



SAN RAFAEL  
THE CITY WITH A MISSION

# Terra Linda Park and Community Center

## Enhancement Plan **Appendix**

JUNE 2025









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## Appendix A

# Community Engagement



# APPENDIX A: COMMUNITY ENGAGEMENT

## Participation Process

Community engagement played a crucial role in shaping the vision for the Terra Linda Park and Community Center Enhancement Plan. Outreach efforts were designed to hear from diverse community voices and gather valuable input from residents, ensuring that the final plan reflects the community's needs.

The first round of engagement focused on understanding how residents use the park, their favorite features, and ideas for enhancements. The second round sought feedback on preliminary design concepts, helping to refine priorities for the final plan. Engagement activities included pop-up events, community meetings, and online surveys, providing multiple opportunities for residents to participate and share their perspectives.

To maximize public awareness and involvement, outreach efforts leveraged both digital and print media. Print materials, such as postcards, flyers, and signage, were distributed throughout the community, while digital outreach included social media campaigns, email announcements, and a dedicated project webpage. These materials featured project-specific branding to create a consistent and recognizable presence. To ensure accessibility, key outreach materials, including surveys and social media posts, were available in both English and Spanish.

Public participation in these outreach efforts was essential in shaping a plan that reflects the community's collective vision. The success of the Terra Linda Park and Community Center Enhancement Plan is a direct result of resident involvement, demonstrating the importance of inclusive engagement in community-driven projects.

Input collected during community outreach efforts is included in this appendix.

## Round One

- Community Survey, online and print (June 5-July 7, 2024)  
*434 responses (433 English / 1 Spanish)*
- Pop-Up Events, Ounces Outdoors and Terra Linda Park (June 22-23, 2024)  
*21 participants*
- In-Person Community Meeting, Terra Linda Community Center (June 18, 2024)  
*17 participants*
- Virtual Community Meeting (June 25, 2024)  
*11 participants*

## Round Two

- Design Survey, online and print (September 26-October 28, 2024)  
*353 responses (All English)*
- Pop-Up Event, Movies in the Park, Terra Linda Park (September 27, 2024)  
*27 participants*
- Virtual Community Meeting via Zoom (October 9, 2024)  
*8 participants*
- In-Person Community Meeting, Terra Linda Community Center (October 15, 2024)  
*26 participants*



The flyer is for "Community Meetings" for the Terra Linda Park & Community Center Enhancement Plan. It features the project logo at the top, which includes a house, a tree, and a playground. Below the logo, it says "Help design a vibrant place to DISCOVER, LEARN, AND PLAY!". The main title "Community Meetings" is in large, bold, white letters. Below this, it lists two dates: "Tuesday, June 18, 6:30 p.m. at Terra Linda Community Center" and "Wednesday, June 26, 6:30 p.m. Via Zoom (register online)". There are icons for a speech bubble, a person, and a computer monitor. At the bottom, there is a URL: <https://bit.ly/TerraLindaParkEnhancements>.





# Community Survey Results (Round 1)

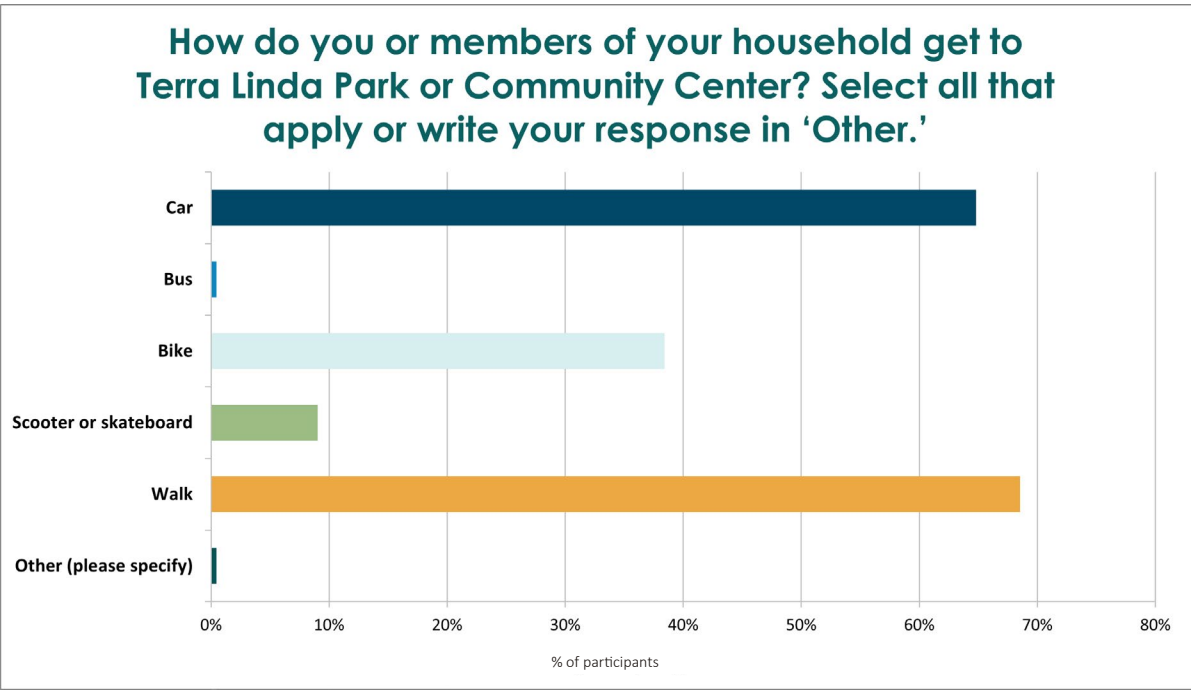
Due to the high volume of responses received, write-in comments submitted through the community survey have been omitted from this appendix. These responses were reviewed and considered during the development of the Terra Linda Park and Community Center Enhancement Plan.

## Question 1:

How do you or members of your household get to Terra Linda Park or Community Center? Select all that apply or write your response in 'Other.'

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Car	65%	280
Bus	0%	2
Bike	38%	166
Scooter or skateboard	9%	39
Walk	69%	296
Other (please specify)	0%	2

Participants Answered	432
Participants Skipped	2

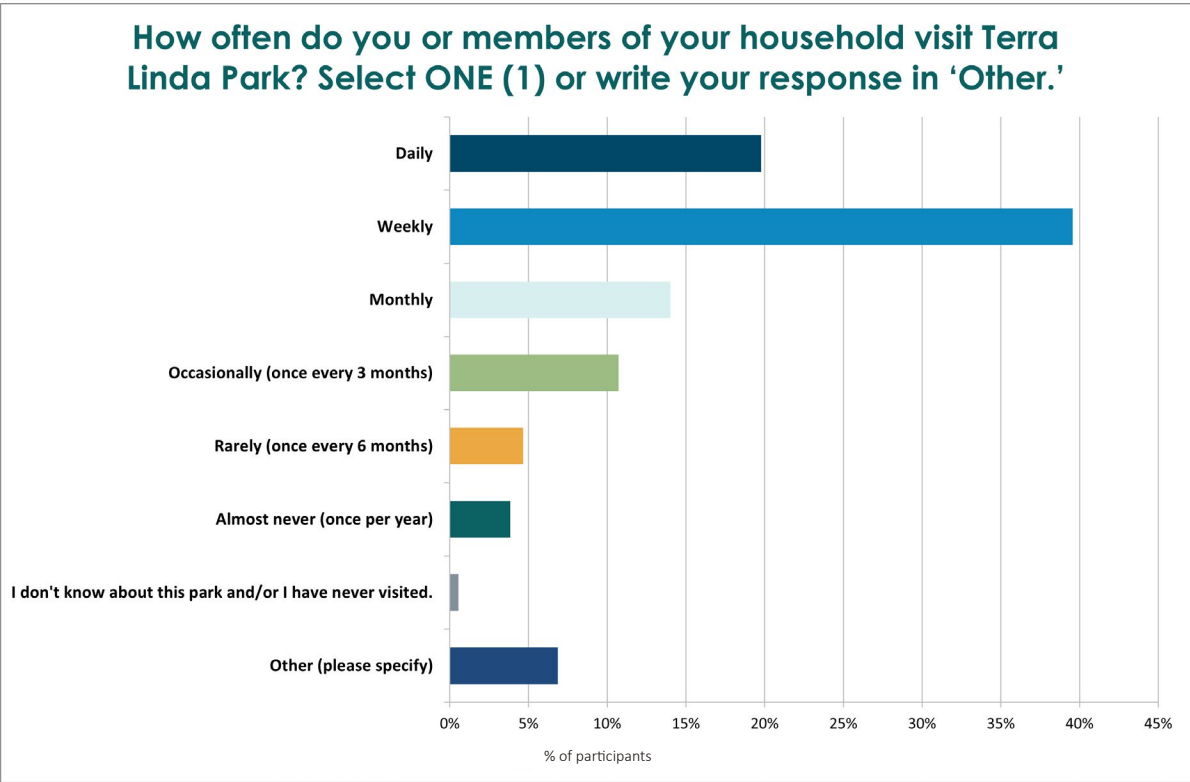


# Community Survey Results (Round 1)

## Question 2:

How often do you or members of your household visit Terra Linda Park? Select ONE (1) or write your response in 'Other.'

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Daily	20%	72
Weekly	40%	144
Monthly	14%	51
Occasionally (once every 3 months)	11%	39
Rarely (once every 6 months)	5%	17
Almost never (once per year)	4%	14
I don't know about this park and/or I have never visited.	1%	2
Other (please specify)	7%	25
Participants Answered		364
Participants Skipped		70



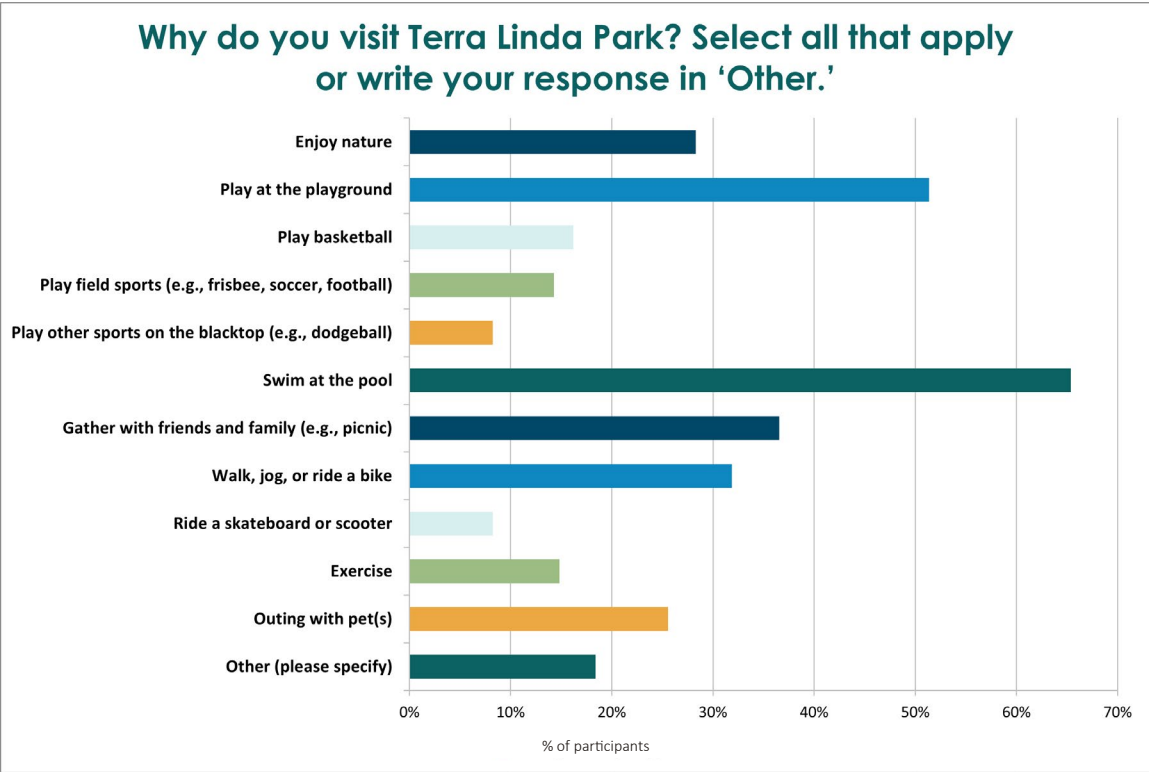


# Community Survey Results (Round 1)

## Question 3:

Why do you visit Terra Linda Park? Select all that apply or write your response in 'Other.'

