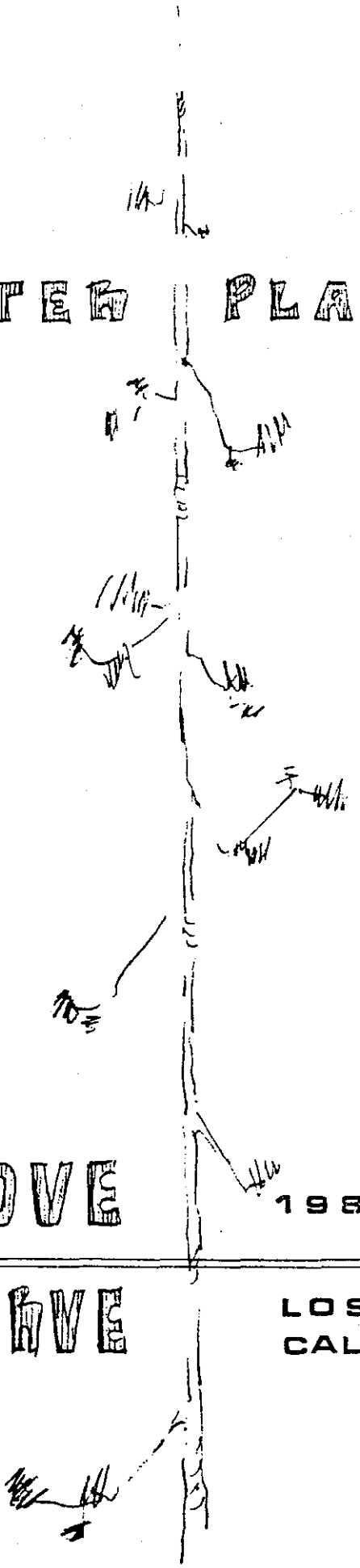
MASTER PLAN



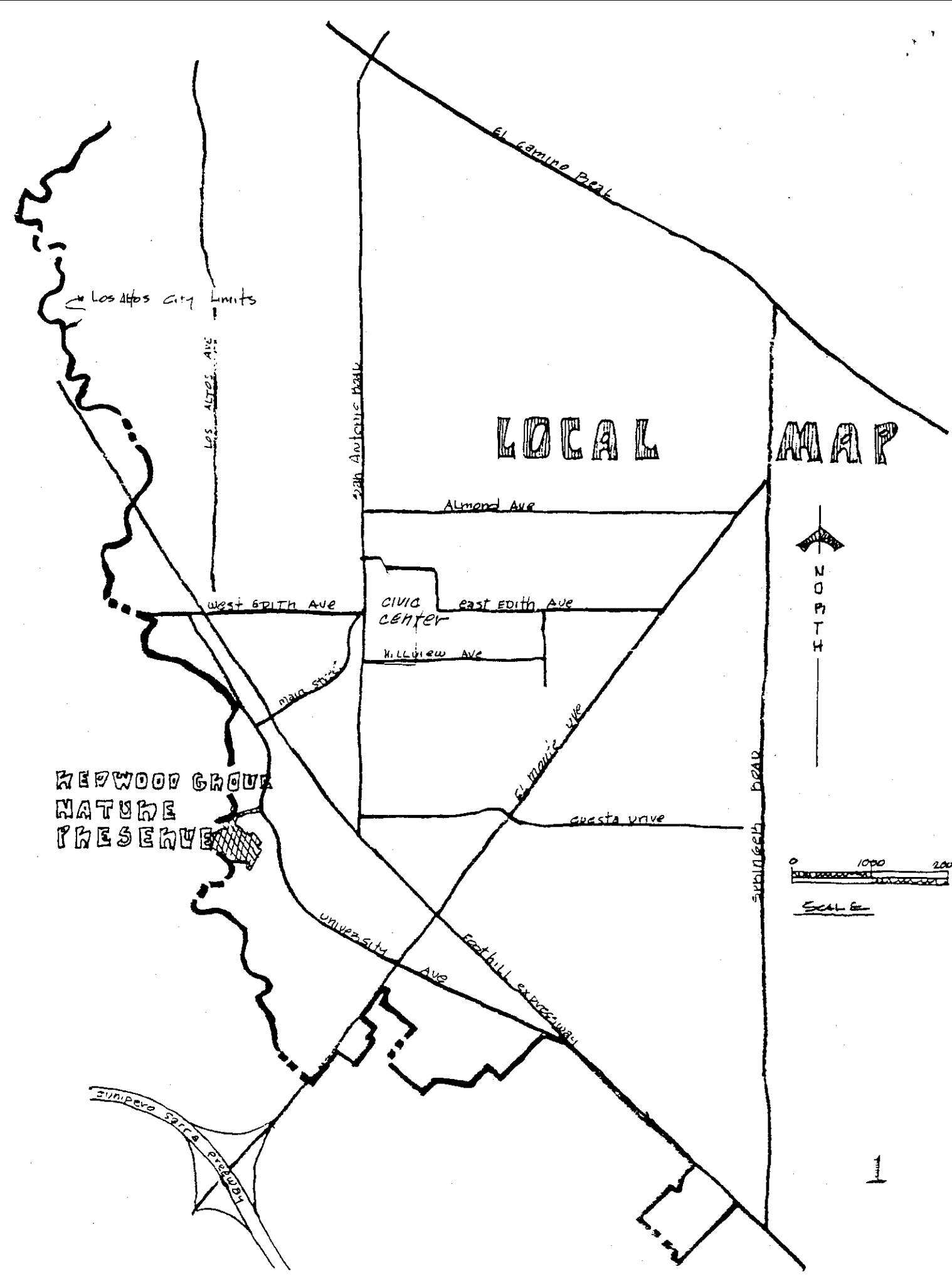
REDWOOD GROVE

NATURE PRESERVE

1980

LOS ALTOS
CALIFORNIA

Multiple Use Managers, Inc.
P.O. Box L West Point, CA


LOCAL MAP
El Camino Real
Los Altos city limits
Los Altos Ave
San Antonio Road
Almond Ave
West EDITH Ave
East EDITH Ave
CIVIC center
Hillview Ave
Plaza Street
El Monte Ave
Cuesta Drive
Sunnyvale Road
REDWOOD GROVE NATURE PRESERVE
University Ave
Foothill expressway
Junipero Serra Freeway
NORTH
0
1000
2000
SCALE

