California Nursery Master Plan							
Opinion of Probable Construction Cost: Conceptual Submittal							
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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	Replace carpet with wood flooring						
	Window treatments						
	New pendant / period lighting & speakers						
	HVAC system upgrades						
	Restore existing restrooms						
	Restrooms & Kitchen Building						
	New restrooms & kitchen building	800	SF	300.00	240,000	115,493	355,493
	Changing Room						
	Architectural & Structural Restoration	185	SF	100.00	18,500	8,903	27,403
	Provide concrete foundation & slab on grade						
	Exterminate termites						
	Paint building, exterior & interior						
	Repair / replace damaged wood framing members						
	New plywood sheathing on interior face of wall framing						
	New wood sill plate & anchor bolts						
	Windmill						
	Treat wood rot with epoxies or replace rotted element	1	LS	1,500.00	1,500	722	2,222
	Prepare & paint structure	1	LS	1,000.00	1,000	481	1,481
	Great Lawn						
	Rehabilitate the display gardens	35,000	SF	1.00	35,000	16,843	51,843
	Great lawn - renovate lawn & replace irrigation	16,800	SF	3.00	50,400	24,254	74,654
	New accessible road / paths - colored concrete	8,000	SF	9.50	76,000	36,573	112,573
	Paved area west of the office - colored concrete	2,625	SF	9.50	24,938	12,000	36,938
	New paths adjacent, stabilized DG	2,500	SF	5.50	13,750	6,617	20,367
	Transparent fence / wall along Niles Boulevard	430	LF	75.00	32,250	15,519	47,769
	New shrubs along Niles Blvd & where park abuts residences	1	LS	15,000.00	15,000	7,218	22,218
	New trees, 15 gal, w/ irrigation	11	EA	500.00	5,500	2,647	8,147
	Total - Office - Great Lawn						1,053,205

California Nursery Master Plan

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
3 Café at the Park Entry							
	Demolish Garden Store Building 1 & Building 2	2,468	SF	5.00	12,340	5,938	18,278
	Demolish covered area & covered central breezeway	2,554	SF	3.50	8,939	4,302	13,241
	New café / small restaurant	1,800	SF	275.00	495,000	238,205	733,205
	Terrace/patio between - colored & scored concrete	1,800	SF	15.00	27,000	12,993	39,993
	Parking area paving, asphalt	5,400	SF	6.00	32,400	15,592	47,992
	Gravel surface at parking stalls	4,200	SF	2.50	10,500	5,053	15,553
	New trees, 15 gal, w/ irrigation	21	EA	500.00	10,500	5,053	15,553
	Total - Café at the Park Entry						883,814
4 Community Gardens							
	Community gardens & irrigation, raised beds	24,000	SF	2.00	48,000	23,099	71,099
	Fencing around gardens - wood / wire mesh	750	LF	55.00	41,250	19,850	61,100
	Total - Community Gardens						132,199
5 Parking Off Nursery Avenue							
	Parking area paving, asphalt	25,000	SF	6.00	150,000	72,183	222,183
	Gravel surface at parking stalls	20,000	SF	2.50	50,000	24,061	74,061
	High wood lath structure over the cars	39,000	SF	17.50	682,500	328,434	1,010,934
	Paths leading to other areas of the park - colored concrete	9,000	SF	9.50	85,500	41,145	126,645
	Total - Parking Off Nursery Avenue						1,433,823

LEVERTON & ASSOCIATES LLC							
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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
6 North-East Corner - Secondary Entry							
	Secondary entry road & M-P/Classroom parking, asphalt paving	10,500	SF	6.00	63,000	30,317	93,317
	Additional parking along east property line, gravel surface	6,000	SF	2.50	15,000	7,218	22,218
	Additional palms - mix, 6' trunk ht	8	EA	6,000.00	48,000	23,099	71,099
	New trees, 15 gal, w/ irrigation	24	EA	500.00	12,000	5,775	17,775
	Total - North-East Corner - Secondary Entry						204,409
7 History Museum							
	New one-story history museum	9,000	SF	250.00	2,250,000	1,082,750	3,332,750
	Grand entrance - stone walkways / ornamental plantings & hedges	16,450	SF	20.00	329,000	158,322	487,322
	New paths adjacent the museum, colored concrete	3,500	SF	9.50	33,250	16,001	49,251
	New trees, 15 gal, w/ irrigation, entry & south	24	EA	500.00	12,000	5,775	17,775
	Total - History Museum						3,887,098
8 President's House, Packing Shed & Multi-Purpose/Classroom Building							
President's House - Adaptive Reuse - Events Space:							
	Architectural Restoration	1,831	SF	150.00	274,650	132,168	406,818
	Replace asphalt shingle roofing						
	Exterminate termites						
	Regrade around perimeter to avoid wood to soil contact						
	Replace missing roof rafter above east elevation						
	Replace missing knee braces						
	Repair interior vandalism damage						
	Clean & repair fireplace & hearth						
	Repair / replace damaged windows & glazing						