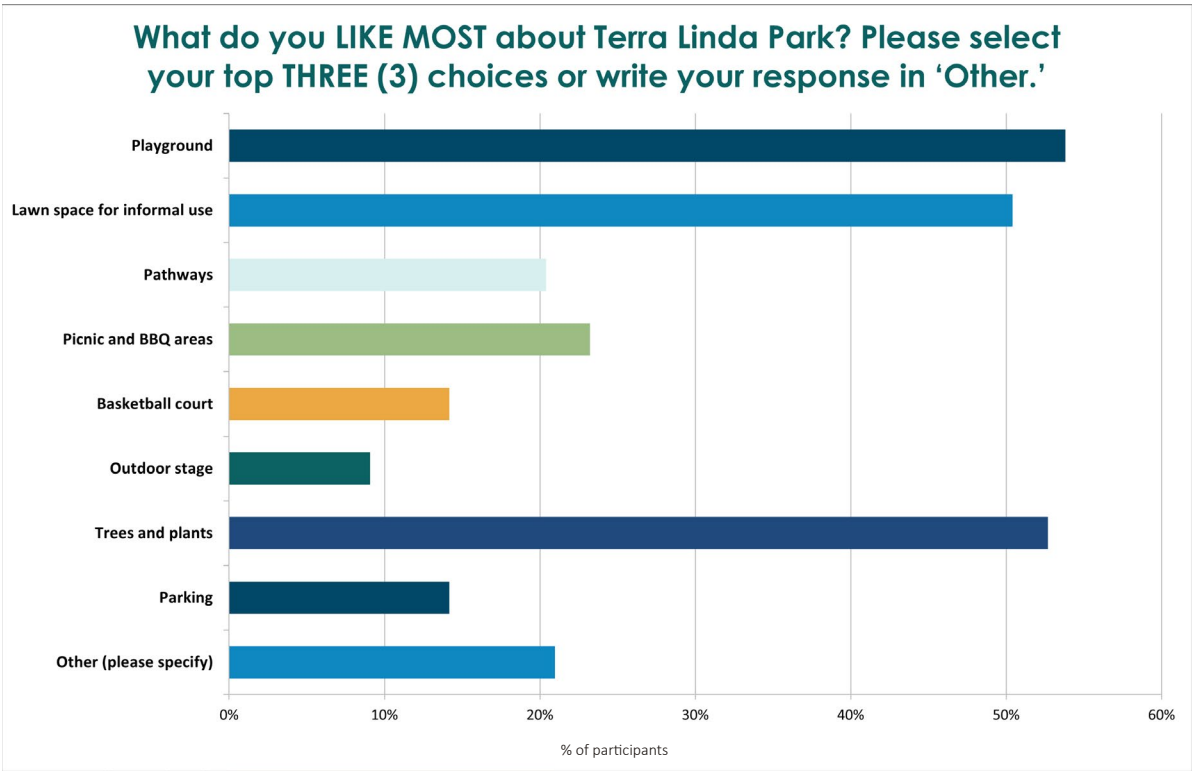
ANSWER CHOICES	RESPONSES	
	Percentage	Number
Enjoy nature	28%	103
Play at the playground	51%	187
Play basketball	16%	59
Play field sports (e.g., frisbee, soccer, football)	14%	52
Play other sports on the blacktop (e.g., dodgeball)	8%	30
Swim at the pool	65%	238
Gather with friends and family (e.g., picnic)	37%	133
Walk, jog, or ride a bike	32%	116
Ride a skateboard or scooter	8%	30
Exercise	15%	54
Outing with pet(s)	26%	93
Other (please specify)	18%	67
Participants Answered		364
Participants Skipped		70



# Community Survey Results (Round 1)

**Question 4:**  
**What do you LIKE MOST about Terra Linda Park? Please select your top THREE (3) choices or write your response in 'Other.'**

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Playground	54%	190
Lawn space for informal use	50%	178
Pathways	20%	72
Picnic and BBQ areas	23%	82
Basketball court	14%	50
Outdoor stage	9%	32
Trees and plants	53%	186
Parking	14%	50
Other (please specify)	21%	74
Participants Answered		353
Participants Skipped		81

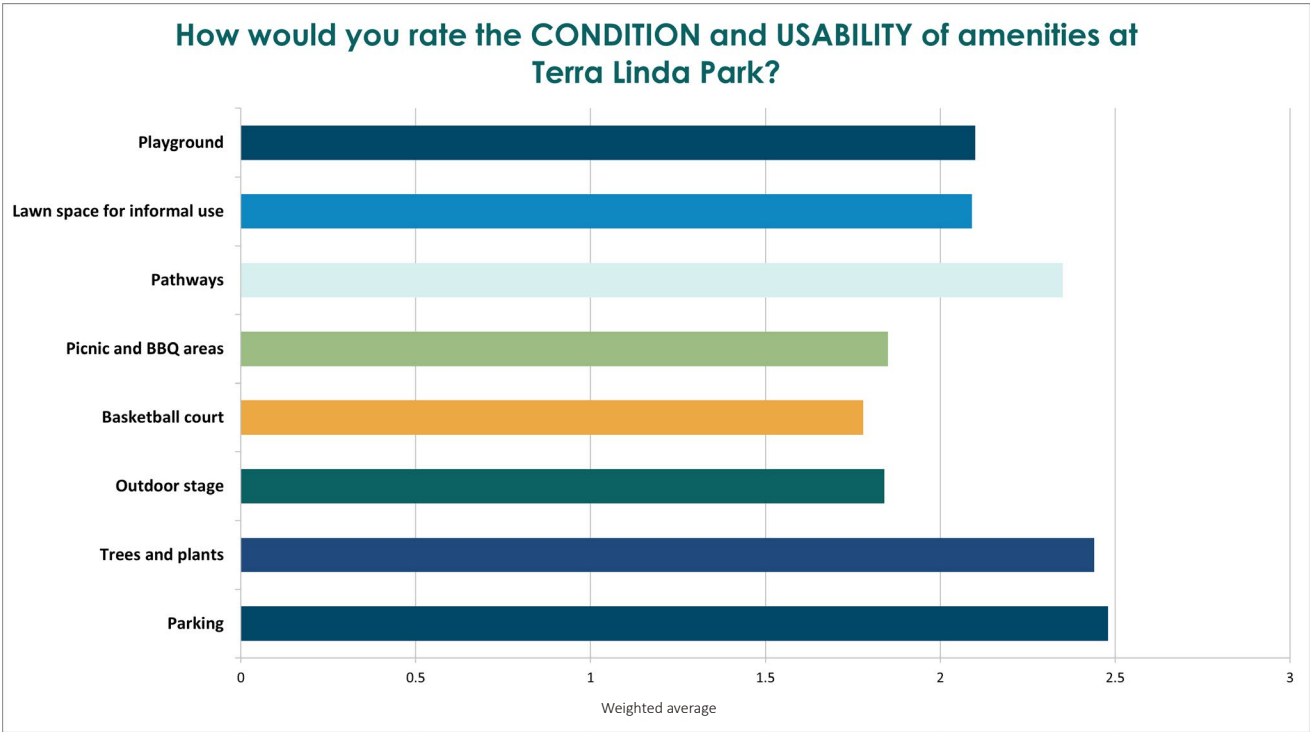




# Community Survey Results (Round 1)

**Question 5:**  
**How would you rate the CONDITION and USABILITY of amenities at Terra Linda Park?**

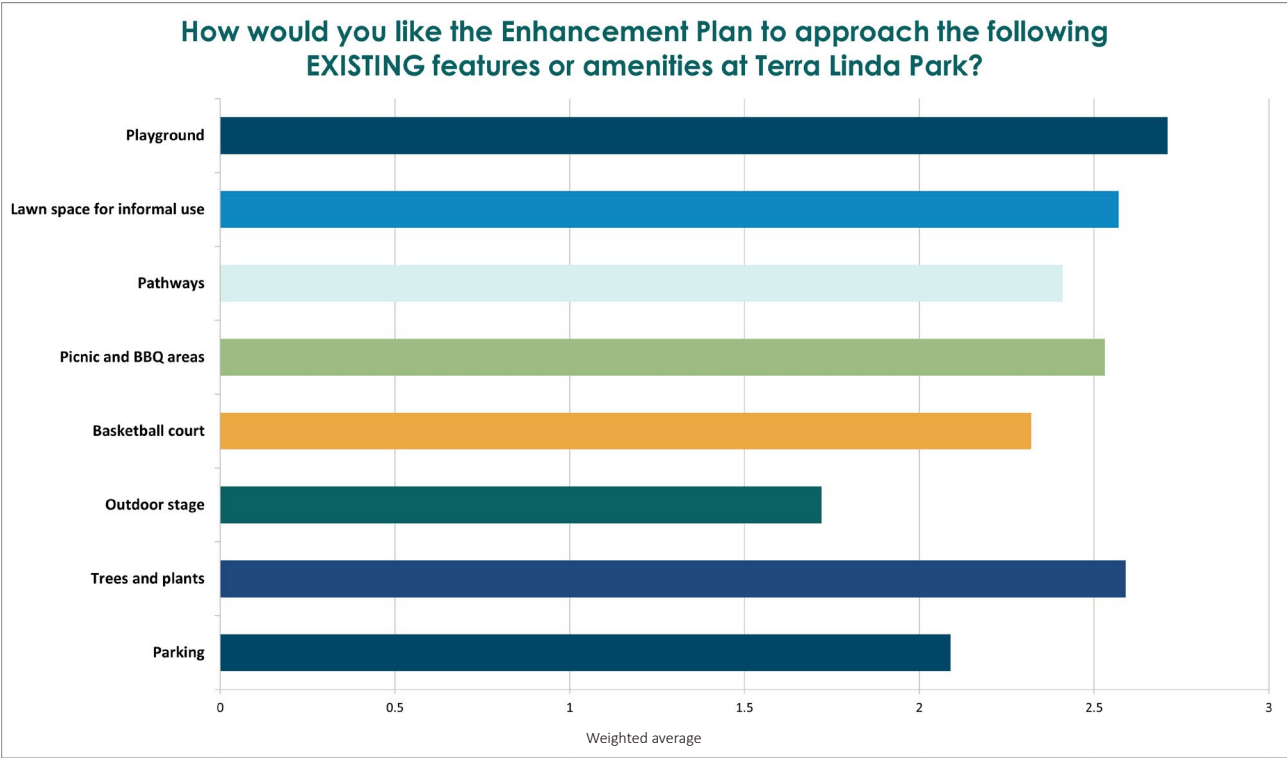
	RATING									
AMENITIES	POOR (1)		FAIR (2)		GOOD (3)		N/A (0)		TOTAL	WEIGHTED AVERAGE
Playground	17%	60	47%	163	26%	92	10%	34	349	2.10
Lawn space for informal use	20%	69	47%	164	28%	100	5%	19	352	2.09
Pathways	9%	32	44%	153	43%	150	4%	13	349	2.35
Picnic and BBQ areas	25%	89	51%	180	12%	43	12%	41	353	1.85
Basketball court	31%	106	40%	138	13%	44	17%	58	346	1.78
Outdoor stage	23%	81	39%	135	11%	39	27%	92	347	1.84
Trees and plants	7%	24	41%	145	49%	173	3%	10	352	2.44
Parking	6%	21	36%	124	50%	174	9%	30	349	2.48
Participants Answered									359	
Participants Skipped									75	



# Community Survey Results (Round 1)

**Question 6:**  
 How would you like the Enhancement Plan to approach the following **EXISTING** features or amenities at Terra Linda Park?

	DESIRED ACTION									
AMENITIES	REMOVE/ REPLACE WITH A DIFFERENT AMENITY (1)		KEEP THE SAME (2)		ENHANCE/ EXPAND (3)		N/A (0)		TOTAL	WEIGHTED AVERAGE
Playground	5%	19	16%	57	72%	250	6%	20	346	2.71
Lawn space for informal use	6%	20	30%	103	60%	207	4%	13	343	2.57
Pathways	2%	7	51%	176	40%	139	7%	23	345	2.41
Picnic and BBQ areas	10%	35	24%	83	60%	203	6%	21	342	2.52
Basketball court	16%	55	27%	92	45%	151	12%	40	338	2.32
Outdoor stage	46%	159	17%	60	22%	78	14%	47	344	1.73
Trees and plants	1%	5	37%	129	59%	204	2%	7	345	2.59
Parking	9%	29	67%	227	17%	58	7%	23	337	2.09
Participants Answered									358	
Participants Skipped									76	



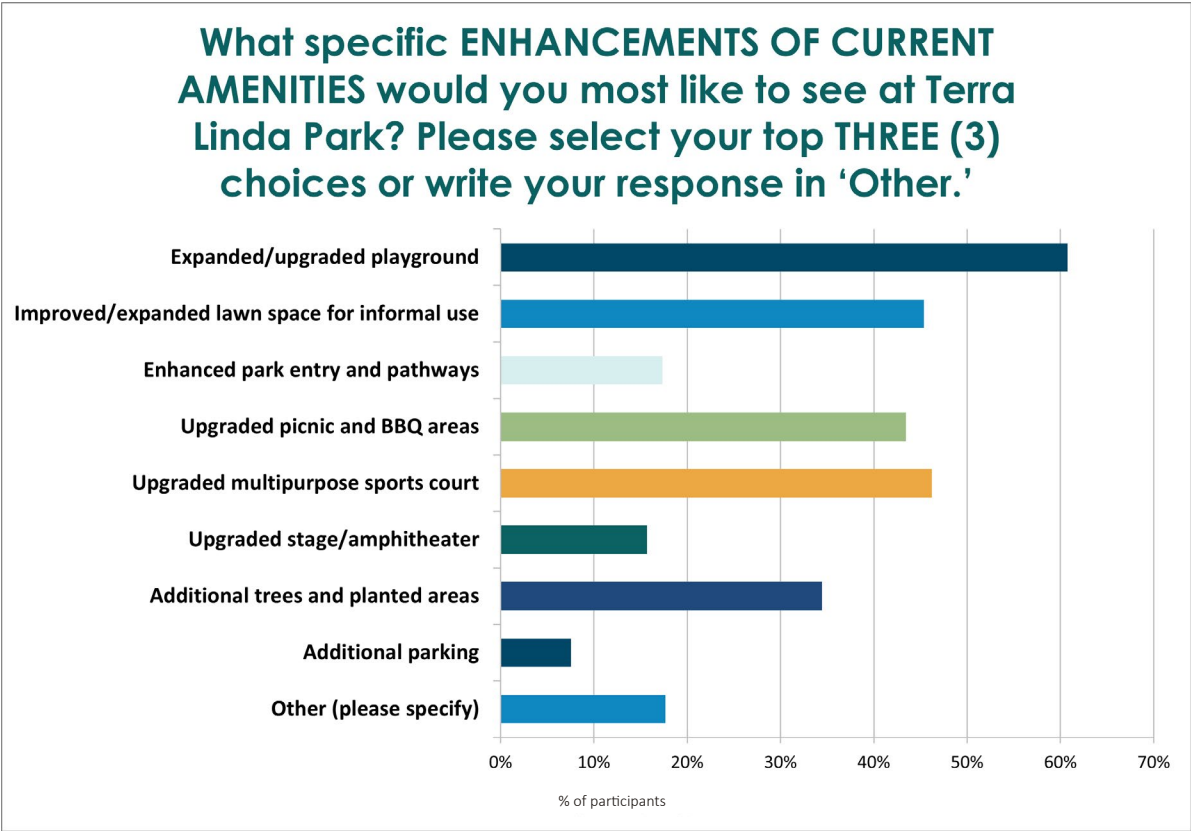


# Community Survey Results (Round 1)

## Question 7:

What specific **ENHANCEMENTS OF CURRENT AMENITIES** would you most like to see at Terra Linda Park? Please select your top **THREE (3)** choices or write your response in 'Other.'

