



Midpeninsula Regional  
Open Space District

R-16-112  
Meeting 16-22  
September 14, 2016

## AGENDA ITEM 7

### AGENDA ITEM

Site Cleanup and Demolition of Structures in the former Driscoll Ranch Area of La Honda Creek Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATION

Approve the removal of debris piles and the demolition of the following 12 structures in the former Driscoll Ranch area of La Honda Creek Open Space Preserve to prepare the area for public use: 2 houses (one of which is County red-tagged); 2 standing barns with rotting substructures; 4 collapsed barns; and 4 outbuildings.

### SUMMARY

A number of capital improvements are underway to facilitate the public opening of lower La Honda Creek Open Space Preserve (Preserve). The structures recommended for demolition are immediately adjacent to or visible from the hiking and equestrian trail that will open in the fall of 2017 as part of the Phase 1 public access improvements. These structures consist of 6 barns (4 of which are collapsed and 2 with rotting substructures) and 4 outbuildings from the 1930s, two houses (Wool Ranch house and Lake Ranch house), and assorted debris piles that include tires and cars. None of the structures are historically significant, as confirmed by the San Mateo County Historic Resource Advisory Board. None of the structures are of use to the District or to the grazing tenant nor are they necessary for future grazing operations. All structures are in poor condition and pose a public safety hazard of considerable concern as the District prepares this area for public use. Approval by the Board will allow staff to move forward with a Request for Bids for demolition work and return at a later date with a recommended Award of Contract.

### MEASURE AA

A 5-year Measure AA Project List was approved by the Board at their October 29, 2014 meeting and includes Portfolio #7, *La Honda Creek: Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing*, with a total allocation of \$14.825 Million. This project (#7-7, La Honda Creek Demolitions and Restorations) supports the removal of hazardous structures and debris to prepare the Preserve for public access. As such, these costs are eligible for Measure AA reimbursement.

### DISCUSSION

In August, 2012, the Board of Directors approved the La Honda Creek Master Plan. The Master Plan divided the existing structures on the property into three categories: those that would be

kept because of their condition, utility, or historical significance; those structures that should be demolished because of their poor condition; and those structures that required further evaluation due to their potential historical significance (Attachment 1). More recently, District staff have reviewed these lists in greater detail and have held conversations with the current grazing tenant on the utility of some of these structures. This work has resulted in a revised list and the recommended demolition of 12 dilapidated, collapsed, and/or obsolete structures and outbuildings.

#### *Policy and Action Plan Review*

Board policies 4.02 “Improvements on District Lands” and 4.09 “Factors to Consider for Structures Disposition” direct staff to consider a number of factors when recommending a change of use or disposition of a structure. Policy 4.02(c.1) directs staff to construct and maintain improvements, such as the outbuildings, corrals, etc., that may be required for the proper maintenance and protection of the site. Policy 4.02(c.3) directs staff to retain, maintain, and use examples of past agricultural uses or other structures that contribute to the character of the site **where economically feasible**. The policy allows for the removal of structures that offer no utility to the District or a grazing tenant, and may only provide visual interest, where large-scale and costly repairs or rebuilding is required.

The Action Plan for Fiscal Year (FY) 2016-17 describes the scope work for the La Honda Creek Demolitions Project as the demolition of four dilapidated barns, the Wool Ranch house compound, the former residence at 900 Sears Ranch Road (also known as the Lake Ranch house), and assorted debris throughout the former Driscoll Ranch area. The Action Plan only listed the major structures and did not include all outbuildings, sheds, and collapsed structures that are essentially debris piles. Moreover, subsequent to Board approval of the Action Plan, tenants vacated the Lake Ranch house and Guerra-Zanoni Ranch (site of the former dog kennel), providing an opportunity to evaluate the condition of several additional accessory structures at both locations. Additional outbuildings from both ranches are included in the proposed demolition project.

#### *Barns and Outbuildings*

The 10 barns and outbuildings recommended for demolition are not used or desired by the grazing tenant and are deteriorated beyond cost effective repair. Six (6) barns that were considered desirable at the time of the master plan are no longer desired for use. Four (4) of these barns are partially or completely collapsed. An additional four (4) accessory structures that previously provided storage or similar uses are also degraded and not desired for grazing or residential uses.