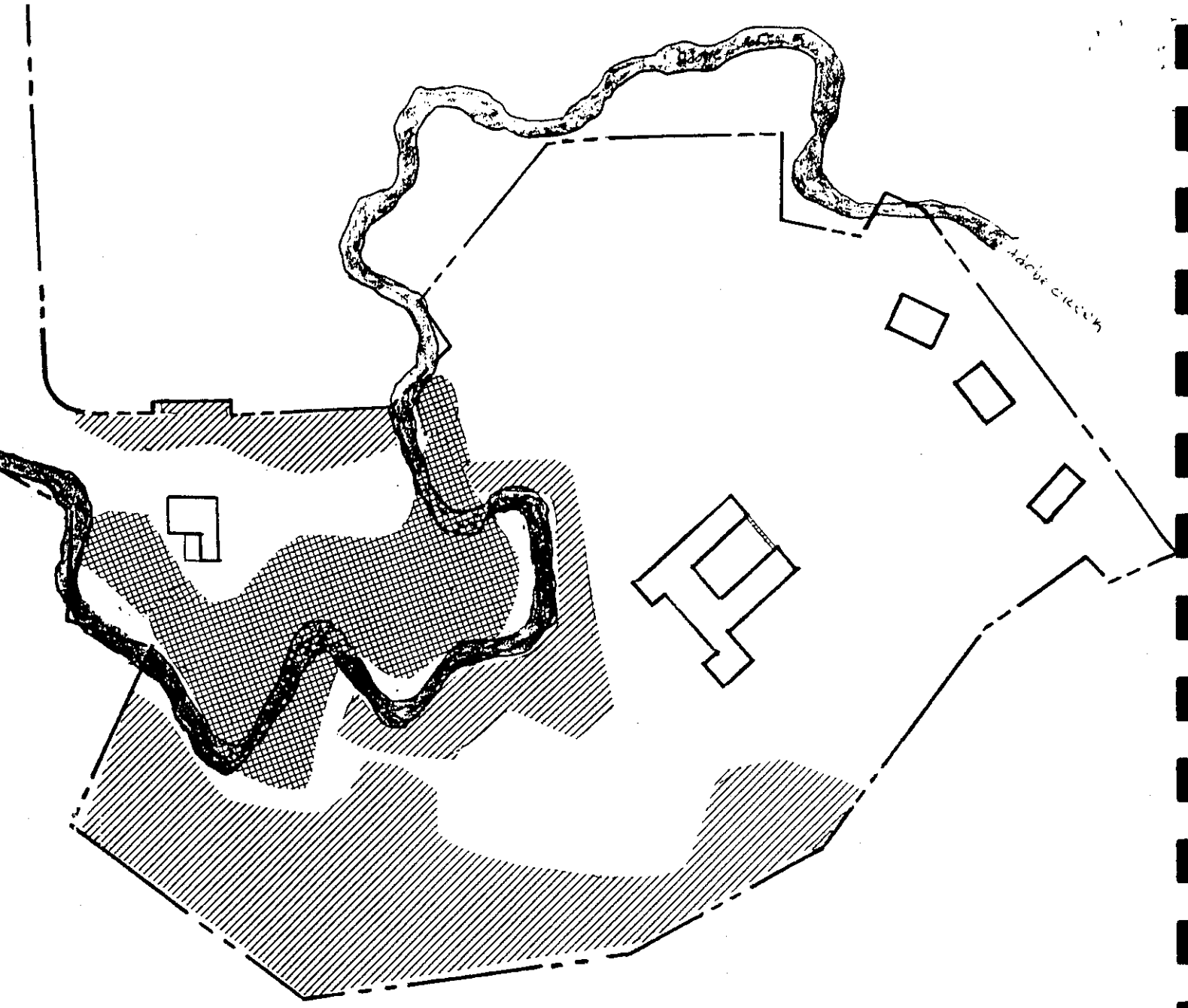
introduction / local environs

This plan is designed to provide concepts and direction necessary to guide use and preservation of a rare spot of beauty in the city of Los Altos.

It's objectives are:

1) Preserve the areas irreplaceable natural resources for future use and enjoyment
2) Offer only those facilities that encourage uses appropriate to the resources
3) By design, regulate the circulatory patterns of the visitor to lessen impact on critical areas while utilizing the entire site

Redwood Grove Nature Preserve is 5.7 acres in size and is located off University Avenue in the city of Los Altos. The area is located in the coastal province zone of California.



RESOURCES

ADOBE CREEK

REDWOOD GROVE

OAK/WOODS

SCATTERED TREES + GRASS

NORTH

0 60 120 180 Feet.

MULTIPLE USE MANAGERS INC.

1980

the resources

The ecological entities of the Redwood Grove Nature Preserve have been greatly modified by humans through years of use and development. It is difficult to tell exactly what effect development has had on flora and fauna, but the property has changed considerably from pristine times.

The Redwood Grove Nature Preserve is traversed by Adobe Creek which flows from the southeast through the northern half of the property. Adobe Creek floods periodically during periods of heavy rains innundating nearly a third of the preserve.

The dominant vegetation of the preserve is the grove of coastal redwood trees planted in the early part of this century. There is very little understory in the grove today because many plants associated with natural redwood groves were never introduced to this site.

In the oak/woods area of the preserve, there are a number of large specimen size live oak trees located to the west of Adobe Creek. It is likely that this area is the most natural undisturbed area within the preserve.

The entry way consists primarily of ornamental shrubs, a few trees and a profusion of weeds.

The southern half of the preserve is dominated by grasses. There is an extensive thicket of black berry along the southeast edge of the grassland bordering the property line. Scattered throughout the area are fruit trees and other non native plantings.

planning considerations

CLIMATE

Located between the Santa Cruz Mountains to the west and San Francisco Bay to the northeast ensures Los Altos and the Redwood Grove Nature Preserve a very mild climate. Most rainfall takes place in the winter months. Summer months can become warm, however, fogs occur frequently helping keep the temperature moderate and providing moisture to keep many plants healthy.

TERRAIN

The majority of the area is generally flat, sloping gently from the south to the north edge of the preserve. However, there is a steep vegetative covered slope varying from 25 to 75% on the western edge of the property.

WILDLIFE

Wildlife populations are restricted primarily to the small mammals such as mice, gophers, squirrels, skunks and other such animals generally found in urban communities; and to birds which are represented by blue jays, robins, finches, humming birds and numerous other species that utilize the preserve and surrounding areas.

All planning, development and maintenance objectives should be carried out with wildlife as a major concern in order to prevent negative impacts. (See appendix for wildlife species list)

VEGETATION

The dominant vegetation of the area is a grove of redwood trees located on both sides of Adobe Creek in the northern section of the preserve.

This grove should be analyzed for vigor and possible expansion due to popularity and resulting use.

In general, the total area will be studied for future vegetative manipulation. (See appendix for vegetation species list)

ACCESS

Presently vehicle access to the area restricts the general public by means of signing at the entrance to the preserve on University Avenue.

The overall area is quite small and access to the site by vehicles--including bicycles--can create conflicts with pedestrians and the natural inherent values of the site.

CIRCULATION

The present entrance road offers the only well defined traveled route in the preserve. Generally, all foot traffic is indiscriminate and restricted only by certain vegetation and Adobe Creek during winter months. Trail development could help reduce

certain physical impacts to the redwood grove and encourage use in other less used areas of the preserve.