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Expanded/upgraded playground	61%	218
Improved/expanded lawn space for informal use	45%	162
Enhanced park entry and pathways	18%	63
Upgraded picnic and BBQ areas	44%	156
Upgraded multipurpose sports court	46%	165
Upgraded stage/amphitheater	16%	56
Additional trees and planted areas	34%	123
Additional parking	8%	27
Other (please specify)	18%	63
Participants answered		357
Participants skipped		76

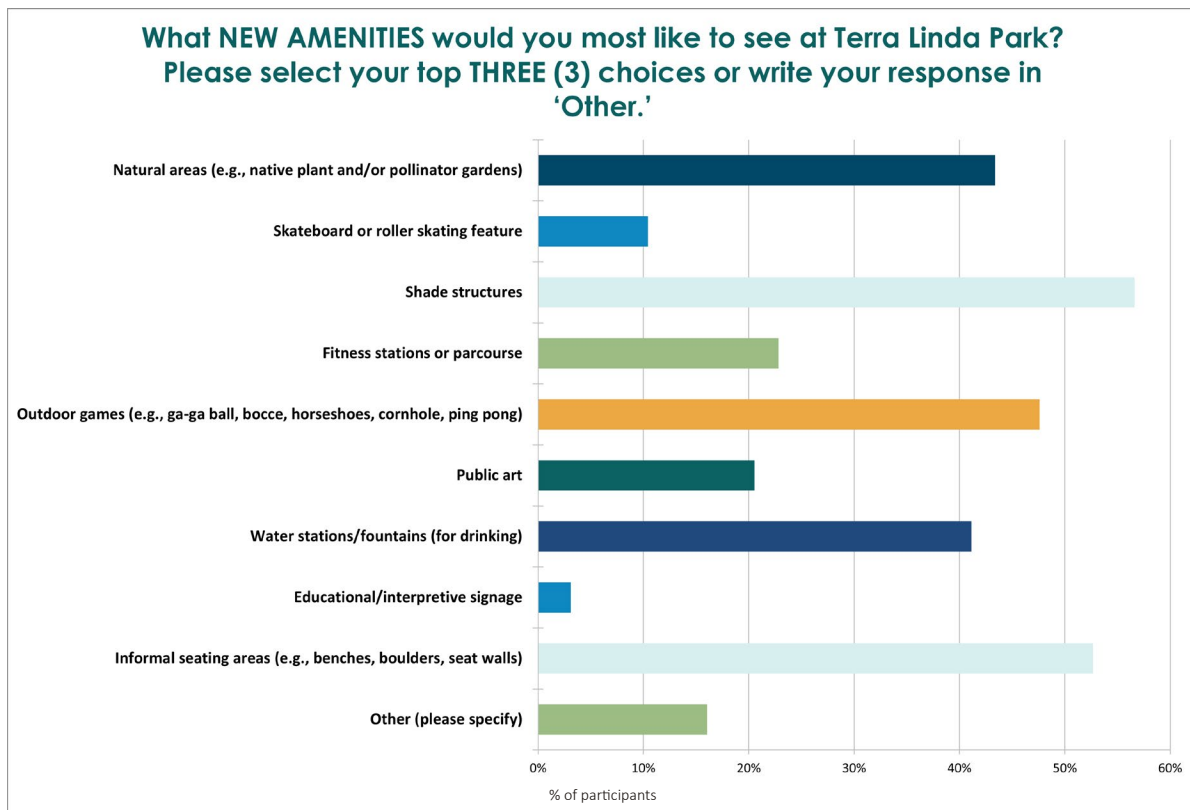


# Community Survey Results (Round 1)

## Question 8:

What **NEW AMENITIES** would you most like to see at Terra Linda Park? Please select your top **THREE (3)** choices or write your response in 'Other.'

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Natural areas (e.g., native plant and/or pollinator gardens)	43%	154
Skateboard or roller skating feature	11%	38
Shade structures	57%	202
Fitness stations or parcourse	23%	81
Outdoor games (e.g., ga-ga ball, bocce, horseshoes, cornhole, ping pong)	47%	169
Public art	21%	73
Water stations/fountains (for drinking)	41%	146
Educational/interpretive signage	3%	11
Informal seating areas (e.g., benches, boulders, seat walls)	53%	187
Other (please specify)	16%	57
Participants answered		356
Participants skipped		78



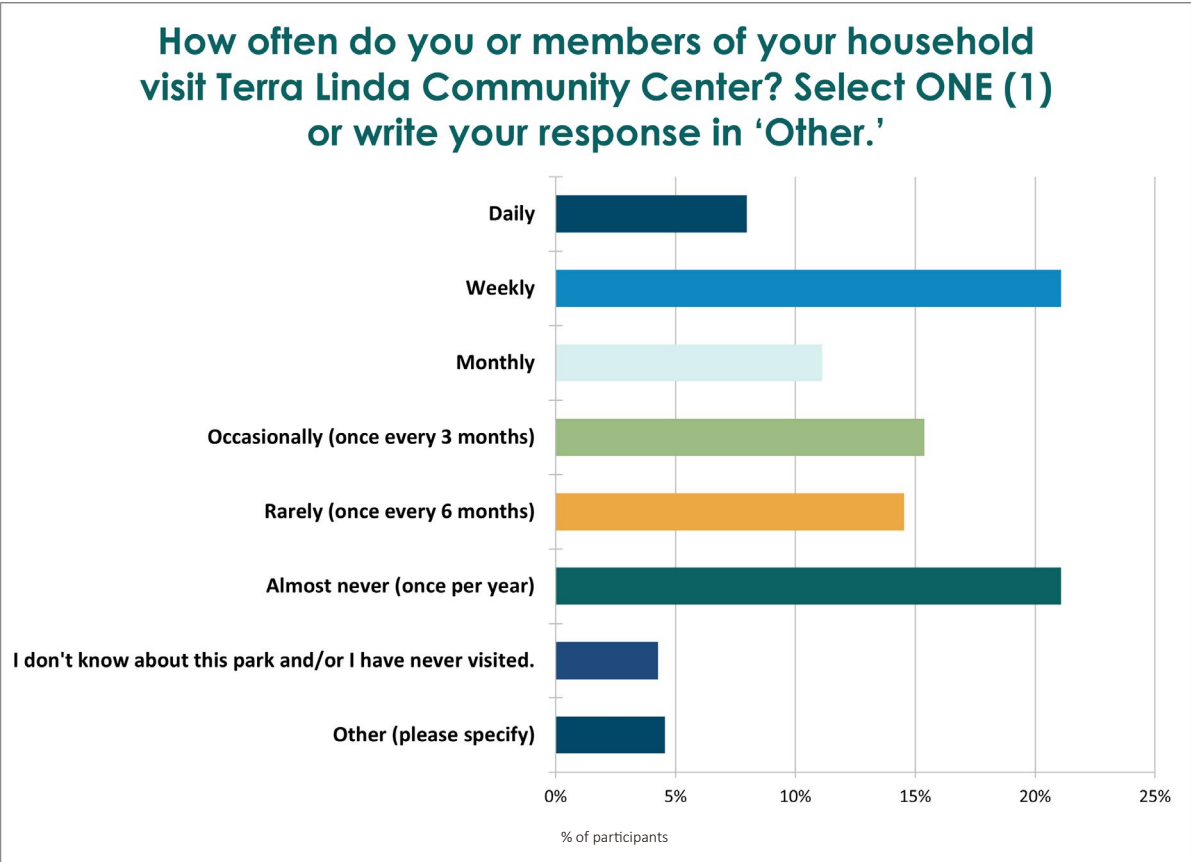


# Community Survey Results (Round 1)

## Question 9:

How often do you or members of your household visit Terra Linda Community Center?  
Select ONE (1) or write your response in 'Other.'

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Daily	8%	28
Weekly	21%	74
Monthly	11%	39
Occasionally (once every 3 months)	15%	54
Rarely (once every 6 months)	15%	51
Almost never (once per year)	21%	74
I don't know about this park and/or I have never visited.	4%	15
Other (please specify)	5%	16
Participants answered		351
Participants skipped		83



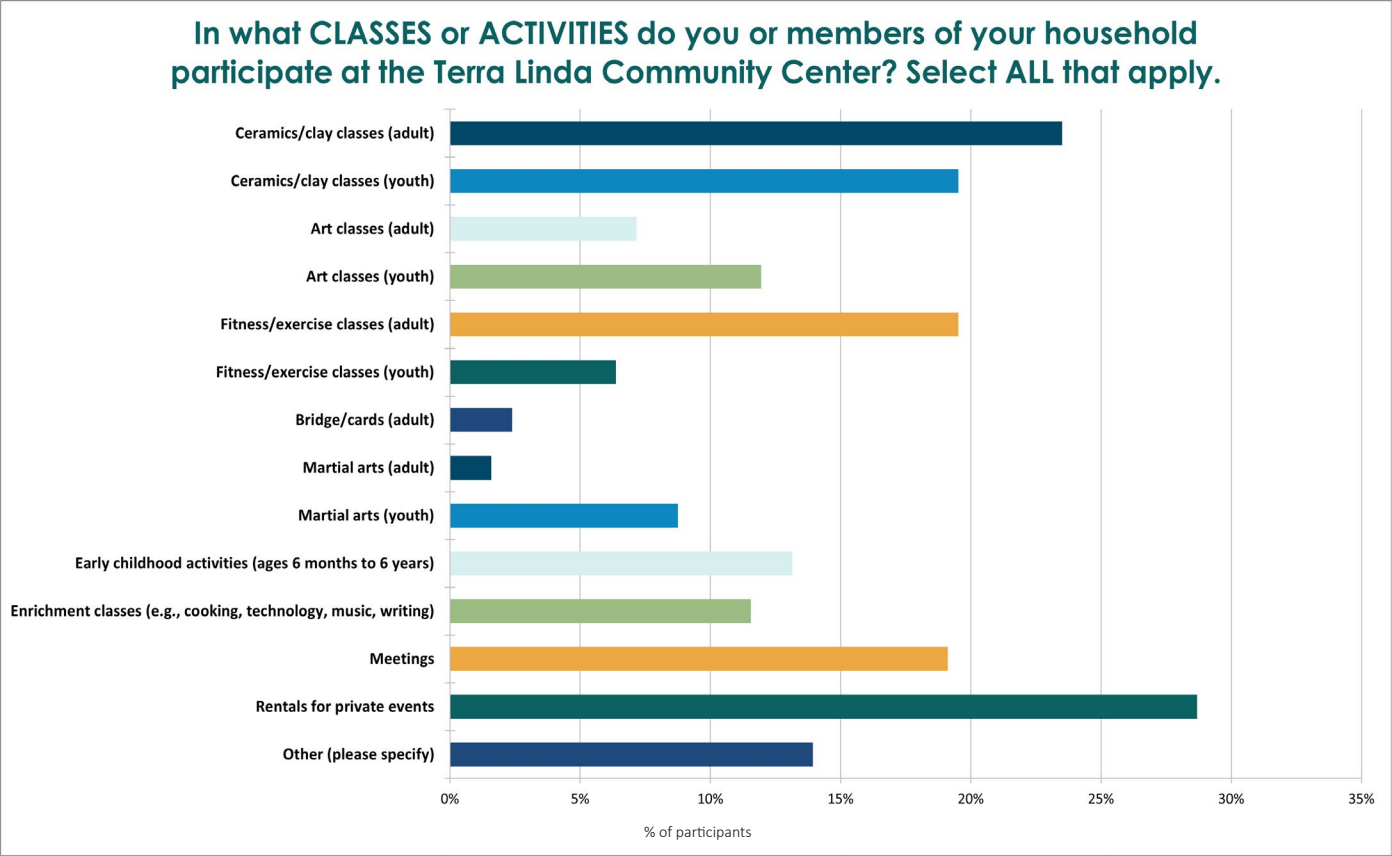
# Community Survey Results (Round 1)

**Question 10:**  
**In what CLASSES or ACTIVITIES do you or members of your household participate at the Terra Linda Community Center? Select ALL that apply.**

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Ceramics/clay classes (adult)	24%	59
Ceramics/clay classes (youth)	20%	49
Art classes (adult)	7%	18
Art classes (youth)	12%	30
Fitness/exercise classes (adult)	20%	49
Fitness/exercise classes (youth)	6%	16
Bridge/cards (adult)	2%	6
Martial arts (adult)	2%	4
Martial arts (youth)	9%	22
Early childhood activities (ages 6 months to 6 years)	13%	33
Enrichment classes (e.g., cooking, technology, music, writing)	12%	29
Meetings	19%	48
Rentals for private events	29%	72
Other (please specify)	14%	35
Participants answered		251
Participants skipped		183

# Community Survey Results (Round 1)

**Question 10:**  
In what **CLASSES** or **ACTIVITIES** do you or members of your household participate at the Terra Linda Community Center? Select **ALL** that apply.