#### *Houses*

Lake Ranch House - In 2015, preliminary repair work at the Lake Ranch house revealed that the walls and foundations are irreparable and structurally deficient. As a result, the house was red-tagged by San Mateo County as uninhabitable and has since remained unoccupied. The former tenant was relocated to another nearby house. No element of the house is in suitable condition for remodeling, and therefore demolition is recommended. A separate evaluation is currently underway to identify the options for providing replacement farm worker housing in or near this area of the Preserve. The demolition would leave the site in good condition for rebuilding.

Wool Ranch House - At the time of the 2012 Master Plan, the Wool Ranch house was considered potentially suitable housing for the grazing tenant. The grazing tenant originally placed a tenant

in the Wool Ranch house, but they were unable to continue occupancy due to its dilapidated condition and extensive rodent issues. It has remained unoccupied because there is no other viable use for this structure. Its remote location with the Preserve, impractical year-round access (2.3-miles from the Sears Ranch gate entrance), its immediate adjacency to the ranch road that will be opened to public use, lack of potable water, and deteriorated condition make use of the structure undesirable and costly over the long-term. A key section of the ranch road leading to the Wool Ranch house crosses Harrington Creek bridge and the road may not be feasible to upgrade to year round residential access without very costly upgrades. Moreover, the structure was evaluated in 2001 when the property was under Peninsula Open Space Trust ownership by a property management professional who described it as in "poor condition" and listed a number of significant issues that needed to be addressed. The structure and the cottage behind it have substantially deteriorated over the last 15 years due to lack of maintenance. Significant dry-rot of the structure is found throughout. Repair is estimated to cost \$632,615 plus an additional ~15% in design and permitting costs and occupy 25% of senior-level staff time over the course of 2-3 years to work through the programming, scoping, environmental review, design, and construction of the house. Demolition of the Wool Ranch house would open an available flat space to relocate a much needed corral in this area; the existing nearby corral is unusable because of contaminated soils. If demolition is approved, staff would work with the tenant to construct a new corral on the site once the house is removed and reuse the site to support the grazing operation.

#### *Lack of Historic Significance*

The proposed demolition plan retains structures that are economically cost-efficient to maintain and will be used by the grazing tenant. Each historic ranch area (Lake Ranch, Guerra-Zanoni Ranch, Wool Ranch, and Folger Ranch) will retain original structures that speak to past and current land uses. A professional evaluation conducted by Cogstone Resource Management, Inc., concluded that none of the structures proposed for demolition are historically significant (though the Folger Barn was potentially significant before it collapsed). This conclusion has been reviewed and confirmed by the San Mateo County Historic Resource Advisory Board.

#### *Hazardous Materials*

Almost all of the painted surfaces on the structures are either lead-based or lead-containing paint. Asbestos is present in moderate quantities and concentrated in the houses. All hazardous materials would be remediated. The untreated wood in the barns is potentially suitable for salvage, though dry-rot and termite/beetle infestations have degraded much of the wood.

#### *Salvageable Materials*

During the course of de-construction, salvageable materials, whether suitable for structural or aesthetic purposes, will be source segregated on site. Base bids would include material salvage and segregation as well as a deductive alternate for limited or no salvage to compare costs. Small appliances and wood stoves would also be salvaged. Any salvageable materials that are cannot be used by the District may be sold to local salvage companies for resale.

### **FISCAL IMPACT**

The Fiscal Year 2016-17 budget includes \$348,150 for the La Honda Demolitions project. This project is eligible for Measure AA reimbursement.

|  | <b>Budget</b>       |
|--|---------------------|
| <b>MAA 007 Portfolio</b>                   | <b>\$14,825,000</b> |
| Spent to Date:                             | \$9,910,275         |
| Encumbrances:                              | \$41,529            |
| FY 2017 Sears Ranch Road Drainage Upgrade: | \$459,146           |
| FY 2017 La Honda Creek Demolitions:        | \$348,150           |
| <b>Balance Remaining (Proposed):</b>       | <b>\$4,065,900</b>  |

## **BOARD COMMITTEE REVIEW**

No Committee review has occurred for the above project. The Master Plan was approved by the Board at the August 22, 2012 meeting (R-12-83).