FACILITIES

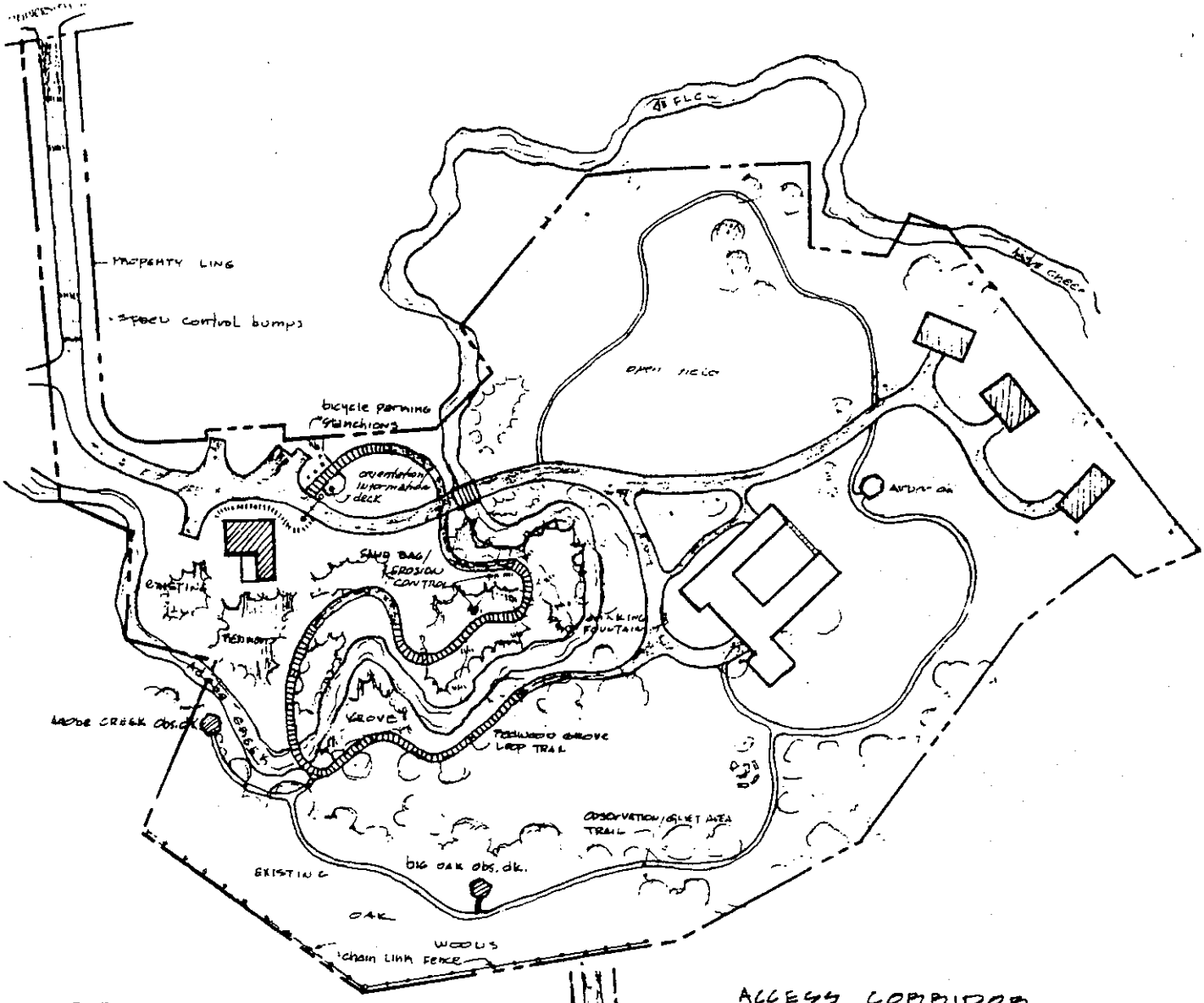
There are five existing structures on the property. The buildings are in good enough condition to justify rehabilitation or reconstruction. Presently, and in the past, they have been used for residences and the main building has also been utilized as a junior museum. Consideration of other uses or possible demolition of a structure should be reviewed.

Restrooms, gates, trails, bridges, raised walkways, observation platforms, signing and interpretive features all have to be considered in the overall plan.

VISITOR USE

Since 1974 when the city of Los Altos purchased the Redwood Grove property, general public use has been limited --- due mainly to lack of development and information available about the area. This will obviously change with development and intensive management in coming years.

During the last couple of years, the city has operated a day camp during summer months for kids from 5 to 10 years of age. Local schools and community college classes have utilized the preserve on various occasions.



GENERAL DEVELOPMENT CONCEPT

NORTH

0 60 120 180 FEET

MULTIPLE USE MANAGERS INC. | 1980

ACCESS CORRIDOR

ENTRANCE TERMINAL

REDWOOD GROVE LOOP TRAIL

OBSERVATION/QUIET AREA TRAIL

PEDESTRIAN/SPECIAL VEHICE ACCESS

OBSERVATION DECK

OUTDOOR EDUCATION/DISCUSSION AREA

NATURALIST/CARETAKER RESIDENCE

MAIN NATURE STUDY BUILDING AND JUNIOR MUSEUM

NATURE STUDY SUPPORT BUILDINGS

the plan for resource management and visitor use

RESOURCE MANAGEMENT

Redwood Grove Nature Preserve is a small natural area, and as a result its resources are easily affected by outside influences. It would be impossible in this small area to try and maintain a pure un-touched, primeval ecological system - man's influence has altered the site considerably.

CONCEPTS OF MANAGEMENT

General

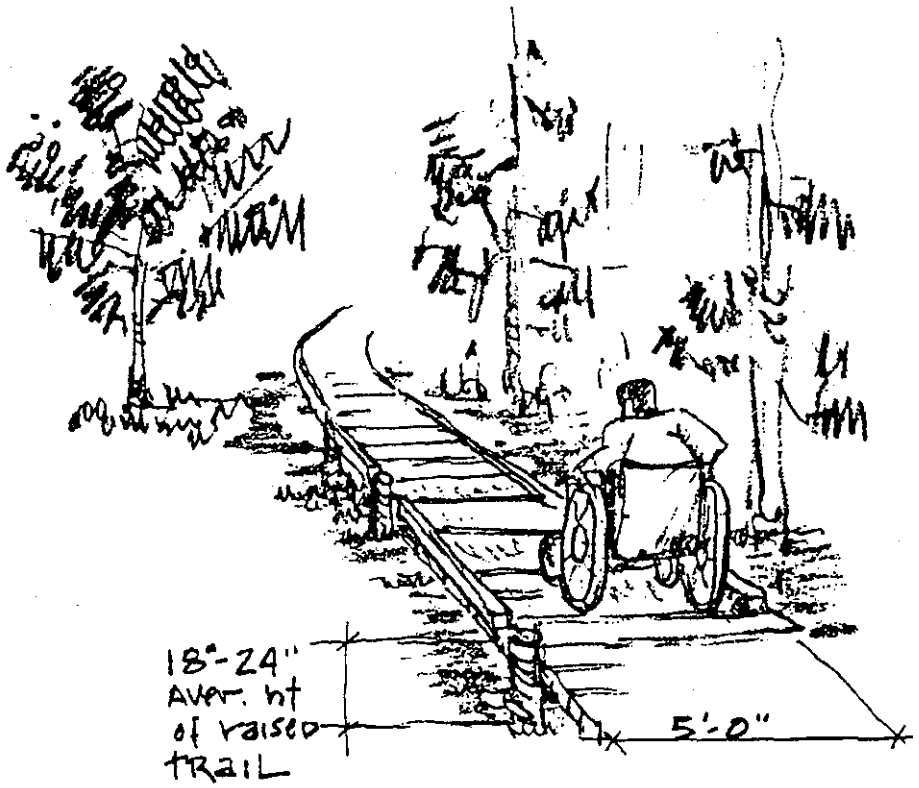
Develop as a nature/conservation area - where individuals can enjoy solitude, natural beauty, and a place where they can learn something about the natural world in which they live.