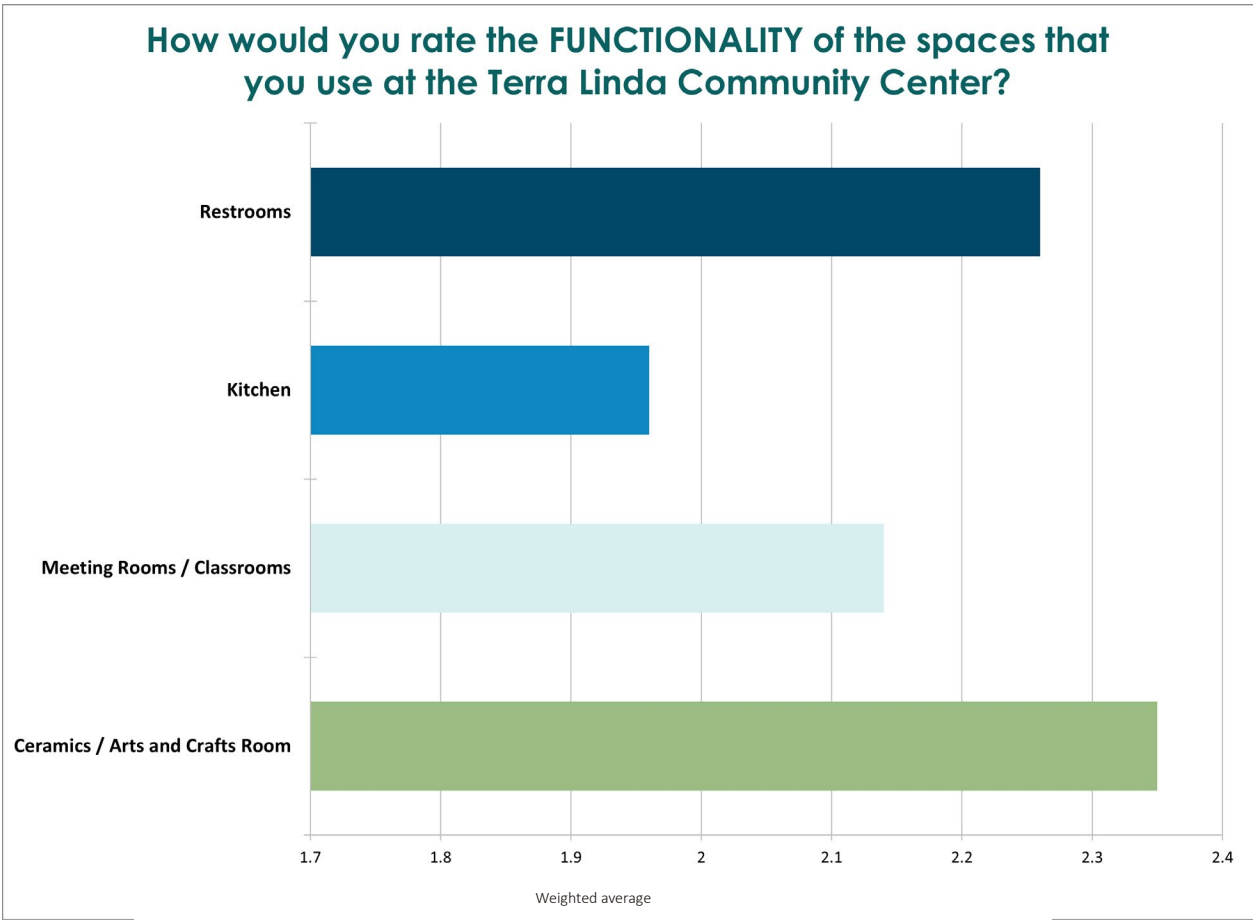




# Community Survey Results (Round 1)

**Question 11:**  
**How would you rate the FUNCTIONALITY of the spaces that you use at the Terra Linda Community Center?**

	RATING									
AMENITIES	POOR (1)		FAIR (2)		GOOD (3)		N/A (0)		TOTAL	WEIGHTED AVERAGE
Ceramics / Arts and Crafts Room	5%	15	20%	63	21%	64	54%	167	309	2.35
Meeting Rooms / Classrooms	8%	24	38%	117	16%	50	38%	118	309	2.14
Kitchen	7%	22	23%	70	6%	18	64%	195	305	1.96
Restrooms	8%	24	45%	144	28%	91	19%	61	320	2.26
Participants answered									327	
Participants skipped									107	

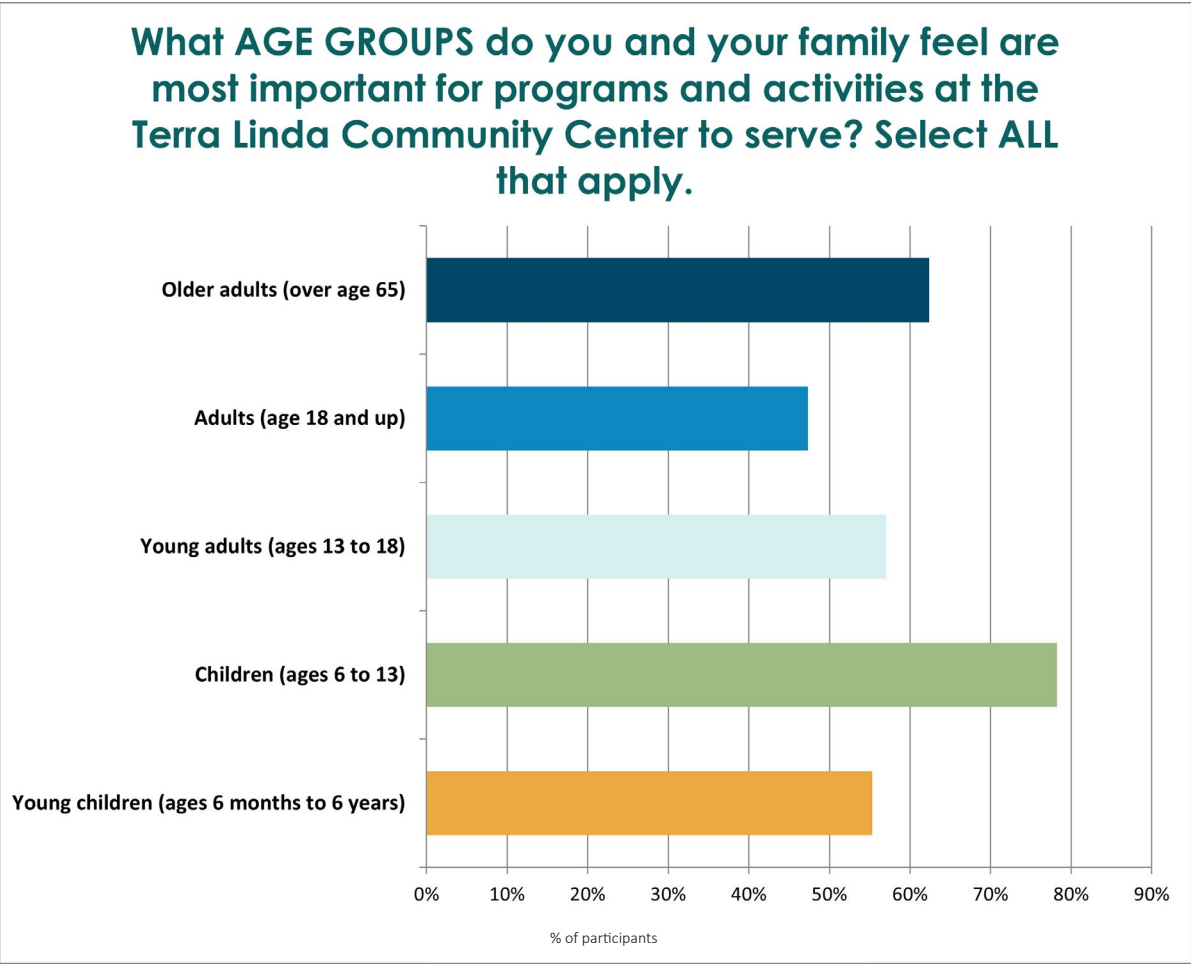


# Community Survey Results (Round 1)

## Question 12:

What AGE GROUPS do you and your family feel are most important for programs and activities at the Terra Linda Community Center to serve? Select ALL that apply.

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Older adults (over age 65)	62%	212
Adults (age 18 and up)	47%	161
Young adults (ages 13 to 18)	57%	194
Children (ages 6 to 13)	78%	266
Young children (ages 6 months to 6 years)	55%	188
Participants answered		340
Participants skipped		94

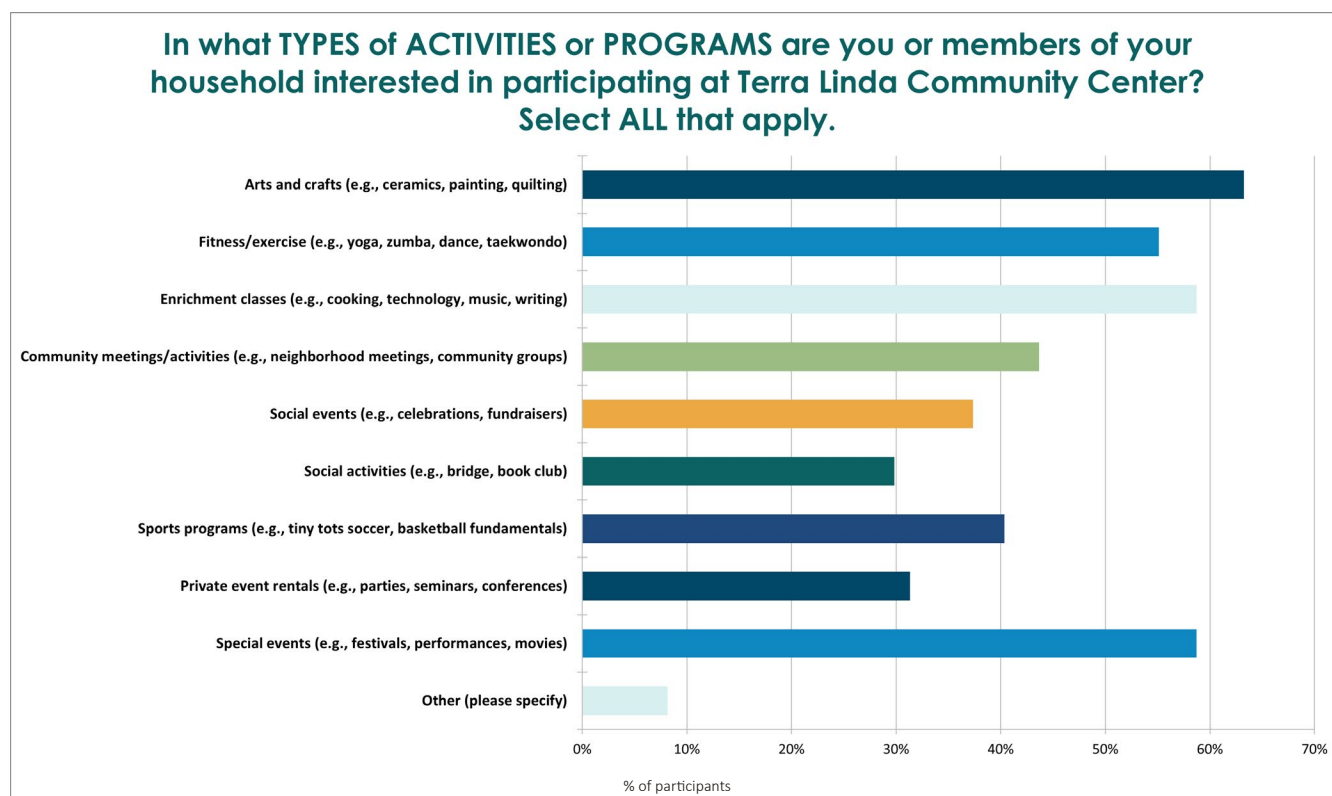


# Community Survey Results (Round 1)

## Question 13:

In what TYPES of ACTIVITIES or PROGRAMS are you or members of your household interested in participating at Terra Linda Community Center? Select ALL that apply.

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Arts and crafts (e.g., ceramics, painting, quilting)	63%	210
Fitness/exercise (e.g., yoga, zumba, dance, taekwondo)	55%	183
Enrichment classes (e.g., cooking, technology, music, writing)	59%	195
Community meetings/activities (e.g., neighborhood meetings, community groups)	44%	145
Social events (e.g., celebrations, fundraisers)	37%	124
Social activities (e.g., bridge, book club)	30%	99
Sports programs (e.g., tiny tots soccer, basketball fundamentals)	40%	134
Private event rentals (e.g., parties, seminars, conferences)	31%	104
Special events (e.g., festivals, performances, movies)	59%	195
Other (please specify)	8%	27
Participants answered		332
Participants skipped		102

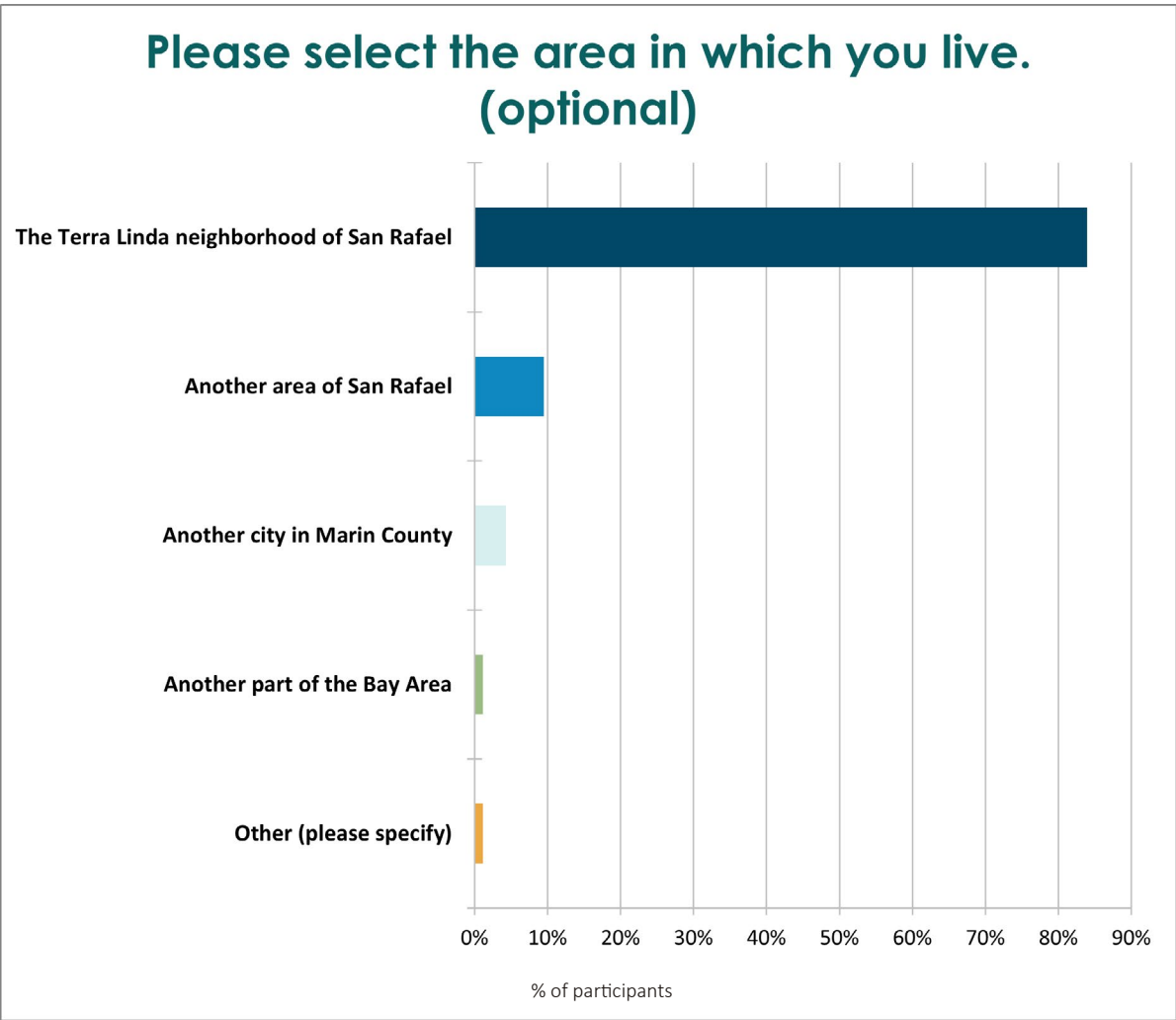




# Community Survey Results (Round 1)

Question 14:  
Please select the area in which you live. (optional)