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act. Notification was also provided to Supervisor Don Horsley's Office and the San Mateo County Farm Bureau.

## **CEQA COMPLIANCE**

Structures previously approved for demolition were analyzed by the Initial Study Mitigated Negative Declaration associated with the Master Plan. Additional structures recommended for demolition are categorically exempt under section 15301 of the California Environmental Quality Act (CEQA), Existing Facilities, which exempts the repair, maintenance, or minor alteration of existing public or private structures, facilities, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, including the demolition of individual small structures. The categorical exemption was recorded on June 3, 2016 for 30 days. No comments were received.

## **NEXT STEPS**

If the Board approves the General Manager's recommendation, staff will solicit bids for the work and return to the Board for an award of contract. Demolition and septic removal permits would be obtained from San Mateo County. Additional contracts would be entered into for third-party hazardous materials monitors and biological monitors, estimated at \$20,000 and \$8,000 respectively.

### Attachments

1. List of Structures to be Demolished
2. Pictures of Structures to be Demolished
3. Maps of Structures to be Demolished

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Prepared by:  
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Graphics prepared by:  
Jamie Hawk, GIS Technician

List of structures in the former Driscoll Ranch area, their approved disposition from the Master Plan, and the General Manager's updated recommended action (structures proposed for demolition are highlighted in white, structures proposed to remain are shown in gray).

| <b>Ranch Complex</b>  | <b>ID*</b> | <b>Figure Number</b> | <b>Type of Structure</b>            | <b>Master Plan Disposition</b> | <b>Historic Significance According to Master Plan</b> | <b>Recommended Action</b> |
|---|------------|----------------------|-------------------------------------|--------------------------------|---|---------------------------|
| Ray's Ranch –<br>AKA Sears<br>Ranch / Lake<br>Ranch<br>(note: RR-3<br>and 4 are<br>corrals) | RR-1       | 1                    | Large Barn                          | Keep for grazing               | None  | No change (keep)          |
|   | RR-2       | 2                    | Partially Collapsed<br>Storage Shed | Demolition                     | None  | No change (demo)          |
|   | RR-5       | 3                    | Large Barn                          | Keep for grazing               | Potentially Historic                                  | No change (keep)          |
|   | RR-6       | 4                    | Lake Ranch House                    | Tenant residence               | Potentially Historic                                  | Demolish                  |
|   | RR-7       | 5                    | Shed                                | Demolition                     | None  | No change (demo)          |
|   | RR-8       | 6                    | Bunkhouse                           | Keep for grazing               | Potentially Historic                                  | Demolish                  |
|   | RR-9       | 7                    | Partially Collapsed<br>Barn         | Keep for grazing               | None  | Demolish                  |
| Guerra<br>Zanoni<br>Ranch<br>(note: GZ-2<br>and 3 are<br>corrals)                           | GZR-1      | 8                    | Small Barn                          | Storage for Tenant             | Potentially Historic                                  | Demolish                  |
|   | GZR-4      | 9                    | Ranch House                         | Tenant residence               | Potentially Historic                                  | No change (keep)          |
|   | GZR-5      | 10                   | Shed or Workshop                    | Demolition                     | None  | No change (demo)          |
|   | GZR-6      | 11                   | Cabin/Shed                          | Demolition                     | None  | No change (demo)          |
|   | GZR-7      | 12                   | Storage Shed                        | Storage for tenant             | None  | No change (keep)          |
|   | GZR-8      | 12                   | Foundation                          | Demolition                     | None  | No change (demo)          |
|   | GZR-9      | 13                   | Dog Kennels                         | Not evaluated                  | None  | Demolish                  |
| Wool Ranch  | WR-1       | 14                   | Lower Collapsed Barn                | Keep for grazing               | None  | Demolish                  |
|   | WR-2       | 15                   | Wool Ranch House                    | Tenant residence               | None  | Demolish                  |
|   | WR-3       | 16                   | In-Law Cottage                      | Tenant residence               | None  | Demolish                  |
|   | WR-4       | 17                   | Upper Barn                          | Demolition                     | None  | No change (demo)          |
| Upper Folger<br>Ranch   | UFR-1      | 18                   | Animal Shelter                      | Keep for grazing               | None  | No change (keep)          |
|   | UFR-2      | 19                   | Bunk House                          | Keep for grazing               | Potentially Historic                                  | Demolish                  |
|   | UFR-3      | 20                   | Large Collapsed Barn                | Keep for grazing               | None  | Demolish                  |
| Lower Folger<br>Ranch   | LFR-1      | 21                   | Ranch House                         | Tenant residence               | None  | No change (keep)          |
|   | LFR-2      | 22                   | Small Barn                          | Keep for grazing               | Potentially Historic                                  | Demolish                  |
|   | LFR-3      | 23                   | Workshop/Shed                       | Storage                        | None  | No change (keep)          |
|   | LFR-4      | 24                   | Collapsed Barn                      | Keep for historic              | Likely Historic                                       | Demolish                  |