California Nursery Master Plan

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	Paint building, exterior & interior						
	Restore front porch to its original condition						
	Accessibility - provide ramp to front entry, 18' long						
	Install new wiring & new period lighting						
	Add HVAC system, attic insulation & ceiling fans						
	Install window shades						
	Restore wood floors						
	Restore / upgrade kitchen						
	Structural Upgrades	1,831	SF	35.00	64,085	30,839	94,924
	Provide plywood roof sheathing						
	Replace damaged wood siding, framing & sheathing						
	Brace brick chimney						
	Provide new perimeter concrete spread footings & sill plate						
	New interior pad footings						
	New metal connectors between foundation & framing members						
	Underpin chimney pad as necessary						
	Provide new concrete stoop at entry stairs						
	Provide new plywood shear walls & hold downs						
	Surrounding Site:						
	Gardens & irrigation for demonstrations surrounding residence	15,000	SF	3.00	45,000	21,655	66,655
	New paths adjacent the home, colored concrete	3,000	SF	9.50	28,500	13,715	42,215
	Packing Shed - Adaptive Reuse - Display Historic Pick-ups & Machinery						
	Architectural Restoration	3,855	SF	145.00	558,975	268,991	827,966
	Exterminate termites						
	Regrade around perimeter to avoid wood to soil contact						
	Replace corrugated metal roofing						
	Replace deteriorated wood & corrugated metal siding						
	Paint building, exterior & interior						
	Demolish shed to the east of the main structure						
	Open enclosed openings on the north & south walls						

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	Provide new concrete floor slab & perimeter curb - stained						
	New lighting & user convenience power						
	Structural Upgrades	3,855	SF	35.00	134,925	64,929	199,854
	Reinforce / replace existing failing roof framing						
	Add new wood rafters between existing framing as required						
	Provide plywood roof sheathing						
	Provide all new wood stud wall framing & plywood sheathing						
	Provide new metal hold-downs, anchor bolts & shear connections						
	Provide new steel roof framing at gable end						
	Open loading area - new concrete pad footings at posts						
	Open loading area - new cripple stud walls, hold downs & connections						
	Surrounding Site:						
	New paths adjacent the Packing Shed, colored concrete	5,000	SF	9.50	47,500	22,858	70,358
	Multi-Purpose/Classroom Building						
	New M-P/Classroom building	2,400	SF	240.00	576,000	277,184	853,184
	New terrace	2,400	SF	15.00	36,000	17,324	53,324
	Site Area & Interpretive Spine						
	Open space - overflow outdoor area	27,900	SF	0.25	6,975	3,357	10,332
	Total - President's House, Packing Shed & M-P/Classroom Bldg						2,625,630
	9 Interpretive Spine						
	Interpretive spine path south from the President's House to the plaza area, colored concrete	10,000	SF	9.50	95,000	45,716	140,716
	Plaza at south end, stabilized DG	5,000	SF	5.50	27,500	13,234	40,734
	New lath structure at plaza	5,000	SF	25.00	125,000	60,153	185,153
	Plaza at the spine mid-point, colored concrete	3,500	SF	9.50	33,250	16,001	49,251
	Secondary reverse S-curve path, colored concrete	11,200	SF	9.50	106,400	51,202	157,602
	Interpretive material (allowance)	1	LS	75,000.00	75,000	36,092	111,092