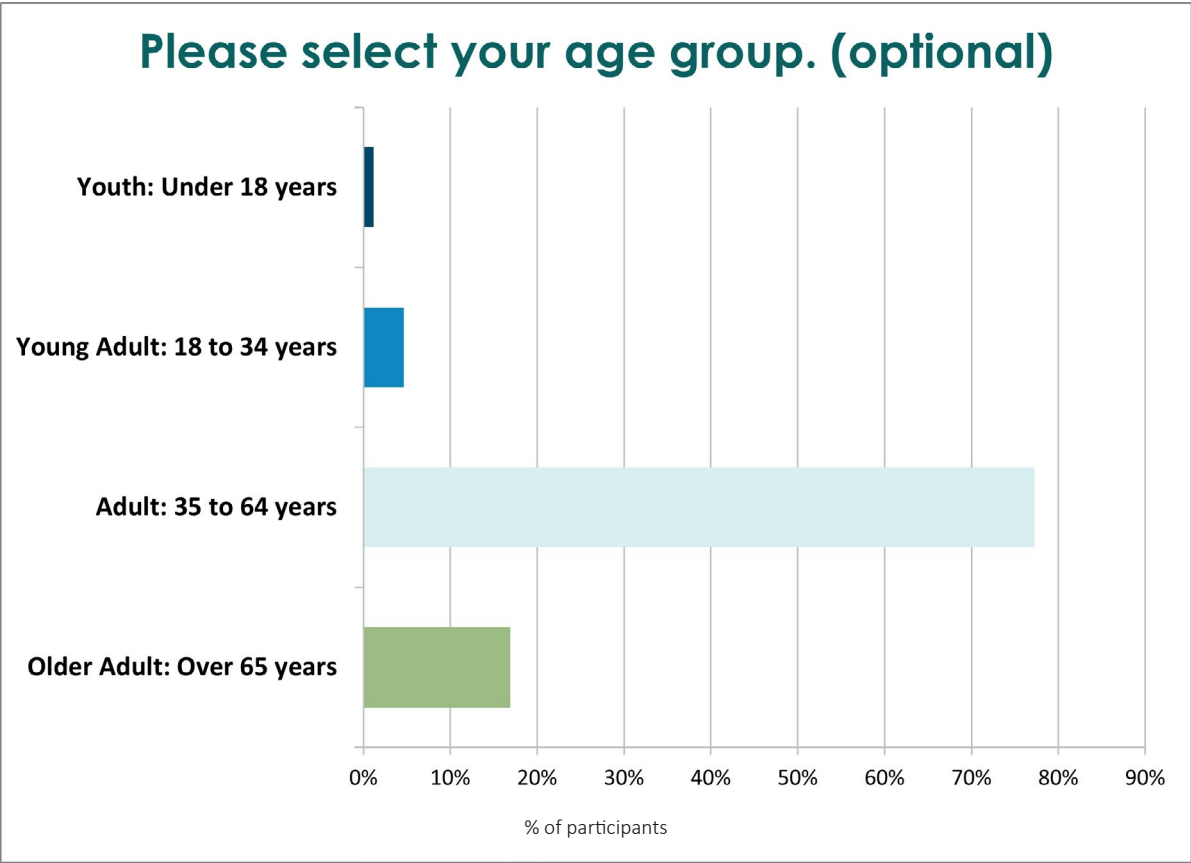
ANSWER CHOICES	RESPONSES	
	Percentage	Number
The Terra Linda neighborhood of San Rafael	84%	292
Another area of San Rafael	9%	33
Another city in Marin County	4%	15
Another part of the Bay Area	1%	4
Other (please specify)	1%	4
Participants answered		348
Participants skipped		86



# Community Survey Results (Round 1)

Question 15:  
Please select your age group. (optional)

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Youth: Under 18 years	1%	4
Young Adult: 18 to 34 years	5%	16
Adult: 35 to 64 years	77%	265
Older Adult: Over 65 years	17%	58
Participants answered		343
Participants skipped		91



# Community Survey Results (Round 1)

**Question 16:**  
**Is there anything else you'd like to tell us about Terra Linda Park and Community Center? (optional)**

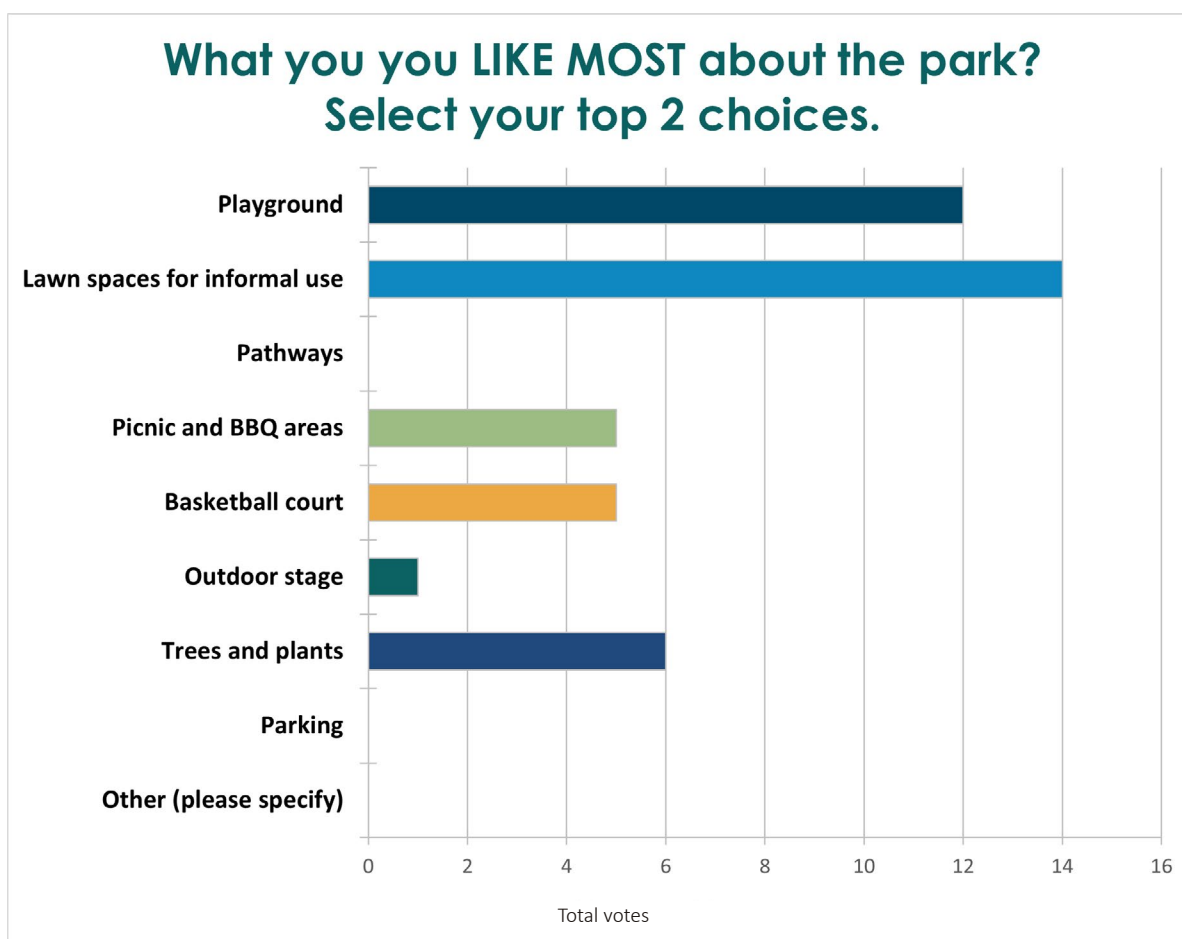
Participants answered	153
Participants skipped	281



## In-Person Event Results (Round 1)

What you you LIKE MOST about the park? Select your top 2 choices.

ANSWER CHOICES	RESPONSES		
	Saturday, 6/22	Sunday, 6/23	Total Number
Playground	6	6	12
Lawn spaces for informal use	11	3	14
Pathways	0	0	0
Picnic and BBQ areas	4	1	5
Basketball court	3	2	5
Outdoor stage	1	0	1
Trees and plants	4	2	6
Parking	0	0	0
Other (please specify)	0	0	0
Total Number of Responses			43

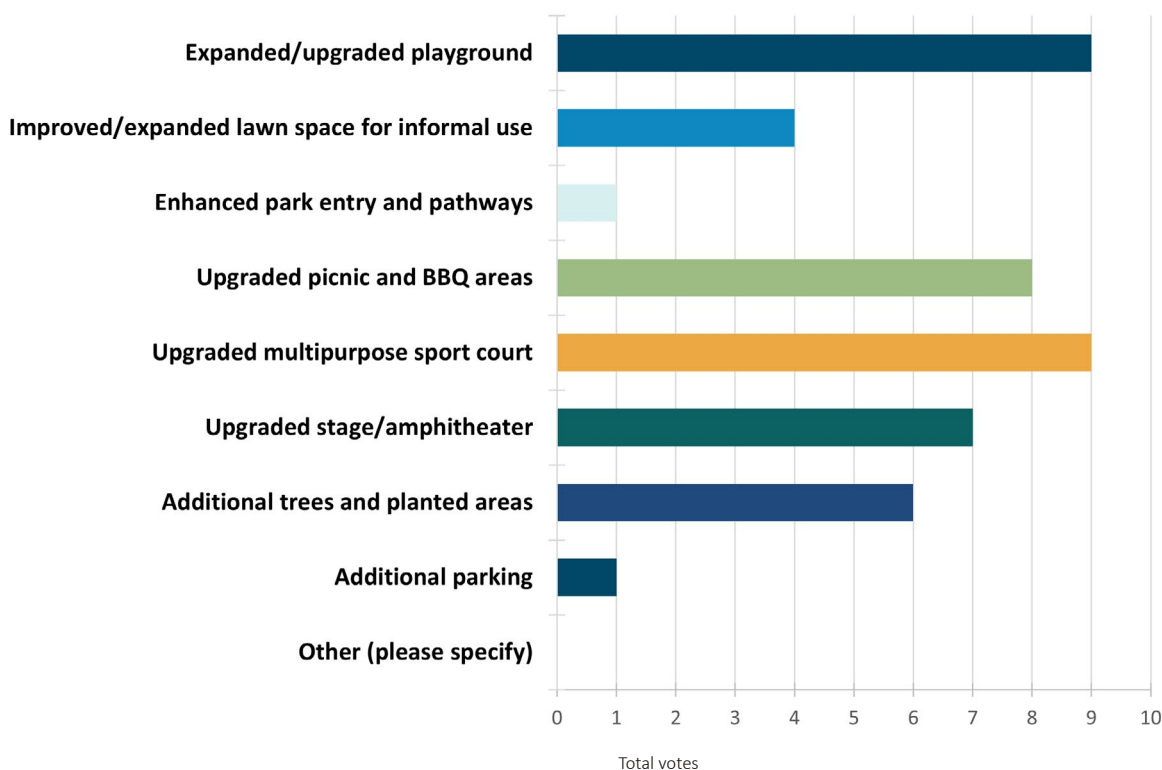


## In-Person Event Results (Round 1)

What **ENHANCEMENTS** of current amenities would you most like to see at the park?  
Select your top 2 choices.

ANSWER CHOICES	RESPONSES		
	Saturday, 6/22	Sunday, 6/23	Total Number
Expanded/upgraded playground	5	4	9
Improved/expanded lawn space for informal use	3	1	4
Enhanced park entry and pathways	1	0	1
Upgraded picnic and BBQ areas	5	3	8
Upgraded multipurpose sport court	6	3	9
Upgraded stage/amphitheater	6	1	7
Additional trees and planted areas	3	3	6
Additional parking	0	1	1
Other (please specify)	0	0	0
Total Number of Responses			43

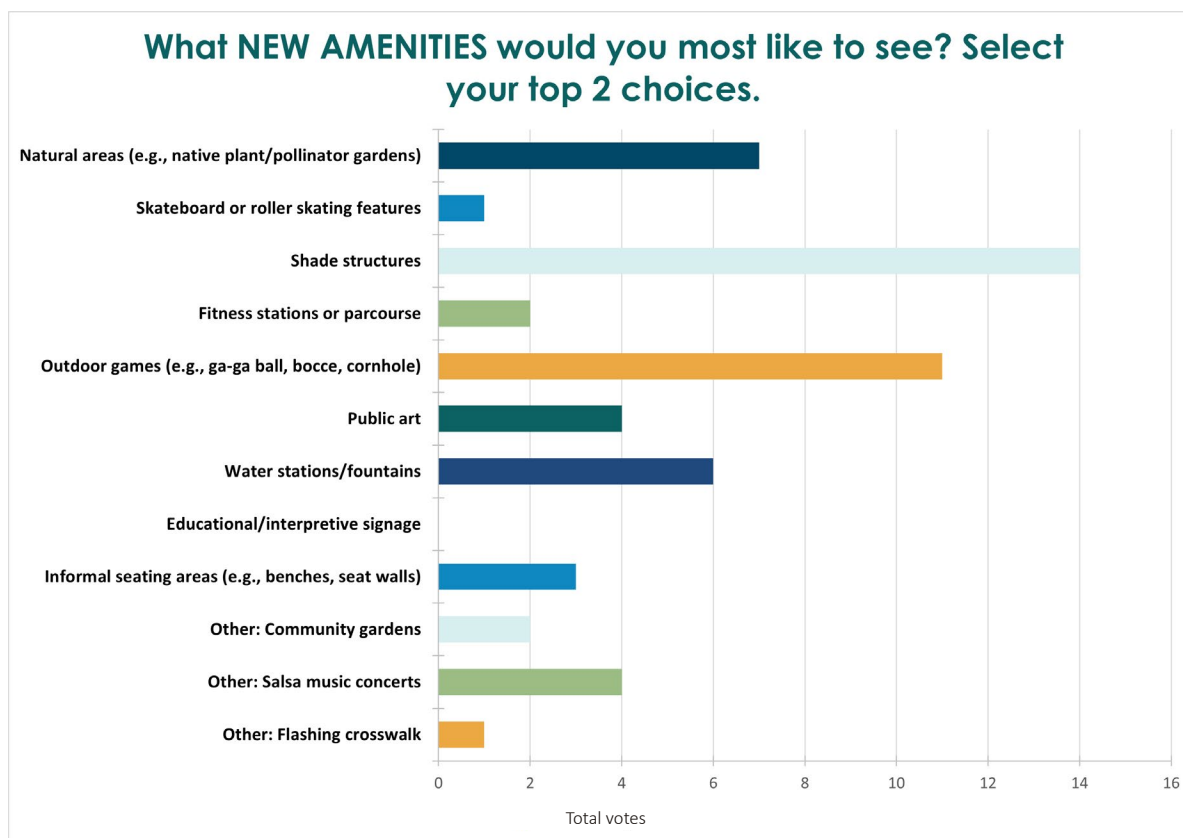
What **ENHANCEMENTS** of current amenities  
would you most like to see at the park?  
Select your top 2 choices.