\*Refer to Attachment 2 for pictures of each structure and Attachment 3 for Preserve and structure location map.

# Ray's Ranch AKA Sear's Ranch, Lake Ranch



**Figure 1. Cattle feeding and hay barn, RR-1, south elevation (No change - KEEP)**



**Figure 2. RR-2, Partially collapsed storage shed, north and east elevations  
(Previously approved for DEMO)**



**Figure 3. RR-5, Large Barn, east and north elevations  
(No change - KEEP)**



**Figure 4. RR-6, ranch house, west elevation (Recommend DEMO)**



**Figure 5. RR-7, shed, north and west elevations (Previously approved for DEMO)**



**Figure 6. RR-8, Bunkhouse, east and north elevations (Recommend DEMO)**



**Figure 7: RR-9, partially collapsed barn, west elevation (Recommend DEMO)**

# Guerra Zanoni Ranch AKA Upper Ranch



**Figure 8. GZR-1, small barn, east elevation (Recommend DEMO)**



**Figure 9. GZR-4, ranch house, east and north elevations (No change - KEEP)**



**Figure 10. GZR-5, shed, east and north elevations (previously approved for DEMO)**



**Figure 11. GZR-6, small shed, south and east elevations (previously approved for DEMO)**



**Figure 12. GZR-7, storage shed, east elevation  
(No change - KEEP)**



**Figure 13. GZR 8 and GZR 9 (left and right respectively) Dog Kennel and Foundation (Recommend DEMO dog kennel, Foundation was previously approved for DEMO)**

# Wool Ranch



**Figure 14 WR-1, lower collapsed barn, view to southeast (Recommend DEMO)**



**Figure 15. WR-2, ranch house and pool, rear elevation (Recommend DEMO)**



**Figure 16. WR-3, cottage, northwest and southwest elevations (Recommend DEMO)**



**Figure 17. WR-4, large barn, northeast elevation  
(Previously approved for DEMO)**

# Folger Ranch



**Figure 18. UFR-1 animal shelter, north and west elevations  
(No change - KEEP)**



**Figure 19. UFR-2, bunkhouse, north and east elevations (Recommend DEMO)**



**Figure 20. UFR-3, collapsed barn, north elevation (Recommend DEMO)**



**Figure 21. LFR-1, ranch house, east elevation (No change - KEEP)**



**Figure 22. LFR-2, barn, west and south elevations (Recommend DEMO)**



**Figure 23. LFR-3, workshop/shed, east elevation (No change - KEEP)**



**Figure 24. LFR-4, collapsed hay barn (Recommend DEMO)**

Path: G:\Projects\La Honda Creek\Driscoll\Demolitions\FY1516\LHC\_Driscoll\FY1516\_Overview.mxd  
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### Attachment 3: Ranch Complexes, La Honda Creek Openspace Preserve