TRAILS

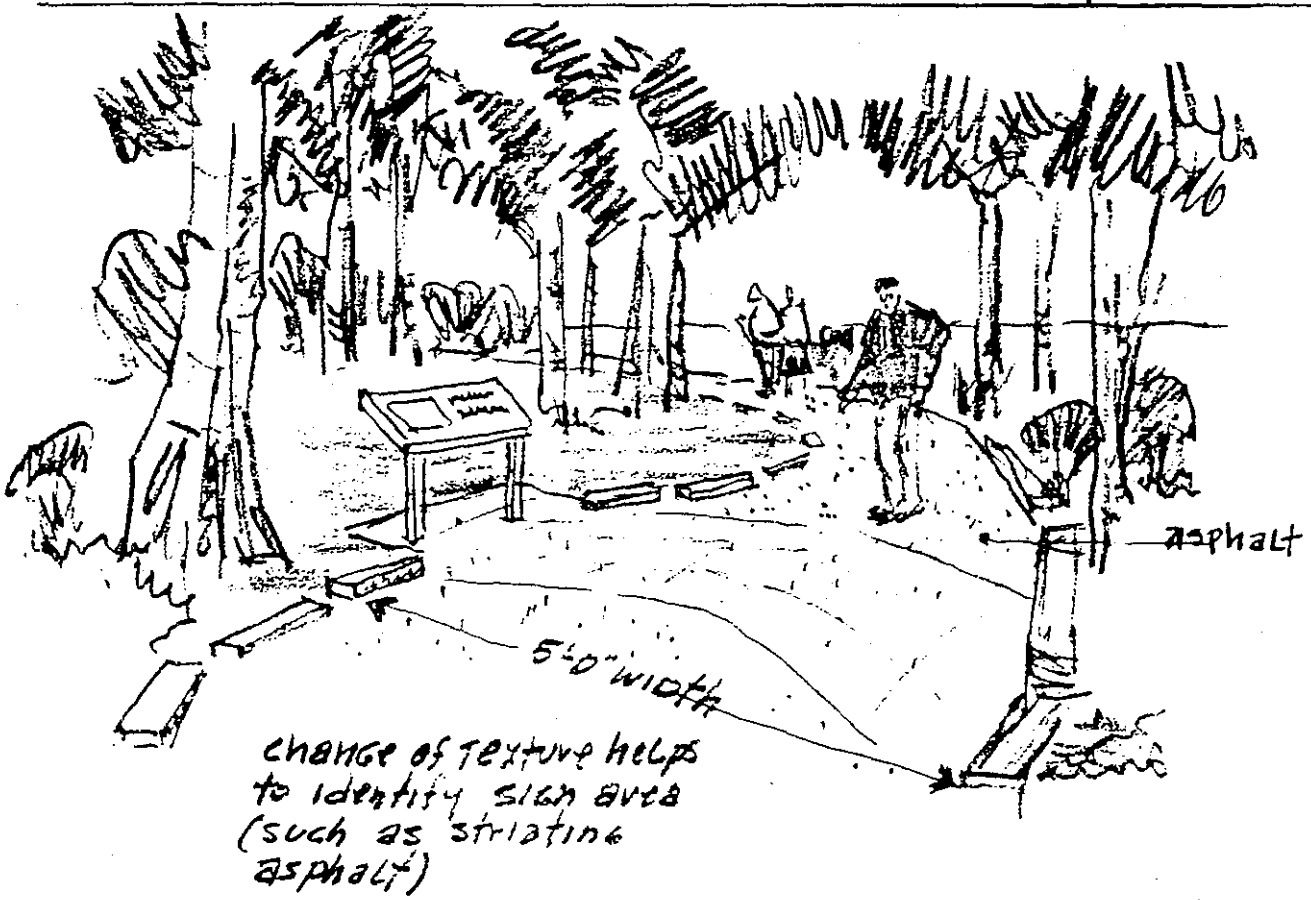
The area should include a self guided nature trail with observation sites. A portion of the trail should be hard surfaced to accomodate the handicapped. Also a trail should be into an area that would be "zoned" as a quiet/observation area - with a portion of such a trail being elevated.

BUILDINGS

The main building is and should continue to be developed as an education/instruction center (junior museum). However, live animals should not be kept in this building. One or two of the smaller buildings should be utilized as instructional annexes and/or laboratories where animals could be housed. The remaining (small building)



RAISED REDWOOD GROVE LOOP TRAIL



HARD SURFACED REDWOOD GROVE LOOP TRAIL

could be used for security housing. The structure adjacent to the entrance road should serve as housing for a naturalist/caretaker.

ENTRANCE ROAD

The present entrance road should be improved to a location near the first residence that would become known as the "Entrance Terminal" area. Speed control barriers should be installed on the entrance way for both vehicles and bicycles.

ENTRANCE TERMINAL

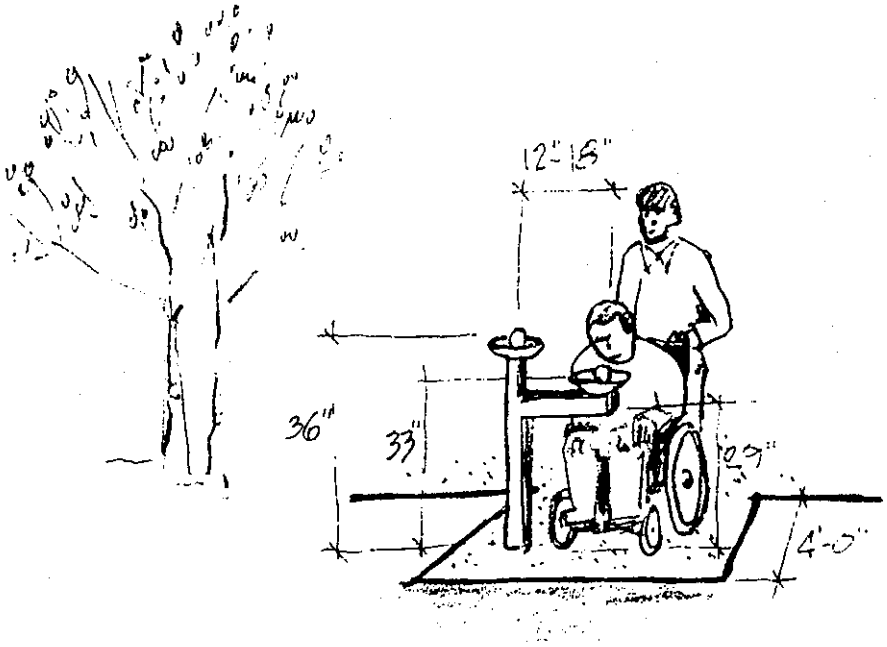
At the proposed "Entrance Terminal", a gate should be installed along with an information and orientation structure that would also include interpretive information. Also located at this site would be parking for bicycles. There would not be any parking for vehicles provided here, only a turn-around.

VEHICLE PARKING

Vehicles should have to utilize off-site parking along University Avenue. The only vehicles with access to the park would be service, maintenance, security and handicapped vehicles. One parking space should be developed at the entrance building, and one behind the last small building if it is to be used as a residence for security purposes.

SANITARY FACILITIES

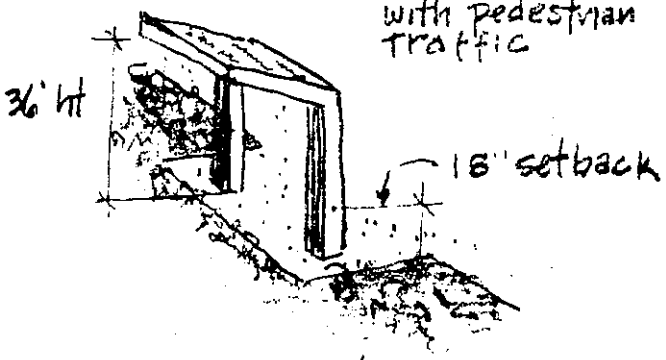
Sanitary facilities (restrooms) should be located in the main building. Present facilities should be remodeled to provide access from outside and for the handicapped.