## In-Person Event Results (Round 1)

What NEW AMENITIES would you most like to see? Select your top 2 choices.

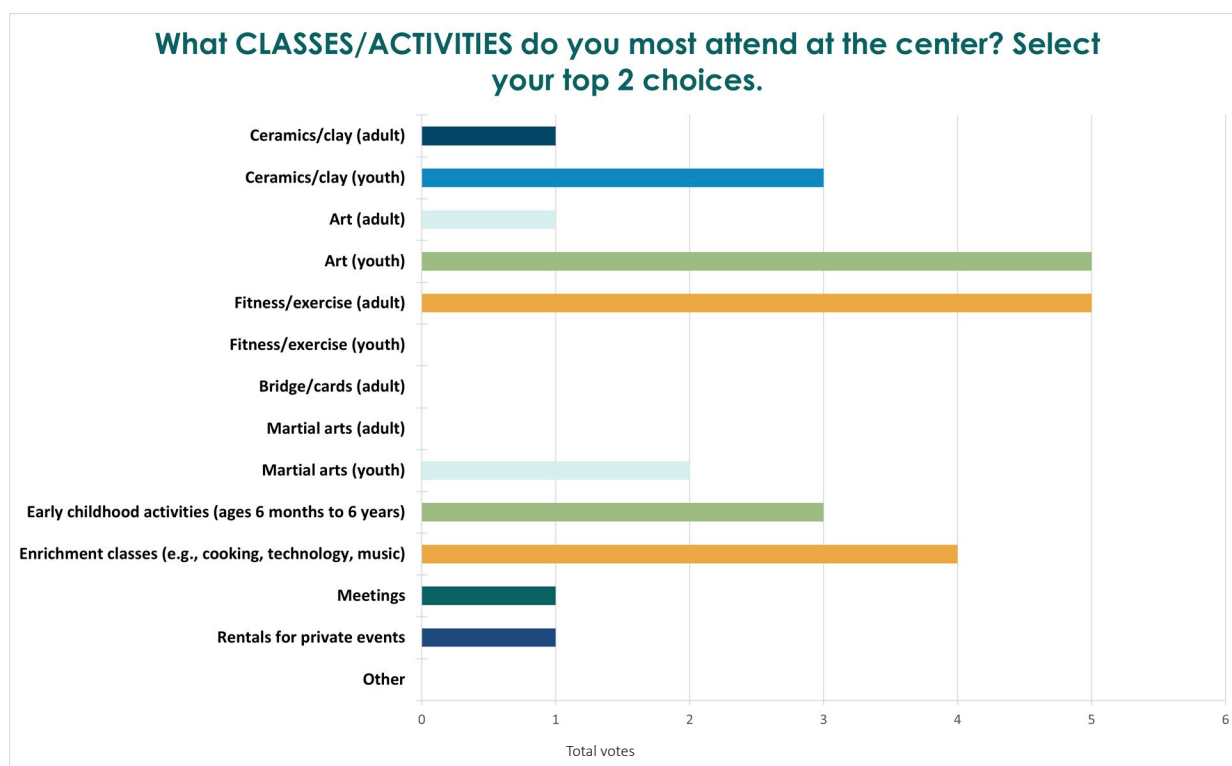
ANSWER CHOICES	RESPONSES		
	Saturday, 6/22	Sunday, 6/23	Total Number
Natural areas (e.g., native plant/pollinator gardens)	2	5	7
Skateboard or roller skating features	1	0	1
Shade structures	11	3	14
Fitness stations or parcourse	1	1	2
Outdoor games (e.g., ga-ga ball, bocce, cornhole)	9	2	11
Public art	2	2	4
Water stations/fountains	5	1	6
Educational/interpretive signage	0	0	0
Informal seating areas (e.g., benches, seat walls)	2	1	3
Other: Community gardens	2	N/A	2
Other: Salsa music concerts	4	N/A	4
Other: Flashing crosswalk	N/A	1	1
Total Number of Responses			55



## In-Person Event Results (Round 1)

What CLASSES/ACTIVITIES do you most attend at the center? Select your top 2 choices.

ANSWER CHOICES	RESPONSES		
	Saturday, 6/22	Sunday, 6/23	Total Number
Ceramics/clay (adult)	1	0	1
Ceramics/clay (youth)	2	1	3
Art (adult)	1	0	1
Art (youth)	4	1	5
Fitness/exercise (adult)	2	3	5
Fitness/exercise (youth)	0	0	0
Bridge/cards (adult)	0	0	0
Martial arts (adult)	0	0	0
Martial arts (youth)	0	2	2
Early childhood activities (ages 6 months to 6 years)	1	2	3
Enrichment classes (e.g., cooking, technology, music)	3	1	4
Meetings	1	0	1
Rentals for private events	1	0	1
Other	0	0	0
Total Number of Responses			26

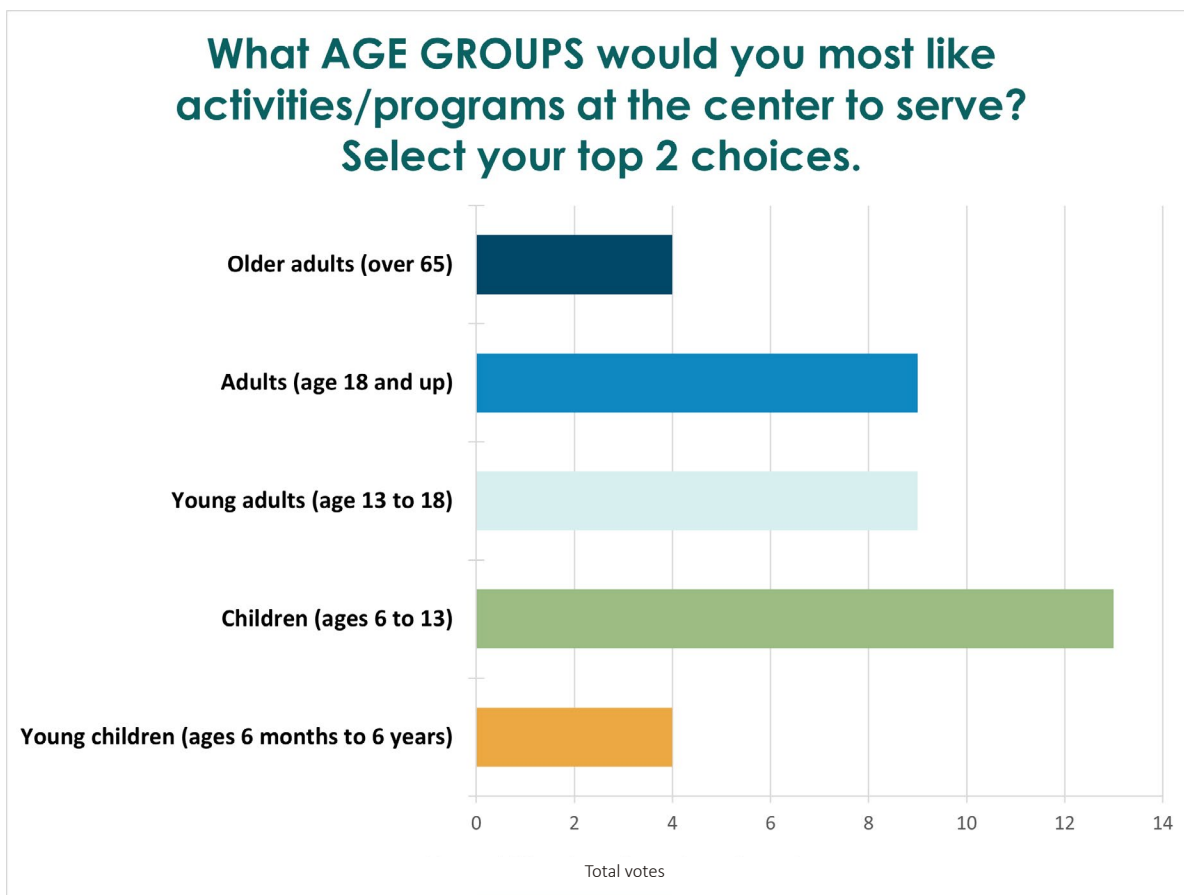




## In-Person Event Results (Round 1)

What AGE GROUPS would you most like activities/programs at the center to serve?  
Select your top 2 choices.

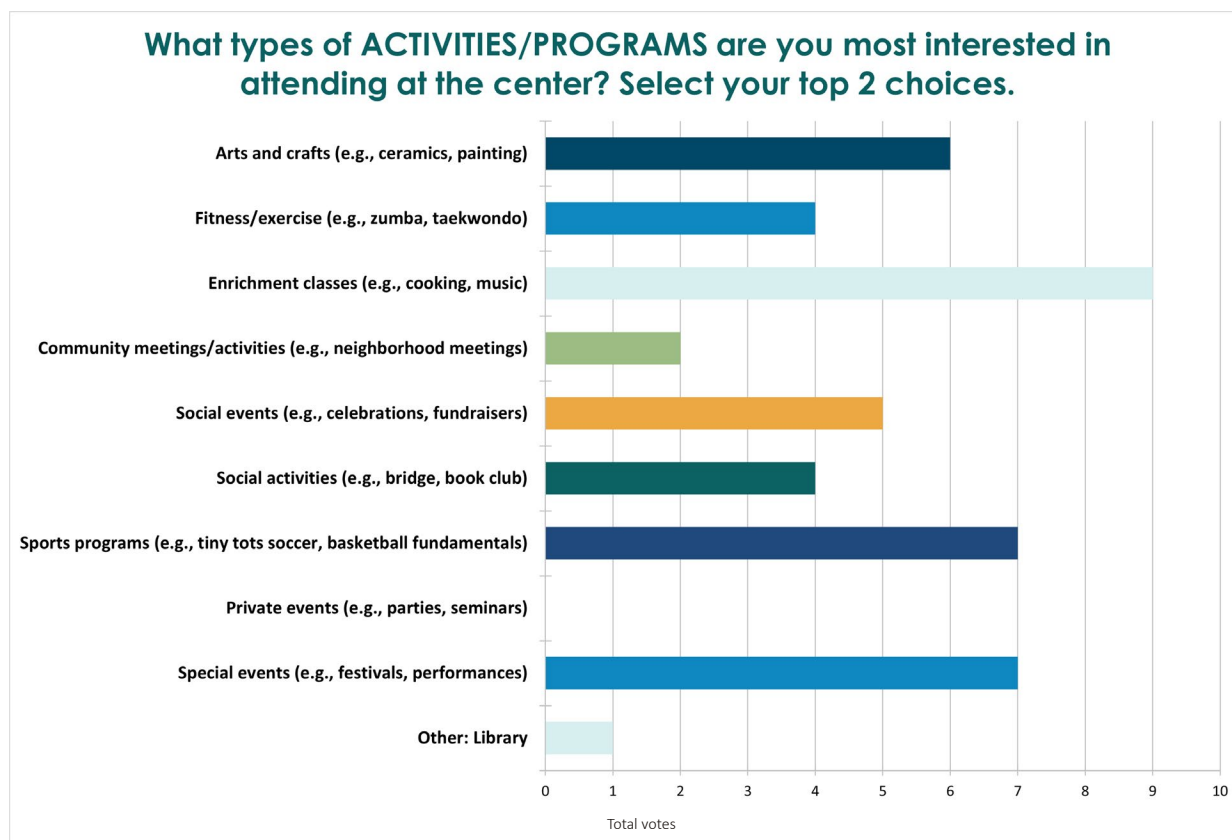
ANSWER CHOICES	RESPONSES		
	Saturday, 6/22	Sunday, 6/23	Total Number
Older adults (over 65)	1	3	4
Adults (age 18 and up)	8	1	9
Young adults (age 13 to 18)	7	2	9
Children (ages 6 to 13)	9	4	13
Young children (ages 6 months to 6 years)	1	3	4
Total Number of Responses			39



## In-Person Event Results (Round 1)

What types of **ACTIVITIES/PROGRAMS** are you most interested in attending at the center? Select your top 2 choices.

ANSWER CHOICES	RESPONSES		
	Saturday, 6/22	Sunday, 6/23	Total Number
Arts and crafts (e.g., ceramics, painting)	3	3	6
Fitness/exercise (e.g., zumba, taekwondo)	3	1	4
Enrichment classes (e.g., cooking, music)	7	2	9
Community meetings/activities (e.g., neighborhood meetings)	1	1	2
Social events (e.g., celebrations, fundraisers)	4	1	5
Social activities (e.g., bridge, book club)	4	0	4
Sports programs (e.g., tiny tots soccer, basketball fundamentals)	3	4	7
Private events (e.g., parties, seminars)	0	0	0
Special events (e.g., festivals, performances)	5	2	7
Other: Library	N/A	1	1
Total Number of Responses			45









## Pop-Up Event #1: Saturday, June 22, 2024 at Ounces Outdoors

# What do you LIKE MOST about the park?

¿Qué es lo que MÁS TE GUSTA del parque?