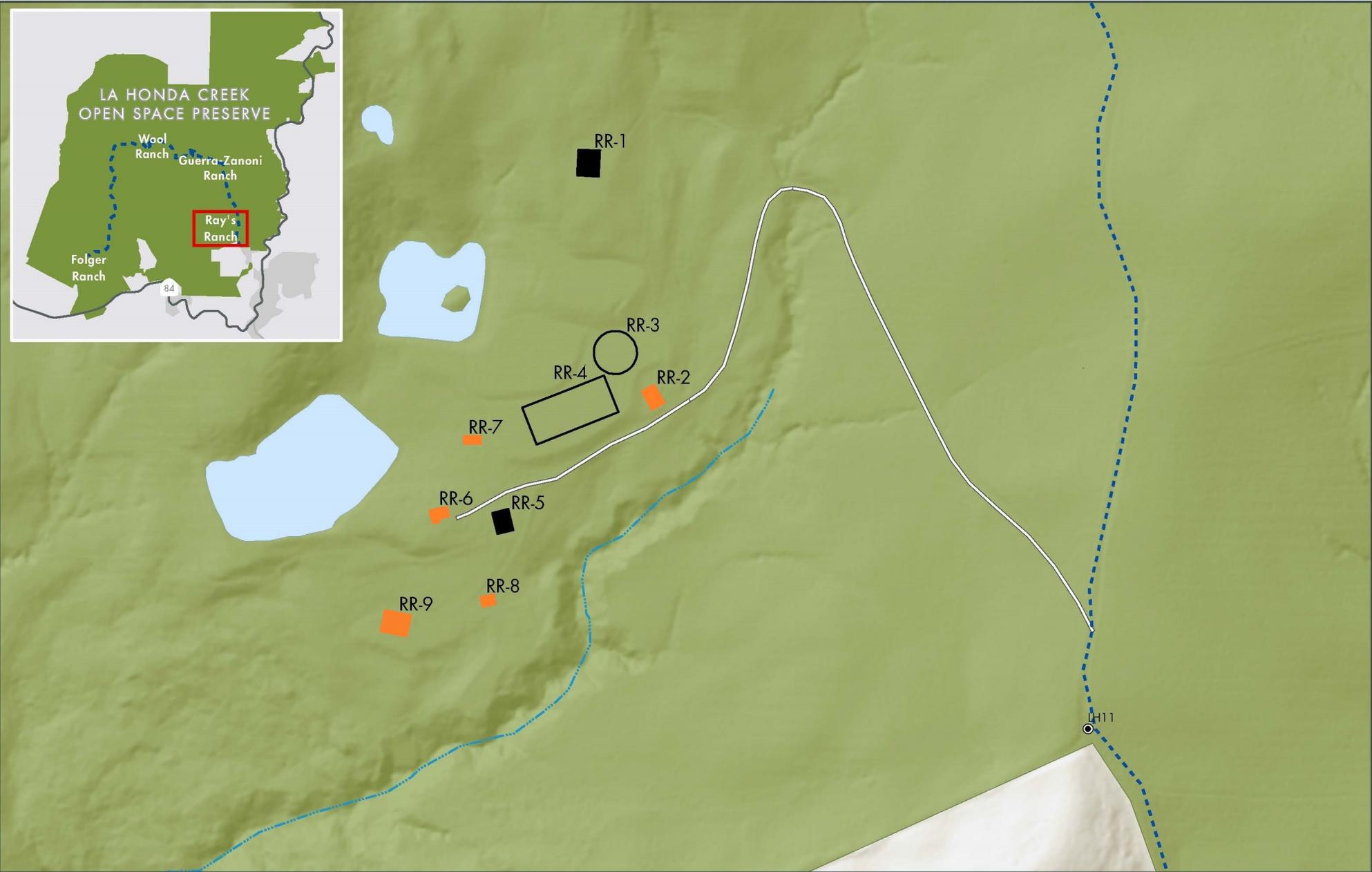
- |                       |                     |               |
|-----------------------|---------------------|---------------|
| MROSD Preserves       | Watershed Land      | Phase I Trail |
| Other Protected Lands | Land Trust          | Structure     |
| Private Property      | Other Public Agency |               |

See Attachment 1 for a list of structures by ID, type, and recommended action.