DRINKING FOUNTAIN

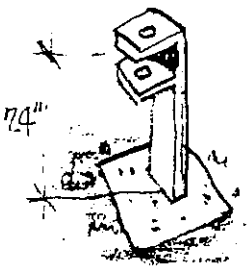
routed Letters are helpful for the blind

Signs should never interfere with pedestrian traffic



INFORMATION/INTERPRETIVE SIGNS

Stanchions allow cyclists to Lock both frame and wheels



BICYCLE PARKING

BOUNDARY FENCE

Where necessary, the boundary of the property should be delineated with appropriate fencing material, such as low rail fencing in some areas, and even chainlink where security and unwanted access is a major problem.

VEGETATION MANAGEMENT

Vegetative management within the project area should be carefully thought out. For example, enhancement planting within and adjacent to the redwood grove could increase enjoyment of that area by providing a more natural condition as associated with native groves. Understory plantings, both seedlings and larger trees should be established within and in adjacent areas to the grove.

A review of the oak/woods/grassland area suggests that supplemental plantings would allow for more intense use of that particular area while "screening" visitors from themselves. The result could be a more compact "biome" than is normally found in nature. Some selective control of vegetation will be required to maintain trail access, to control the spread of noxious plants, and where desirable, even the removal of non native plants.

The one exception of non-native plantings would be the court area of the main building. This area could be planted to the theme of "early missions" of California. It could also be utilized for its beauty and educational values.

WILDLIFE MANAGEMENT

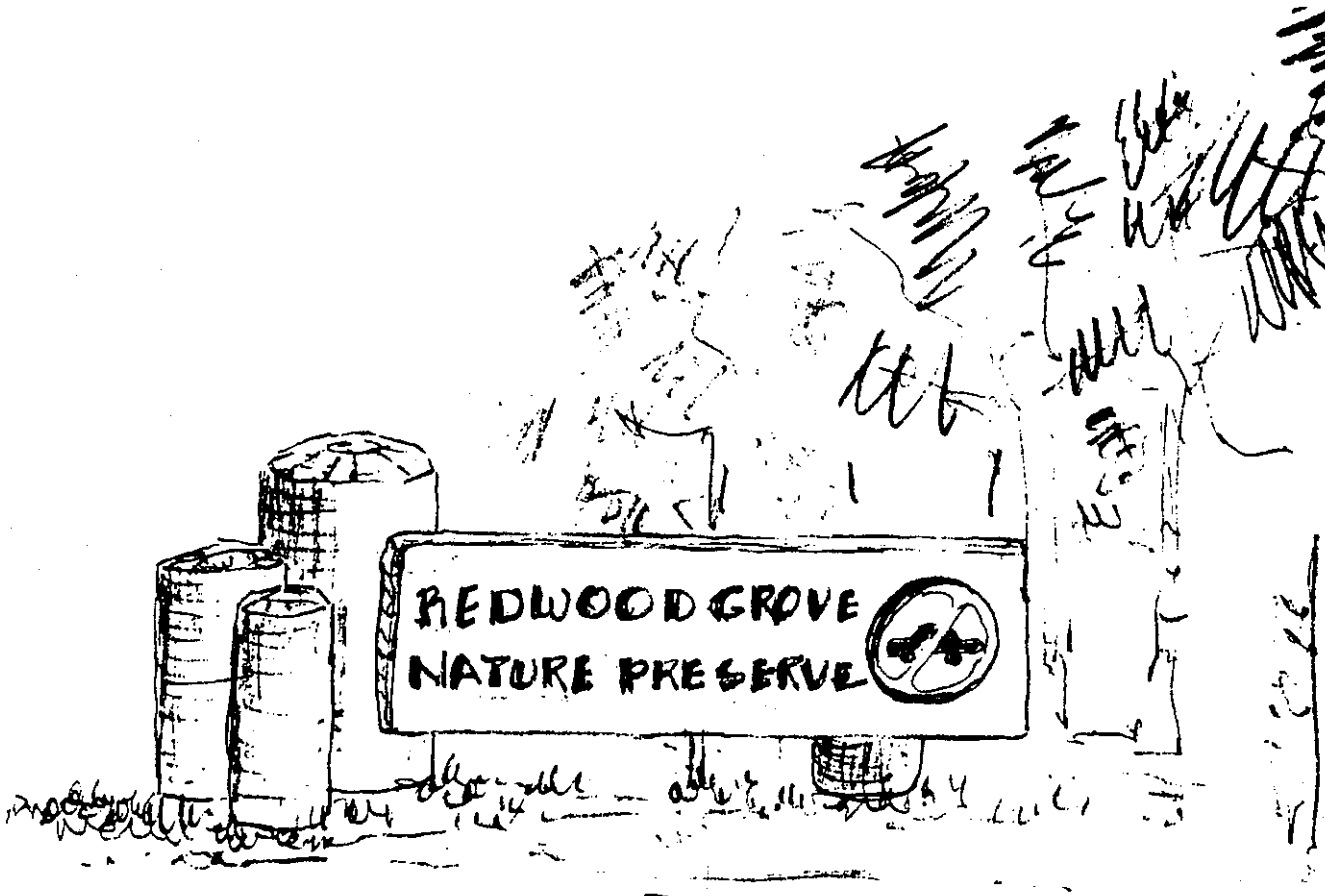
Because of the Preserves size and the surrounding urban area, the introduction of wildlife not already present

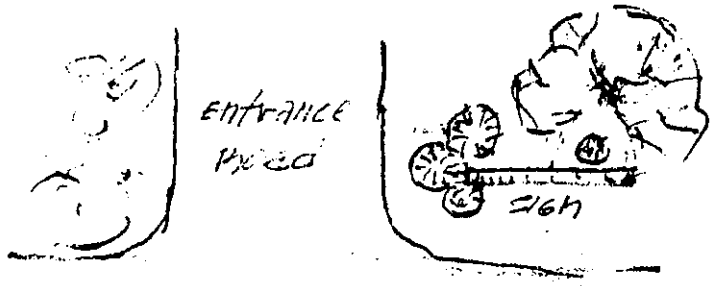
is not recommended. Anticipated increase in visitor use will require an effort to sustain present wildlife populations. It may be possible however, to increase some specific species by minor habitat modifications.

RECOMMENDED USES AND LIMITATIONS

While groups as well as individuals are encouraged to utilize the Preserve, group use should be limited to activities related to natural history and the educational aspects of the area.