**Choose your TOP TWO (2) choices.**  
**Seleccione sus dos (2) opciones principales.**

 <p><b>Playground</b>  <b>Jardín infantil</b></p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>	 <p><b>Basketball court</b>  <b>Cancha de baloncesto</b></p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>
 <p><b>Lawn space for informal use</b>  <b>Área de césped para uso informal</b></p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>	 <p><b>Outdoor stage</b>  <b>Escenario al aire libre</b></p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>
 <p><b>Pathways</b>  <b>Caminos</b></p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>	 <p><b>Trees and plants</b>  <b>Árboles y plantas</b></p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>
 <p><b>Picnic and BBQ areas</b>  <b>Áreas de picnic y barbacoa</b></p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>	 <p><b>Parking</b>  <b>Aparcamiento</b></p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>

**Other (please specify):**  
 Otras (especificar):

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## What ENHANCEMENTS of current amenities would you most like to see at the park?

¿Qué mejoras de las **amenidades actuales** le gustaría ver más en el parque?

**Expanded/upgraded playground**  
Parque infantil mejorado/mejoras

● ● ● ● ● ● ● ●

**Improved/expanded lawn space for informal use**  
Césped de césped para uso informal

● ● ● ● ● ● ● ●

**Enhanced park entry and pathways**  
Entrada y caminos mejorados al parque

● ● ● ● ● ● ● ●

**Upgraded picnic and BBQ areas**  
Áreas mejoradas de picnic y barbacoa

● ● ● ● ● ● ● ●

**Upgraded multipurpose sport court**  
Cancha deportiva multiusos mejorada

● ● ● ● ● ● ● ●

**Upgraded stage/amphitheater**  
Escenario/amfiteatro mejorado

● ● ● ● ● ● ● ●

**Additional trees and planted areas**  
Áreas adicionales y áreas plantadas

● ● ● ● ● ● ● ●

**Additional parking**  
Espacio de estacionamiento adicional

● ● ● ● ● ● ● ●

**Other (please specify):**  
Otro (especificar):

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# What NEW AMENITIES would you most like to see at the park?

**TWO (2) choices.**

¿Qué nuevas amenidades te gustaría ver en el parque?  
Selecciona sus dos (2) opciones principales.

	<b>Natural areas</b> (e.g., native plant/pollinator gardens) <i>Aquí se muestra por ejemplo, jardines de plantas nativas y polinizadoras.</i> 		<b>Public art</b> <i>Arte público</i> 
	<b>Skateboard or roller skating features</b> <i>Características de la patineta o el patinaje sobre ruedas.</i> 		<b>Water stations/fountains (drinking)</b> <i>Estaciones de agua / Fuentes para beber</i> 
	<b>Shade structures</b> 		<b>Educational/interpretive signage</b> <i>Señales educativas e interpretativas</i> 
	<b>Fitness stations or parcours</b> <i>Estaciones de fitness o parcours</i> 		<b>Informal seating areas (e.g., benches, seat walls)</b> <i>Áreas informales para sentarse (ej. bancos, paredes de asiento).</i> 
	<b>Outdoor games (e.g., bag-a-ball, bocce, cornhole)</b> <i>Juegos al aire libre (ej., béisbol con pelota ligera, bocce, cornhole)</i> 	<b>Other (please specify):</b> <i>Otras (especificar):</i> <div style="display: flex; justify-content: space-around;"> <div style="background-color: #c8e6c9; padding: 10px; border-radius: 10px;">Sitting bench</div> <div style="background-color: #ffcdd2; padding: 10px; border-radius: 10px;">Soft play equipment</div> </div>	



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**What AGE GROUPS would you most like activities/programs at the center to serve?**

*¿A qué grupos de edad le gustaría que sirvieran las actividades/programas en el centro?*



**Older adults (over 65)**  
Adultos mayores (mayores de 65 años)


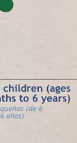
**Adults (age 18 and up)**  
Adultos (mayores de 18 años)

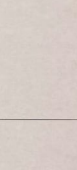

**Young adults (ages 13 to 18)**  
Adultos jóvenes (de 13 a 18 años)

**Children (ages 6 to 13)**  
Niños (de 6 a 13 años)

**Young children (ages 6 months to 6 years)**  
Niños pequeños (de 6 meses a 6 años)


**SELECT YOUR TOP TWO (2) CHOICES.**

*Seleccione sus dos (2) opciones principales.*

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# In-Person Event Input Boards (Round 1)

## Pop-Up Event #1: Saturday, June 22, 2024 at Ounces Outdoors

**What CLASSES/ACTIVITIES do you most attend at the center?**  
¿A qué clases/actividades asistes más en el centro?

**Select your TOP TWO (2) choices.**  
Seleccione sus dos (2) opciones principales.





 <b>Ceramics/clay (adult)</b> Clases de cerámica/arcilla (adultos)	 <b>Martial arts (adult)</b> Artes marciales (adultos)
 <b>Ceramics/clay (youth)</b> Clases de cerámica/arcilla (jóvenes)	 <b>Martial arts (youth)</b> Artes marciales (jóvenes)
 <b>Art (adult)</b> Clases de arte (adultos)	 <b>Early childhood activities (ages 6 months to 6 years)</b> Actividades para la primera infancia (de 6 meses a 6 años)
 <b>Art (youth)</b> Clases de arte (jóvenes)	 <b>Enrichment classes (e.g., cooking, technology, music)</b> Clases de enriquecimiento (p.ej., cocina, tecnología, música)
 <b>Fitness/exercise (adult)</b> Fitness/ejercicio (adultos)	 <b>Meetings</b> Reuniones
 <b>Fitness/exercise (youth)</b> Fitness/ejercicio (jóvenes)	 <b>Rentals for private events</b> Alquileres para eventos privados
 <b>Bridge/cards (adult)</b> Bridge/cartas (adultos)	<b>Other (please specify):</b> Otras (por favor, especifique):

  
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**What types of ACTIVITIES/PROGRAMS are you most interested in attending at the center?**  
¿A qué tipo de actividades/programas estás más interesado en asistir en el centro?

**Select your TOP TWO (2) choices.**  
Seleccione sus dos (2) opciones principales.

 <b>Arts and crafts (e.g., ceramics, painting)</b> Artes/crafts (p.ej., cerámica, pintura)	 <b>Social activities (e.g., bridge, book club)</b> Actividades sociales (p.ej., bridge, club de lectura)
 <b>Fitness/exercise (e.g., zumba, taekwondo)</b> Fitness/ejercicio (p.ej., zumba, taekwondo)	 <b>Sports programs (e.g., tiny tots soccer, basketball fundamentals)</b> Programas deportivos (p.ej., fútbol infantil, fundamentos de baloncesto)
 <b>Enrichment classes (e.g., cooking, music)</b> Clases de enriquecimiento (p.ej., cocina, música)	 <b>Private events (e.g., parties, seminars)</b> Alquiler de eventos privados (por ejemplo, fiestas, seminarios, conferencias)
 <b>Community meetings/activities (e.g., neighborhood meetings)</b> Reuniones/actividades comunitarias (p.ej., reuniones vecinales)	 <b>Special events (e.g., festivals, performances)</b> Eventos especiales (p.ej., festivales, actuaciones)
 <b>Social events (e.g., celebrations, fundraisers)</b> Eventos sociales (p.ej., celebraciones, recaudaciones de fondos)	<b>Other (please specify):</b> Otras (por favor, especifique):

  
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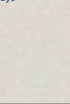

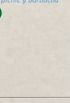


## Pop-Up Event #1: Saturday, June 22, 2024 at Ounces Outdoors

# What do you LIKE MOST about the park?

¿Qué es lo que MÁS TE GUSTA del parque?

**Choose your TOP TWO (2) choices.**  
**Selecciona sus dos (2) opciones principales.**

	<p><b>Playground</b> Parque infantil</p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>		<p><b>Basketball court</b> Cancha de baloncesto</p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>
	<p><b>Lawn space for informal use</b> Espacio de césped para uso informal</p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>		<p><b>Outdoor stage</b> Escenario al aire libre</p> <p> <input type="radio"/> </p>
	<p><b>Pathways</b> Caminos</p>		<p><b>Trees and plants</b> Árboles y plantas</p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>
	<p><b>Picnic and BBQ areas</b> Áreas de picnic y barbacoa</p> <p> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> </p>		<p><b>Parking</b> Aparcamiento</p>

**Other (please specify):**  
Otro (especificar):

# What ENHANCEMENTS would you current amenities would you most like to see at the park?

¿Qué mejoras de las amehandades actuales le gustaría ver más en el parque?

**Expanded/upgraded playground**  
Parque infantil ampliado/mejorado

● ● ● ● ● ● ● ●

**Improved/expanded lawn space for informal use**  
Espacio de césped para uso informal

● ● ● ● ● ● ● ●

**Enhanced park entry and pathways**  
Entrada y caminos mejorados al parque

● ● ● ● ● ● ● ●

**Upgraded picnic and BBQ areas**  
Áreas mejoradas de picnic y barbacoa

● ● ● ● ● ● ● ●

**Upgraded multipurpose sport court**  
Cancha deportiva multifuncional mejorada

● ● ● ● ● ● ● ●

**Upgraded stage/amphitheater**  
Escenario/amfiteatro mejorado

● ● ● ● ● ● ● ●

**Additional trees and planted areas**  
Áreas adicionales y áreas plantadas

● ● ● ● ● ● ● ●

**Additional parking**  
Españamientos adicionales

● ● ● ● ● ● ● ●

Other (please specify):  
Otras (especificar):

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# What NEW AMENITIES would you most like to see at the park?

¿Qué nuevas amenidades te gustaría ver en el parque?

## Select your TOP TWO (2) choices.

Selecciona sus dos (2) opciones principales.

 <p><b>Natural areas</b> (e.g. native plant/ pollinator garden) Áreas naturales (por ejemplo, jardines de plantas nativas o jardines de polinizadores)</p> <p><input type="radio"/> <input type="radio"/> <input type="radio"/></p>	 <p><b>Public art</b> Arte público</p> <p><input type="radio"/> <input type="radio"/></p>
 <p><b>Skateboard or roller skating features</b> Características de la pista de skate o el patinaje sobre ruedas</p> <p><input type="radio"/></p>	 <p><b>Water stations/ fountains (drinking)</b> Estaciones de agua (fuentes para beber)</p> <p><input type="radio"/> <input type="radio"/> <input type="radio"/></p>
 <p><b>Shade structures</b> Estructuras de sombra</p> <p><input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p> <p><input type="radio"/></p>	 <p><b>Educational/ interpretive signage</b> Señalización educativa o interpretativa</p>
 <p><b>Fitness stations or parkourse</b> Estaciones de fitness o parkourse</p> <p><input type="radio"/></p>	 <p><b>Informal seating areas (e.g., benches, seat walls)</b> Áreas informales para sentarse (p.ej., bancos, paredes de asiento)</p> <p><input type="radio"/> <input type="radio"/></p>
 <p><b>Outdoor games (e.g., soccer ball, bocce, cornhole)</b> Juegos al aire libre (p.ej., fútbol, bocce, cornhole)</p> <p><input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/> <input type="radio"/></p>	<p><b>Other (please specify):</b> Otras (especificar):</p> <div> <div>  <p>Soccer field</p> </div> <div>  <p>Soccer field</p> </div> </div>



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# What **AGE GROUPS** would you most like activities/programs at the center to serve?

¿A qué grupos de edad le gustaría que sirvieran las actividades/programas en el centro?

**Older adults (over 65)**  
Adultos mayores (mayores de 65 años)

**Adults (age 18 and up)**  
Adultos (mayores de 18 años)

**Young adults (ages 13 to 18)**  
Adultos jóvenes (de 13 a 18 años)

**Children (ages 6 to 13)**  
Niños (de 6 a 13 años)

**Young children (ages 6 months to 5 years)**  
Niños pequeños (de 6 meses a 5 años)

## Select your **TWO (2)** choices.

Seleccione sus dos (2) opciones principales.

**Older adults (over 65)**  
Adultos mayores (mayores de 65 años)

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**Young children (ages 6 months to 5 years)**  
Niños pequeños (de 6 meses a 5 años)

**Older adults (over 65)**  
Adultos

# In-Person Event Input Boards (Round 1)

## Pop-Up Event #1: Saturday, June 22, 2024 at Ounces Outdoors

**What CLASSES/ACTIVITIES do you most attend at the center?**  
¿A qué clases/actividades asistes más en el centro?

**Select your TOP TWO (2) choices.**  
Seleccione sus dos (2) opciones principales.

 <b>Ceramics/clay (adult)</b> Clases de cerámica/arcilla (adultos)	 <b>Martial arts (adult)</b> Artes marciales (adultos)
 <b>Ceramics/clay (youth)</b> Clases de cerámica/arcilla (jóvenes)	 <b>Martial arts (youth)</b> Artes marciales (jóvenes)
 <b>Art (adult)</b> Clases de arte (adultos)	 <b>Early childhood activities (ages 6 months to 6 years)</b> Actividades para la primera infancia (de 6 meses a 6 años)
 <b>Art (youth)</b> Clases de arte (jóvenes)	 <b>Enrichment classes (e.g., cooking, technology, music)</b> Clases de enriquecimiento (p.ej., cocina, tecnología, música)
 <b>Fitness/exercise (adult)</b> Fitness/ejercicio (adultos)	 <b>Meetings</b> Reuniones
 <b>Fitness/exercise (youth)</b> Fitness/ejercicio (jóvenes)	 <b>Rentals for private events</b> Alquileres para eventos privados
 <b>Bridge/cards (adult)</b> Bridge/cartas (adultos)	<b>Other (please specify):</b> Otras (por favor, especifique):

  
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**What types of ACTIVITIES/PROGRAMS are you most interested in attending at the center?**  
¿A qué tipo de actividades/programas estás más interesado en asistir en el centro?