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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	Total - Interpretive Spine						684,547
10	<u>Open Space Meadow & Water Towers</u>						
	Open Space Meadow						
	Open space meadow - misc seed/mulch, non-irrigated	31,500	SF	0.25	7,875	3,790	11,665
	Footpaths, stabilized DG	2,500	SF	5.50	13,750	6,617	20,367
	New trees, 15 gal, w/ irrigation	3	EA	500.00	1,500	722	2,222
	New Tall Water Tower						
	New tall water tower	1	LS	175,000.00	175,000	84,214	259,214
	Enclose base of structure for office for park manager	400	SF	125.00	50,000	24,061	74,061
	New surface adjacent the water tower, colored concrete	1,500	SF	5.50	8,250	3,970	12,220
	Existing Water Tower Base						
	Stabilize base:						
	Replace missing wood members - column at N-E corner	1	LS	5,000.00	5,000	2,406	7,406
	Provide new connections between all members	1	LS	5,000.00	5,000	2,406	7,406
	New concrete foundations to separated wood from soil	1	LS	15,000.00	15,000	7,218	22,218
	Reconstruct new high water tower from historic photos	1	LS	125,000.00	125,000	60,153	185,153
	Total - Open Space Meadow & Water Towers						601,932
11	<u>Historic Orchard, Amphitheater & ROP Building</u>						
	Historic Orchard						
	Expand historic orchard, add irrigation	18,000	SF	2.00	36,000	17,324	53,324
	Footpaths, stabilized DG	2,000	SF	5.50	11,000	5,293	16,293
	Amphitheater						
	Amphitheater - informal / low concrete seat walls	13,600	SF	30.00	408,000	196,339	604,339
	Footpaths, stabilized DG	800	SF	5.50	4,400	2,117	6,517

LEVERTON & ASSOCIATES LLC							
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ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	Footpaths, compacted earth	500	SF	1.50	750	361	1,111
	ROP Building - Adaptive Reuse - Archival Storage						
	Architectural Restoration	1,756	SF	75.00	131,700	63,377	195,077
	New resilient flooring						
	Paint interior walls						
	Provide insulation & new ceiling drywall to the bottom of the trusses						
	Provide new HVAC						
	Structural:	1,756	SF	15.00	26,340	12,675	39,015
	Replace asphalt shingle roofing & repair damaged roof diaphragm						
	Install new sill plate washers						
	Surrounding Site:						
	Footpaths, compacted earth	1,200	SF	1.50	1,800	866	2,666
	Total - Historic Orchard, Amphitheater & ROP Bldg						918,343
12	Boxed Tree Forest						
	Boxed Tree Forest						
	Replace existing trees that have failed, 24" box	6	EA	850.00	5,100	2,454	7,554
	Regrade existing informal footpath, gravel	3,700	SF	2.00	7,400	3,561	10,961
	New trees, 15 gal, w/ irrigation, north of forest	7	EA	500.00	3,500	1,684	5,184
	New Restroom Building						
	New restroom building (two single user unisex restrooms)	1	LS	75,000.00	75,000	36,092	111,092
	Total - Boxed Tree Forest						134,791
13	Picnic Area						
	Large family / group picnic area - misc seed/mulch, non-irrigated	63,350	SF	0.25	15,838	7,621	23,459
	New sinewy paths, compacted earth	10,000	SF	1.50	15,000	7,218	22,218

California Nursery Master Plan

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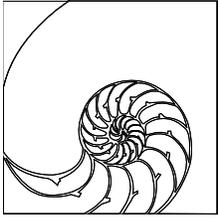
09/25/14

ITEM NO.	DESCRIPTION	EST. QTY	UNIT	UNIT COST	ITEM COST	MARK UP	TOTAL COST
	Path south of picnic area, E/W to interpretive spine, stabilized DG	4,200	SF	5.50	23,100	11,116	34,216
	New trees, 15 gal, w/ irrigation	24	EA	500.00	12,000	5,775	17,775
	Picnic tables	10	EA	1,600.00	16,000	7,700	23,700
	BBQ's	10	EA	550.00	5,500	2,647	8,147
	Trash receptacles	5	EA	650.00	3,250	1,564	4,814
	Benches	5	EA	850.00	4,250	2,045	6,295
	Total - Picnic Area						140,624
14	<u>Vallejo Adobe</u>						
	Adobe - Adaptive Reuse - Special Events facility						
	Patch minor spalls & cracks in adobe walls	1	LS	2,000.00	2,000	962	2,962
	Surrounding Site						
	Remove exstg fence	1	LS	500.00	500	241	741
	Restore gardens	2,625	SF	5.00	13,125	6,316	19,441
	Footpaths, stabilized DG	2,400	SF	5.50	13,200	6,352	19,552
	Open space - around adobe	7,675	SF	0.25	1,919	923	2,842
	New trees, 15 gal, w/ irrigation, buffer to parking lot	18	EA	500.00	9,000	4,331	13,331
	Provide screening shrubs around non-historic restroom building	1	LS	5,000.00	5,000	2,406	7,406
	Total - Vallejo Adobe						66,275
15	<u>Irrigation to Existing Trees</u>						
	Irrigation backflow, controller, valves & main lines	1	LS	100,000.00	100,000	48,122	148,122
	Laterals & bubblers (4 each) to existing trees	797	EA	250.00	199,250	95,884	295,134
	Total - Irrigation to Existing Trees						443,256