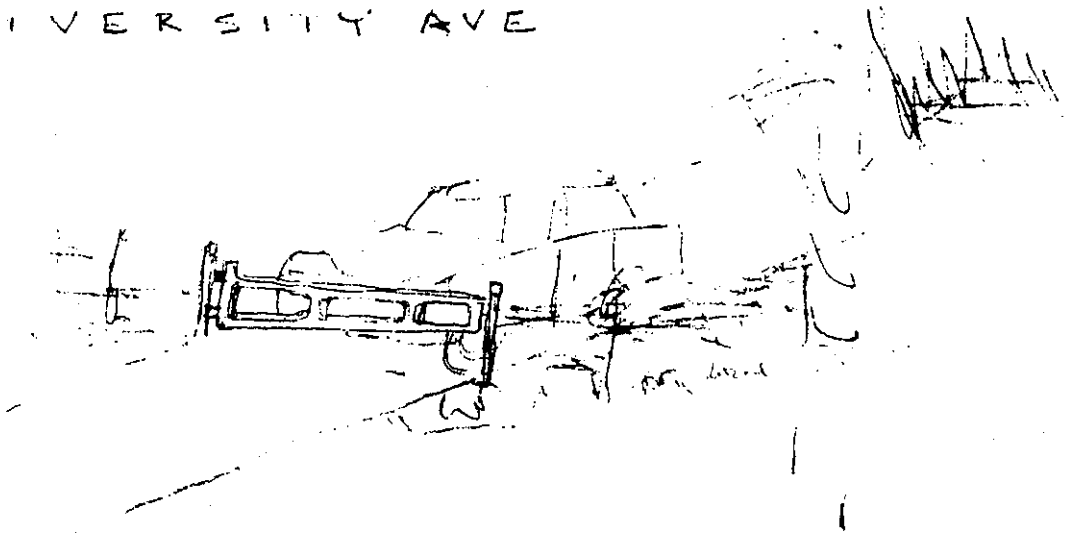
In addition to the natural history and educational benefits of the preserve, the area should offer "guiet" times, possibly in early morning and evenings when individuals can visit the area to enjoy not only its natural surroundings but its solitude as well. The development of the outdoor education/discussion area located southwest of the main building should be restricted in size to about 20 feet by 20 feet and accomodate approximately thirty people. Nearly all the work should be done by hand labor, leveling small "bench areas" for sitting purposes. Hand construction of the site would minimize disturbance and retain the natural setting of the area.





ENTRANCE SIGN

UNIVERSITY AVE



CONTROL GATE

phase development costs

PHASE I

Access Corridor	Measure	Unit Cost	Cost $	Phase Total
Entrance Sign	2'x2'	.50 sq ft	400.00	
Speed Controls	2	200.00	400.00	
Plantings				
Trees	5	35.00	175.00	
Shrubs	25	15.00	375.00	
Water Line	500'	12.00 l.f.	6000.00	
		Sub total	7350.00	
Entrance Terminal				
Grade and Gravel Turn around and Parking Stall	150'	5.00 l.f.	750.00	
Vehicle Control Gate	12'	1500,00	1500.00	
Wood Fencing	200'	12.oo l.f.	2400.00	
Information/ Interpretation Deck	12'x12'	15.00 sq. ft.	2160.00	
Plantings				
Trees	10	35.00	350.00	
Shrubs	25	15.00	375.00	
Ground Cover	50	.50	25.00	
Information/ Interpretation sign	2'x6'	100.00 sq.ft.	1200.00	

Entrance Terminal (cont'd.)

	Measure	Unit Cost	Cost $	Phase Total
Bicyle Parking Stanchions	8	50.00	400.00	
		Sub Total	9160.00	
Redwood Grove				
Pave Loop Trail Segement(2" asphalt)	370' x 5'	5.00 l.f.	1850.00	
Construct Raised Deck Trail	460' x 5'	30.00 l.f.	13800.00	
Erosion Control				
Soil Bags	200	2.00	400.00	
Soil	45 c.y.	5.00	225.00	
Plantings				
Trees	20	35.00	700.00	
Shrubs	25	15.00	375.00	
Ground Cover	200	.50	100.00	
		Sub Total	17450 .00	
Pedestrian/Special vehicle Access				
Pave From Bridge	10'x650	8.00 l.f.	5200.00	
		Sub Total	5200.00	
Drainage Control At Buildings	No estimated costs. Work to be permormed by City.			
		TOTAL PHASE I		$ 39,160.00

PHASE II

Observation/quiet Area Trail				
Clear Vegetation Construct Trail	2'x1306	1.00 l.f.	1360.00	
		Sub Total	1360.00	

Orientation/observation Decks	Measure	Unit Cost	Cost	Phase Cost
Adobe Creek	12'x12'	15.00 sq.ft.	2160.00	
Big Oak	10'x10'	75.00 sq.ft.	7500.00	
Arbor	15'x15'	10.00 sq.ft.	2250.00	
Arbor Vine Supports	15'x15'	3.00 sq.ft.	675.00	
		Sub Total	12585.00	
Fencing				
Security Fence NW Corner (chain link)	360 l.f.	6.50 l.f.	2080.00	
Entrance Terminal (Picket Fence)	200 l.f.	11.00 l.f.	2200.00	
Rehabilitate Old Wire Fence	400 l.f.	2.00 l.f.	800.00	
		Sub Total	5080.00	
Outdoor education/ Discussion Area				
Grading	400 sq.ft.	1.50 sq.ft.	600.00	
Seeding	400 sq.ft.	.10 sq.ft.	40.00	
		Sub Total	640.00	
Additonal Plantings				
Trees	15	35.00	525.00	
Shrubs	25	15.00	375.00	
Ground Cover	150	.50	75.00	
		Sub Total	975.00	
Miscellaneous				
Drinking Fountain	1	2000.00	2000.00	
Signing	8	50.00	400.00	
		Sub Total	2400.00	
		PHASE II TOTAL		$23,040.00

PHASE III

	Measure	Unit Cost	Cost $	Phase Total
Remodel & Install In Main Building	Bathrooms			
Mens	--	--	10000.00	
Womens	---	--	10000.00	
		Sub Total	20000.00	
Access Corridor				
Resurface Road (2" asphalt)	350'x10'	8.00 l.f.	2800.00	
		Sub Total	2800.00	
Entrance Terminal				
Resurface Road and Turn Around	650'x10'	8.00 l.f.	5200.00	
		Sub Total	5200.00	
		PHASE III TOTAL		$28000.00
		TOTAL COST ALL PHASES		$90,200.00

appendices

concepts — developed and reviewed by consultant, staff and public

RESOURCE MANAGEMENT CONCEPTS

* Develop and manage as a nature study area
  - manage existing vegetation/no new plantings
  - manage existing vegetation and add plantings where appropriate
  - develop self guiding nature trail
  - develop observation sites in strategic areas of the preserve

* Utilize and manage the area for group use
  - develop outdoor activity (amphitheater) area
  - utilize main building for meetings
  - utilize small buildings at the south end of property for meetings

* Revert area to original habitat and manage for nature study and educational purposes

* Manage present habitats with minor modifications with emphasis on educational benefits

* Continue and expand day camp use of area

* Allow overnight use of the area
  - outdoor camping for selected groups
  - use of certain existing buildings by specified groups

* Development of additional aquatic habitats
    - in-stream enhancement
    - pond development

* Utilize the preserve as a "quiet area"
    -all of the time
    - zone for specific times/such as afternoons and evenings

* Manage area and facilities for arts and crafts
    - for all general types, including ceramics, sewing, etc.
    - for specific uses related to area environment, such as landscape painting, etc., native culture crafts, etc.