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While the District strives to use the best available digital data, this data does not represent a legal survey and is merely a graphic illustration of geographic features.



### Ray's Ranch, La Honda Creek Open Space Preserve

-  Structure
-  Corral
-  Minor Unpaved Road\*  
*\*Not all features are displayed*
-  Phase I Trail
-  Demolition

See Attachment 1 for a list of structures by ID, type, and recommended action.

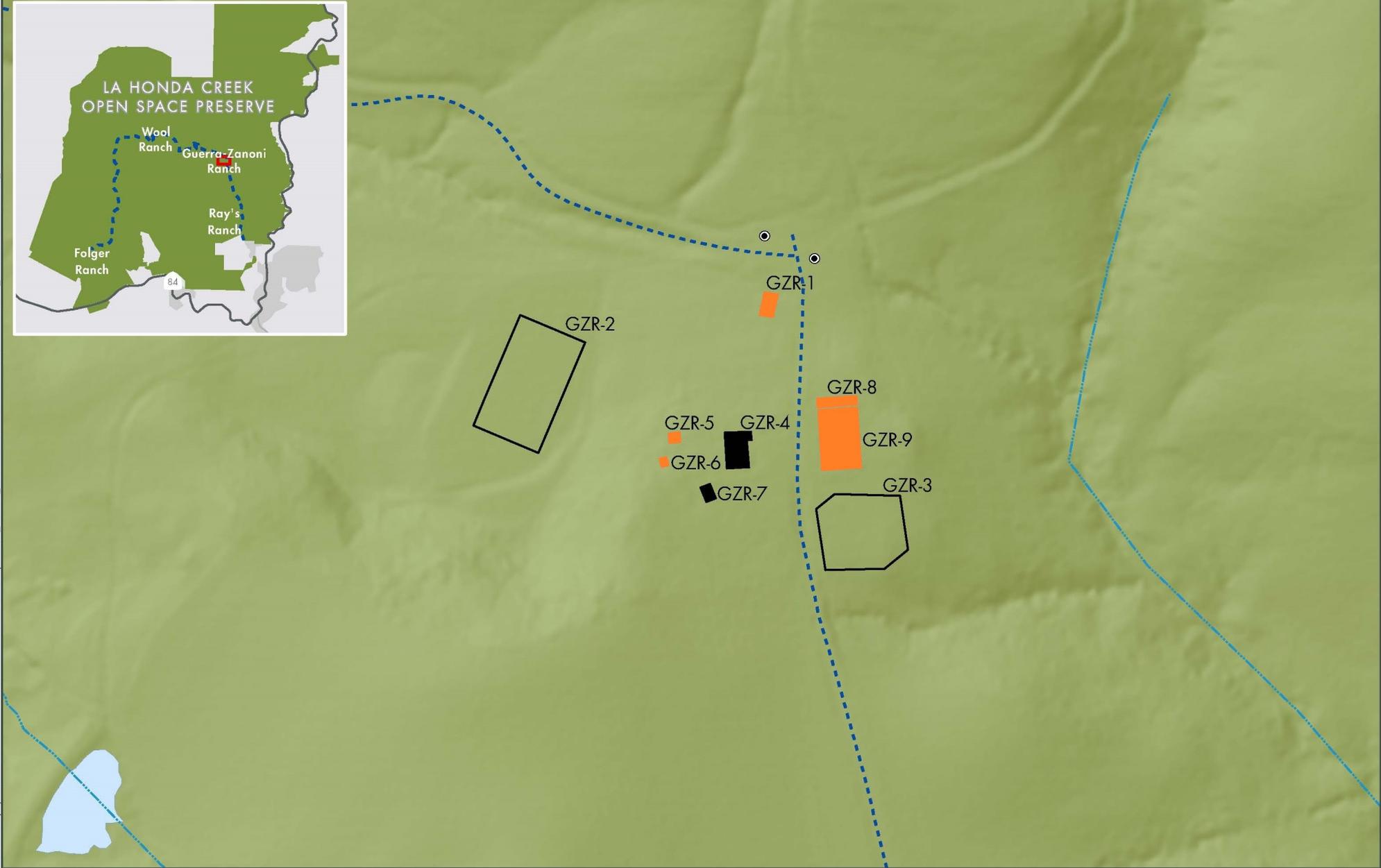
Midpeninsula Regional  
Open Space District  
(MROSD)