Appendix I: CEQA Discussion of Preliminary Options





LAMPHIER-GREGORY

MEMO

TO: Chris Pattillo
PGAdesign
444 17th Street
Oakland, CA 94612
Phone: 510.550.8855

FROM: Rebecca Gorton
Lamphier-Gregory

SUBJECT: **CA Nursery Master Plan – Brief CEQA Discussion of Preliminary Options**

DATE: September 19, 2014

Chris,

As requested, Lamphier-Gregory looked over the CA Nursery Master Plan preliminary options. This memorandum consists of our initial thoughts on the options and how they relate to the CEQA analysis and environmental constraints.

Historic Buildings: The options all propose retention and restoration of all historic buildings except the Garden Store, which is in poor condition. Carey & Company is on the planning team for historic assessment and will let us know if the Garden Store loss would be significant under CEQA and/or if proposed changes/additions would undermine the historic nature of the site. Both these seem unlikely, but are being pointed out to the planning team, including Carey & Company, for continued consideration.

Historic Trees: Similarly, the options are not detailed enough to determine if any loss of historic trees/landscaping is proposed. Hort Science has been working with the planning team and we are told that the options do not propose loss of any mature trees except those that would be dangerous to retain. Again, this item is being pointed out at to the planning team for continued consideration.

Underground Cultural Resources: The archaeologists have thus far found no records or surface evidence of archaeological resources at the site. However, given the history of the site, monitoring during earth disturbing activities will be recommended throughout the site, but there is no reason to recommend avoidance of any given location.

Biological: Biologists have performed a reconnaissance-level assessment and the only identified potential issue on the site is bats. (Measures related to avoiding disturbance of nesting birds during construction will also be proposed, but these are standard.) A detailed bat study has not yet been performed, but in

short, there is a possibility the particulars of any tree removal or building renovation (if bats are currently getting in) could impact bat communities, but even if that is the case, mitigation would be installation of a bat house on site somewhere and should not substantially affect options.

Geotech: Through coordination with the City, it has been determined they will not perform a full geotechnical report or fault line study at this time. We will utilize existing information to determine the potential area of fault setback and whether additional measures would be recommended prior to expanded use of nearby existing or proposed structures. There is the possibility this could include recommendation to perform fault trace studies. The inclusion of an amphitheater at that corner in the Light Touch Enhanced option may affect the CEQA assessment; because, while it may not qualify as a structure for human occupation such that it would be prohibited in a fault setback, the details of its construction and use would need to be considered against the checklist question of whether risk to people in the event of a fault rupture would be substantially increased.

HazMat: The City is moving forward with but has not yet completed the Phase I Environmental Site Assessment that would determine whether there are hazardous materials issues at any locations on the site. We cannot yet comment on this topic.

Traffic, Noise, Emissions: As discussed previously, impacts in these areas will depend largely on the specifics of the use of the space (the specific nature of events, how often they are expected to occur and how many vehicles/people they are expected to draw, etc.). Uses that draw crowds will definitely need to be assessed in these respects. It does not look like changes to the site would include proposals for giant events, outdoor amplified sound, or loud new activities, so I would expect that even if we did find impacts upon full analysis, these could be mitigated, but again, these considerations are being pointed out to the planning team for continued consideration. Ultimately, we will need to work with the planning team to determine the specifics of the uses proposed/allowed under the plan so that we can adequately study potential impacts in these areas.

Overall: Overall, physical disturbance of the site seems relatively minor and proposed changes seem like they are intended to support only relatively low-impact uses. We will ultimately complete assessment for all topic areas adequate to address CEQA. This preliminary discussion focuses on topics that could be affected by changes in the plan and to a preliminary level of detail only. Continued coordination with the planning team to determine programmatic details of the site use and with various technical experts coordinated through us, the planning team, and the City, will ultimately lead to final assessments.