* Vegetation
    - manage vegetation in its existing state
    - modify vegetation for educational benefits
    - eliminate noxious plants
    - selective control of noxious plants

VISITOR USE CONCEPTS

* Vehicle access
    - unlimited access to the preserve
    - limited to handicap vehicles
        - only to entrance terminal turn around
        - to the area, including buildings
    - limit to maintenance and service vehicles only
    - limit all private vehicles to a developed turn around at end of entrance roadway
    - construct "speed bumps" on entrance roadway

* Bicycle access
  - unlimited access to preserve
  - limit to "entrance terminal" near first residence encountered on property
  - limit to entrance at University Avenue

* Parking
  - utilize off-site parking only
  - limited parking at entrance terminal turn-around for both vehicles and bicycles
  - limited parking at buildings for both vehicles and bicycles

* Trails
  - develop and hard surface a loop trail through the Redwood Grove
  - hard surface access trails to buildings
  - develop a "observation/quiet" area trail throughout the preserve
  - elevate certain portions of the trail

* Sanitation
  - construct toilet building at "entrance terminal"
  - construct toilet facility near main building
  - remodel section of main building to house restrooms/with outside entrance
  - do not provide outside restrooms in the area

* Existing structures
  - remove buildings and revert to natural conditions

- utilize main building for education instruction center/junior museum
- establish building along entrance road as a security/caretaker/natural residence
- utilize three smaller residences
    + overnight camp program
    + crafts buildings
    + instruction laboratory
    + security housing

* Establish boundary control
    - use chain link fencing for control
    - utilize appropriate materials for periphery fencing and/or control

* Entrance right-of-way and easement
    - maintain area in present condition
    - resurface/blacktop entrance road to "terminal turn-around" and place speed control barrier
    - expand corridor to edge of easement, add fence and new plantings

outline for interpretation

CULTURAL

* Who lived here in the past?
    - Indians
    - settlers
    - etc...

HISTORY

* What historical importance are the structures?
* How did this property relate to early Los Altos?

ANIMALS

* What animals are here?
    - invertebrates
    - fish
    - amphibians
    - reptiles
    - birds
    - mamals

PLANTS

* What plants exist here?
    - aquatic
    - ferns
    - grasses
    - flowers
    - shrubs
    - trees
    - poisonus plants

- edible plants
- exotic species

ECOLOGY

* What are the interrelationships, plants to animals--etc.....?
* What critical factors are here?

P R O P O S E D P L A N T S

The following plants were chosen because of their native characteristics and their ability to adapt to this site with a minimum amount of maintenance.

T R E E S

Aesculus californica	--	California Buckeye
Cercis occidentalis	--	Western Redbud
Cornus nuttali	--	Pacific Dogwood
Quercus lobata	--	Valley Live Oak
Quercus wislizeni	--	Interior Live Oak
Sequoia sempervirens	--	Coastal Redwood

S H R U B S

Ceanothus gloriosus	--	Point Reyes Ceanothus
Fremontodendron californicum	--	Flannel Bush
Mahonia aquifolium	--	Oregon Grape
Rhamnus californica	--	Coffeberry

L O W S H R U B S & G R O U N D C O V E R S

Adiantum jordani	--	California maidenhair fern
Ardista japonica	--	Shady Ardista
Asperula odorata	--	Sweet Woodruff
Mahonia nervosa	--	Long Leaf Mahonia
Mahonia repens	--	Creeping Mahonia
Polystichum munitum	--	Sword Fern

LISTING OF EXISTING PLANTS

ENTRY DRIVEWAY

Aesculus californica	California Buckeye
Baccharis pilularis	Coyote Bush
Bambusa spp.	Bamboo
Buxus sempervirens	English Boxwood
Cedrus deodara	Deodar Cedar
Cytisus racemosus	Broom
Escallonia sp.	Escallonia
Echinocystis horrida	Wild Cucumber
Heteromeles arbutifolia	Toyon
Hedera helix	English Ivy
Koelreutaria paniculata	Goldenrain Tree
Ligustrum ovalifolium	California Privet
Magnolia grandiflora	Southern Magnolia
Nerium oleander	Oleander
Punica granatum	Pomegranate
Prunus ilicifolia	Hollyleaf Cherry
Quercus agrifolia	Coast Live Oak
Rosa	Rose
Rhus diversiloba	Poison Oak
Rubus vitifolius	Blackberry
Spiraea vanhoutei	Spiraea
Sambucus caerulaa	Blue Elderberry
Schinus molle	Pepper Tree
Viburnum tinus	Laurustinus

REDWOOD GROVE AREA

Aesculus californica	California Buckeye
Arbutus menziesi	Madrone
Accr macrophyllum	Bigleaf Maple
Alnus rhombiforia	White Alder
Hedera heliz	English Ivy
Oxalis oregana	Redwood Sorrel
Prunus lyonii	Catlina Island Cherry
Pinus rediata	Monterey Pine
Rhus diversiloba	Poison Oak
Rubus vitifolius	Blackberry
Sambucus caerulea	Blue Elder
Sequoia sempervirens	Redwood
Umbellularia californica	California Bay
Vinca major	Periwinkle
Cotinus coggygria	Smoke Tree

OAK WOODS AREA

Acer macrophylla	Bigleaf Maple
Baccharis pilularis	Coyote Bush
Cytisus scoparius	Scotch Broom
Dryopteris arguta	California Shield Fern

LISTING OF EXISTING PLANTS (CON'T)

Hedera helix	English Ivy
Polystichum californicum	Coastal Wood Fern
Quercus agrifolia	Coast Live Oak
Rhus diversiloba	Poison Oak
Rubus vitifolius	Blackberry
Umbellularia californica	California Bay

MISCELLANEOUS PLANTS IN OTHER LOCATIONS

Acacia baileyana	Bailey Acacia
Bambusa spp.	Bamboo
Arbutus menziesii	Madrone
Chaenomeles japonica	Flowering Quince
Cytisus racemosus	Broom
Heteromeles arbutifolia	Toyon
Hedera helix	English Ivy
Juglans hindsii	California Black Walnut
Malus spp.	Apple, Crabapple
Punica granatum	Pomegranate
Pinus radiata	Monterey Pine
Prunus laurocerasus	English Laurel
Quercus agrifolia	Coast Live Oak
Quercus lobata	Valley Oak
Rosa	Rose
Sambucus caerulea	Blue Elderberry
Schinus molle	Pepper Tree
Salix babylonica	Weeping Willow
Sequoia sempervirens	Redwood
Syringa vulgaris	Lilac
Wisteria sinensis	Wisteria

Note: This vegetation list developed by Foothill College, May 1975

Wildlife Species of redwood Grove

		NESTING AREAS			
		WOODLAND	SHRUB	GRASS	NOTE
OAK-GRASSLAND FAUNA					
Opossum	Didelphis marsupialis	x		x	Hollow log
California Meadow Mouse	Microtus californicus			x	
Raccoon	Procyon lotor	x		x	Hollow log
Botta Pocket Gopher	Thomomys bottae			x	
Red-Winged Blackbird	Agelaius phoenuceus		x		Reeds, tulle
Anna's Hummingbird	Calypte anna	x	x		
House Finch	Carpodarcus mixicanus	x	x		
California Quail	Lophortyx californica			x	
English Sparrow	Passer domesticus	x			Near buildin
Cliff Swallow	Petrochilidon albifroms	x			Near buildin
Western Meadowlark	Sturnella neglecta			x	
* Robin	Turdus migratorius	x			
Alligator Lizard	Gerrhonotus coeruleus			x	
Gopher Snake	Pituophis catenifer			x	
Western Fence Lizard	Scelporus occidentalis			x	
Western Garter Snake	Thamnophis elegans			x	
Common Garter Snake	Thamnophis sirtalis			x	
OAK-WOODLAND FAUNA					
Opossum	Didelphis marsupialis	x		x	Hollow logs
California Meadow Mouse	Microtus californicus			x	
Raccoon	Procyon lotor	x		x	Hollow logs
* Mole	Scapanus latimus			x	Oak duff
* Western Gray Squirrel	Sciurus griseus	x			
* Fox Squirrel	Sciurus niger	x			
* Botta Packet Gopher	Thomomys bottae			x	
Red-Winged Blackbird	Agelaius phonuceus		x		
* Scrub Jay	Aphelcoma californica	x	x		Low tree
Purple Finch	Carpodacus purpureus	x			Conifer