June 2016

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### Guerra-Zanoni Ranch, La Honda Creek Open Space Preserve

-  Structure
-  Corral
-  Minor Unpaved Road\*  
*\*Not all features are displayed*
-  Phase I Trail
-  Demolition

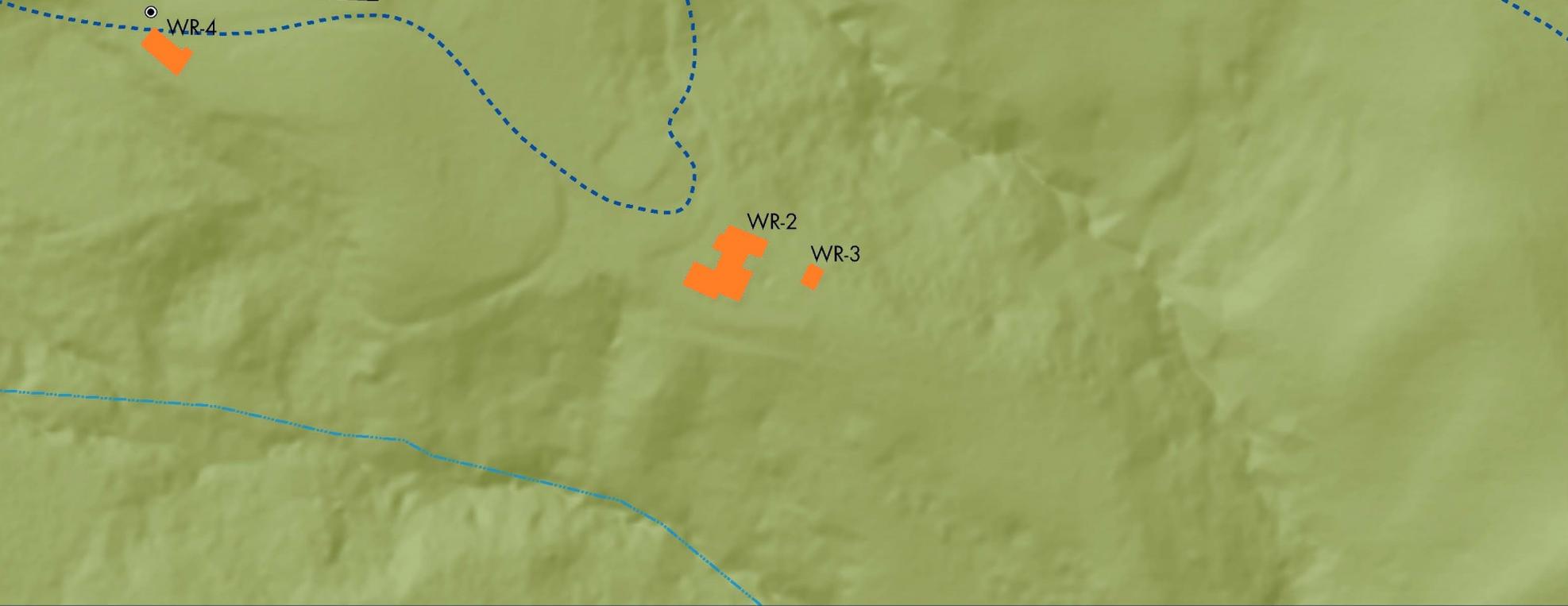
See Attachment 1 for a list of structures by ID, type, and recommended action.

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### Wool Ranch, La Honda Creek Open Space Preserve

-  Structure
-  Corral
-  Minor Unpaved Road\*  
*\*Not all features are displayed*
-  Phase I Trail
-  Demolition

See Attachment 1 for a list of structures by ID, type, and recommended action.