* Observed

OAK-WOODLAND FAUNIA (CON'T)		WOODLAND	SHRUB	GRASS	NOTE
Wrentit	Chamaea fasciata		x		
Stellar Jay	Cyanocitta stelleri	x			Conifer
Western Flycatcher	Epidonax difficilis	x			Needs water & shade
Brewer Blackbird	Euphagus cyanocephalus	x	x	x	In colony
Hermit Thrush	Hylocichla guttata	x		x	Small tree
Tree Swallow	Tridoprocae bicolor	x			Dead trees
California Quail	Lophortyx californica			x	
Song Sparrow	Melospiza melodia		x	x	
Mockingbird	Mimus ployglottus	x	x		Dense tree
Savanna Sparrow	Passerculus sandwichensis			x	
Rufous-Sided Towhee	Pipilo erythrophtalmus		x	x	
Brown Towhee	Pipilo fuscus	x	x		Low tree
Bushtit	Psalteri parus minimus	x	x		
Goldfinch	Spinus lawrencei	x	x		
House Wren	Troglodytes aedon	x			Hole in tree
Robin	Turdus migratorius	x			
Mourning Dove	Zenaidura macroura	x		x	
Alligator Lizard	Gerrhonotus coerulcus			x	
Gopher Snake	Pituophis catenifer			x	
Common Garter Snake	Thamnophis sirtalis			x	
Western Garter Snake	Thamnophis elegans			x	
Fence Lizard	Scelporus occidentalis			x	

Note: This wildlife list developed by Foothill College, May, 1975

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ARCHITECTURAL EVALUATION OF FIVE STRUCTURES LOCATED IN REDWOOD GROVE PARK, LOS ALTOS, CALIFORNIA

May 16, 1980

On May 6, 1980 Robert Morris of MORRIS & WENELL Architects and Planners Inc. made a site inspection of the above site. The purpose of the site visit was to obtain an architect's opinion of the condition of the existing structures located on the site and render an opinion of their existing condition for possible continual use.

Structure No. 1 is located approximately 100 yards from the entrance of the park. This facility is a wood-framed residence, with trussed rafters, a wood crawl space with a concrete foundation, asphalt shingled roof and is approximately 1,000 square feet in area and poorly maintained. The existing window sash, wood siding and structure appear to be in sound condition. Some sash is of wood, some is of metal. The overall structural condition of the house appears to be adequate, however, at the east corner the drainage is very poor (i.e. ground water has had contact with the wood for a continued period of time). Traditionally, this would indicate dry rot at the sill line. At the west side of the structure, the foundation and crawl space are visible and appear to be in good condition. Access to the interior of the structure was not available, therefore, no opinion can be expressed concerning the plumbing, wiring or interior condition. Aesthetically the building has a very pleasing form. If it were to be repainted, reroofed with shakes and the exterior relandscaped, it could be an asset to the property.

Building No. 2 is located approximately in the center of the site. This facility was the main residence of the estate. The structure is approximately 3,400 square feet in size, stucco exterior, wood-frame with crawl space and concrete foundation. The roof is Spanish-style clay tile. The house appears to be approximately forty to fifty years old. The yard on the west side of the house slopes towards the foundation and in some instances, earth is directly adjacent to the foundation plates. I would expect there is a considerable amount of dry rot and possible termite infestation on this side. If any reconstruction work is to be done on this structure, regrading for proper drainage would be the first item I would recommend.

Inspection of the crawl space indicated a well-designed foundation system. Inspection of the attic space indicated a relatively good roof framing system, this is extremely important due to the heavy loads imposed by the clay tile roofing. The roofing itself is in very good condition, with the exception of limited areas that could use additional mortaring and minor repairing. The western portion of the facility is currently being used as a community meeting facility and has been remodelled with a mish-mash of different techniques. I was able to make a limited inspection of the electrical wiring. What I did see was an antiquated knob and tube system. The plumbing appears to be in average working condition. We were informed that a new septic system has been recently installed. The heating system within the facility is a combination of gas wall heaters and gas floor furnaces. The bulk of the residence has oak flooring that is in reasonably good condition and would just need resanding and sealant if it were to be reconditioned. In summary, the structure is old, however, it has had reasonably good maintenance and in my opinion is worthy of reconstruction or restoration.

Buildings 3, 4, and 5 are three wood-framed, flat roof structures with built-up roofs. Each is approximately 750 square feet. Each facility is wood sided and all appeared to be in relatively good condition. Once again, as the other facilities, drainage adjacent to the units appears to be the single greatest problem, with the southernmost unit in the greatest need of site repair. The residences were not available for interior inspection, but basically appeared to be in better condition than Structures 1 and 2.

SUMMARY OF STRUCTURES 1 - 5

It is my opinion that all facilities are in good enough condition to justify reconstruction rather than demolition. As I have indicated above, immediate site drainage correction should be the first order of work to relieve any future water damage. Secondly, the roofs should be repaired as necessary to prevent any leakage. Further recommendations for each unit can be made when some idea of a budget is established.

One significant point should be considered before any construction or design is commenced and that is the impact of Section 104 of the Uniform Building Code, 1976 edition. This section refers to additions, alterations, and repairs to existing structures and essentially establishes the requirements on bringing the facility up to code. I have enclosed a copy of this section.

If additional information is required, please do not hesitate to contact us.

Sincerely,

MORRIS & WENELL

Robert Morris, R.A.
President

RM:rf

Attachments

COMMENTS FROM COMMUNITY ORGANIZATIONS

Several community organizations from the Los Altos area were contacted. Each group was asked how Redwood Grove potentially could be incorporated into their activities. Also, many of these groups were questioned whether they could provide services useful in developing the park.

The following comments were received:

Organization	Comments
Camp Fire	Activities: Use area for cook-outs and ceremonies
De Anza Junio College	Activities: Use area and main building for classes
Los Altos Art Club	Activities: The area can provide subjects for paintings and drawings. Also, main building can be used for classes
Los Alto Garden Club	Services: Assist in planting plans and plant maintenance
Los Altos Historical Commission	Activities: Use main building for classes and meetings
Los Altos -Mountain View High School District	Activities: The area could be the subject of class excursions
Los Altos P.T.A. Council	Activities: The area could be the subject of class excursions
Stanford Boy Scouts	Activities: Use the area for overnight camping and den meetings. Also, the park may be suitable as a place where scouts can perform work to obtain badges Services: Maintenance and other work may be done in the park as part of an individual's or a group's project

The following organizations were also contacted, however these groups failed to forward information:

- Garden House Senior Citizens Association
- Girl Scouts
- Hillview Senior Center
- Los Altos Mountain View Elementary School District
- Sierra Club of Loma Prieta