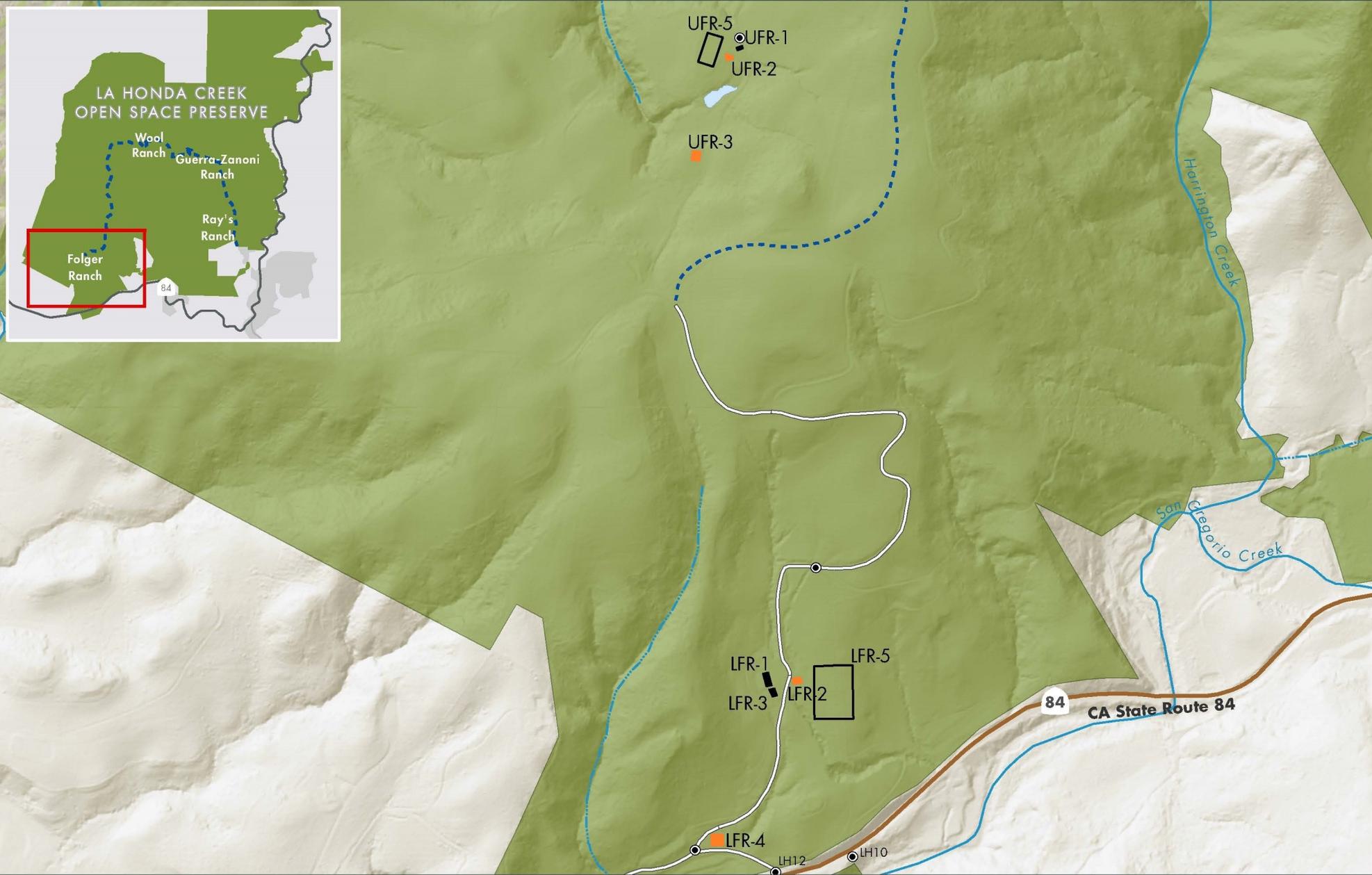
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### Folger Ranch, La Honda Creek Open Space Preserve

-  Structure
-  Corral
-  Minor Unpaved Road\*  
*\*Not all features are displayed*
-  Phase I Trail
-  Demolition

See Attachment 1 for a list of structures by ID, type, and recommended action.

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Feet 

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