**Select your TOP TWO (2) choices.**  
Seleccione sus dos (2) opciones principales.

 <b>Arts and crafts (e.g., ceramics, painting)</b> Artes y oficios (p.ej., cerámica, pintura)	 <b>Social activities (e.g., bridge, book club)</b> Actividades sociales (p.ej., bridge, club de lectura)
 <b>Fitness/exercise (e.g., zumba, taekwondo)</b> Fitness/ejercicio (p.ej., zumba, taekwondo)	 <b>Sports programs (e.g., tiny tots soccer, basketball fundamentals)</b> Programas deportivos (p.ej., fútbol infantil, fundamentos de baloncesto)
 <b>Enrichment classes (e.g., cooking, music)</b> Clases de enriquecimiento (p.ej., cocina, música)	 <b>Private events (e.g., parties, seminars)</b> Alquiler de eventos privados (por ejemplo, fiestas, seminarios, conferencias)
 <b>Community meetings/activities (e.g., neighborhood meetings)</b> Reuniones de reuniones comunitarias (p.ej., reuniones vecinales)	 <b>Special events (e.g., festivals, performances)</b> Eventos especiales (p.ej., festivales, actuaciones)
 <b>Social events (e.g., celebrations, fundraisers)</b> Eventos sociales (p.ej., celebraciones, recaudaciones de fondos)	<b>Other (please specify):</b> Otras (por favor, especifique):

  
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# In-Person Event Photos (Round 1)

## Pop-Up Event #1: Saturday, June 22, 2024 at Ounces Outdoors





# In-Person Event Photos (Round 1)

## Pop-Up Event #2: Sunday, June 23, 2024 at Terra Linda Park



# Community Meeting Summary (Round 1)

## In-Person: Tuesday, June 18, 2024 at Terra Linda Community Center

CITY OF SAN RAFAEL – TERRA LINDA PARK & COMMUNITY CENTER (TLPCC)  
ENHANCEMENT PLAN  
**Outreach R1 - Community Meeting #1 Summary**  
June 18, 2024; 6:30pm-7:30pm

Meeting Location: Terra Linda Community Center classroom

**Project Team Attendees:**

X	Craig Veramay (CV)	City of San Rafael	<a href="mailto:craig.veramay@cityofsanrafael.org">craig.veramay@cityofsanrafael.org</a>
X	Catherine Quffa (CQ)	City of San Rafael	<a href="mailto:catherine.quffa@cityofsanrafael.org">catherine.quffa@cityofsanrafael.org</a>
X	Debbie Younkin (DY)	City of San Rafael	<a href="mailto:debbie.younkin@cityofsanrafael.org">debbie.younkin@cityofsanrafael.org</a>
X	Rylee Rodriguez (RR)	GATES	<a href="mailto:rylee@dgates.com">rylee@dgates.com</a>
X	Rebecca Flanagan (RF)	GATES	<a href="mailto:rebecca@dgates.com">rebecca@dgates.com</a>

<b>Community Member Attendees:</b>			
X	Community members	17 people	

**Meeting Purpose:** Outreach Round One Community Meeting (in-person) event to garner input.

**I. General Notes**

- a. Seventeen (17) people attended the event and included a mix of ages and backgrounds. Several people heard about the meeting from the Marin Independent Journal article or the neighborhood postcard mailers. The group consisted of primarily older adults, as well as parents and two nine (9) year old children.
- b. Craig introduced the presentation, Rebecca led the presentation, and Rylee recorded the comments. Catherine provided comment on funding to one of the constituents.
- c. The event started at 6:35pm and ended at 7:30pm, with some community members remaining after to speak with GATES or the City staff.
- d. Comments were primarily centered around aesthetic, usability, maximizing space and potential, funding, and enhancing the space.

**II. Discussion Summary**

Community feedback on Terra Linda Park and Community Center highlighted the pool as a key attraction but notes overcrowding, maintenance issues, and a lack of engaging spaces for older kids. Concerns included the site’s outdated and inconsistent aesthetics, safety hazards like playground boulders, and limited parking. Residents wanted improved aesthetics with a cohesive color scheme, better connections between amenities, and new features such as multi-generational play areas, enhanced safety infrastructure, and more recreational options like bocce, pickleball, and an amphitheater. Parents and children suggested incorporating a nature-themed playground with interactive elements like treehouses, faux creeks, climbing features, and discovery-based play areas. More swings, spin play elements, and adjustable basketball hoops were also requested. Water play features, improved landscaping with pollinator-friendly plants to address the yellowjacket issue, and interactive art installations would enhance the park’s appeal. Suggestions for revitalization included integrating library services, expanding programming for all ages, and increasing community engagement through events and business partnerships. Funding and balanced public access were key concerns.



# Community Meeting Summary (Round 1)

## Virtual Meeting (Webinar): Wednesday, June 26, 2024 via Zoom

CITY OF SAN RAFAEL – TERRA LINDA PARK & COMMUNITY CENTER (TLPCC)  
ENHANCEMENT PLAN  
**Outreach R1 - Community Meeting #2 Summary**  
June 26, 2024; 6:30pm-7:30pm

Meeting Location: Zoom

**Project Team Attendees:**

X	Craig Veramay (CV)	City of San Rafael	<a href="mailto:craig.veramay@cityofsanrafael.org">craig.veramay@cityofsanrafael.org</a>
X	Catherine Quffa (CQ)	City of San Rafael	<a href="mailto:catherine.quffa@cityofsanrafael.org">catherine.quffa@cityofsanrafael.org</a>
X	Rylee Rodriguez (RR)	GATES	<a href="mailto:rylee@dgates.com">rylee@dgates.com</a>
X	Rebecca Flanagan (RF)	GATES	<a href="mailto:rebecca@dgates.com">rebecca@dgates.com</a>
<b>Community Member Attendees:</b>			
X	Community members	11 people	

**Meeting Purpose:** Outreach Round One Community Meeting (virtual) event to garner input.

**I. General Notes**

- a. Eleven (11) people attended the webinar, all adults.
- b. Craig introduced the presentation, Rebecca led the presentation, and Rylee recorded the comments.
- c. Comments were primarily focused on maintenance, safety, connectivity, and utilization of space and amenities.

**II. Discussion Summary**

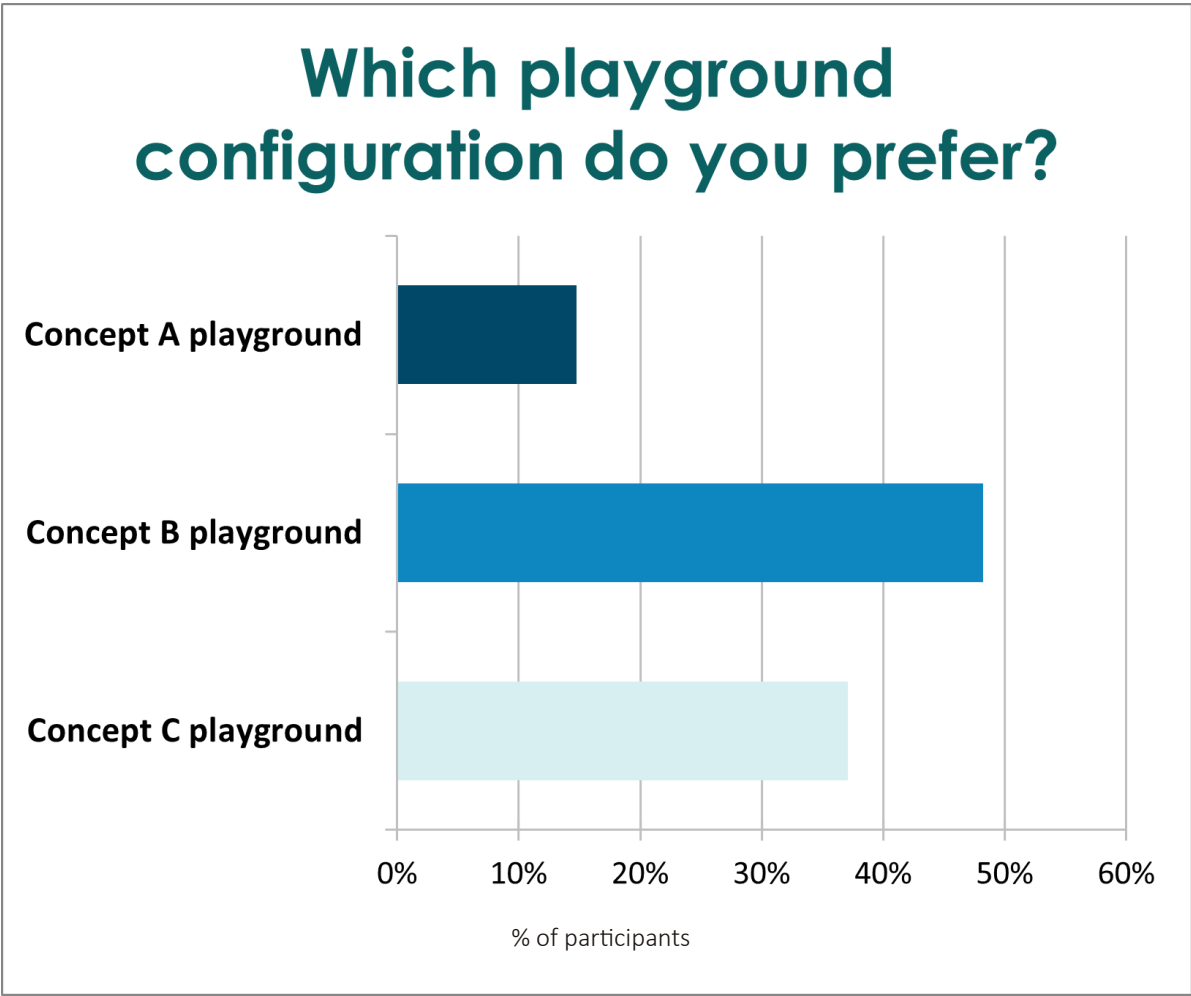
Community feedback on Terra Linda Park and Community Center emphasizes the need for upgrades, improved safety, and better community connectivity. The pool is a beloved feature but needs more shade, and parking remains a challenge. While the playground and picnic areas are valued, the lawn and play structures need modernization, and more activities for teens and seniors, including bocce courts, are requested. Safety concerns include gopher holes in the field, sparse lighting, yellowjacket hazards, and outdated equipment like the tire swing. Residents want to preserve redwood trees while adding natural shade, improve signage for park rules, and enhance entry from the residential street. The underutilized stage could either be removed or revitalized for music and arts performances, with improved drainage in the surrounding concrete area. Maintenance issues, especially around landscaping and plastic shade elements, need to be addressed, and a clear plan for ongoing upkeep is necessary. Additional requests include upgrading the Community Center’s small kitchen, expanding the center’s use for public meetings and classes, and carving out a small dog area in the park if the field is revamped. Improved public transportation access and better-designed gathering spaces could foster a stronger community feel.

# Design Survey (Round 2)

Due to the high volume of responses received, write-in comments submitted through the design survey have been omitted from this appendix. These responses were reviewed and considered during the development of the Terra Linda Park and Community Center Enhancement Plan.

## Question 1: Which playground configuration do you prefer?

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Concept A playground	15%	49
Concept B playground	48%	160
Concept C playground	37%	123
Participants Answered		332
Participants Skipped		21



# Design Survey (Round 2)

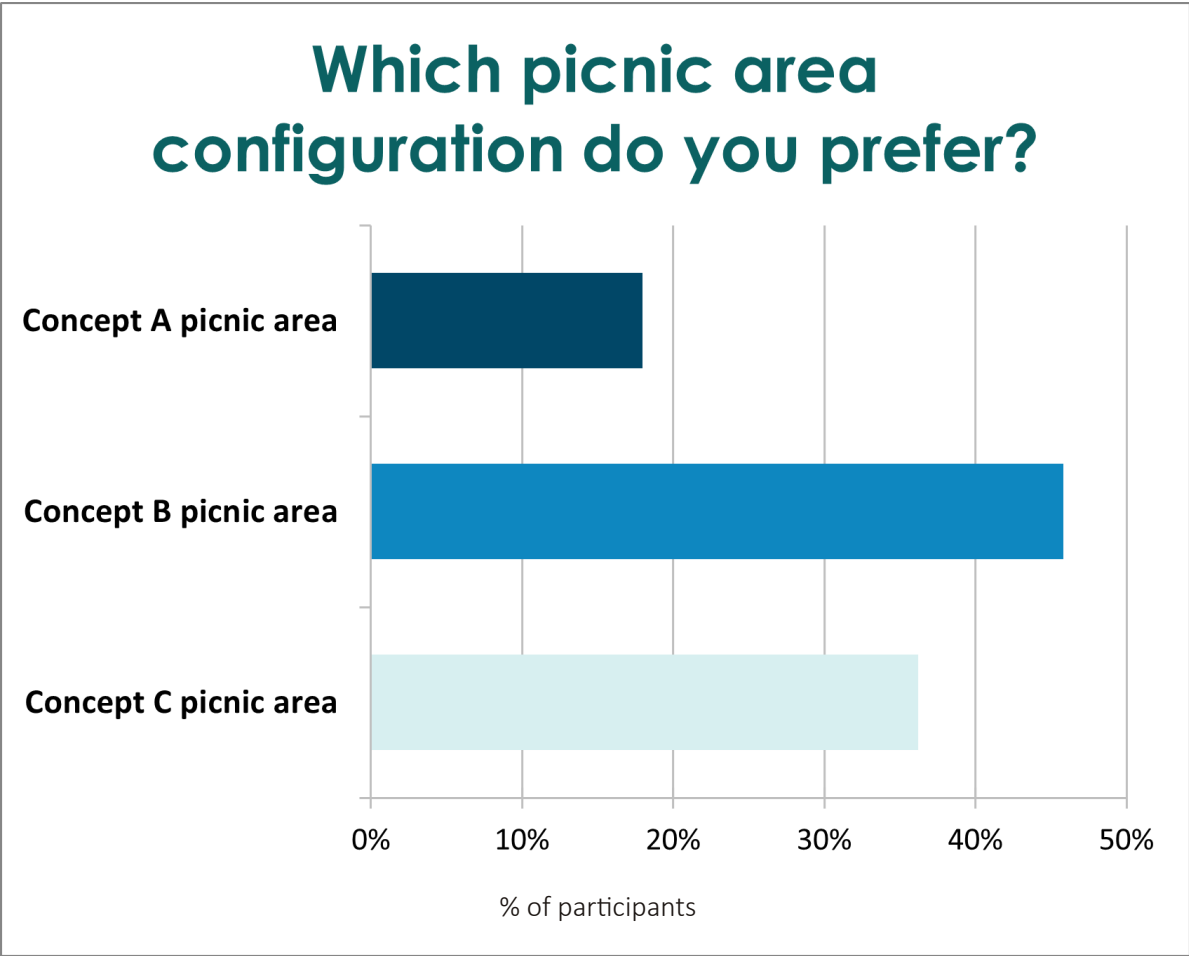
Question 2:  
Why did you select that configuration?

Participants answered	289
Participants skipped	64

# Design Survey (Round 2)

Question 3:  
Which picnic area configuration do you prefer?

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Concept A picnic area	18%	58
Concept B picnic area	46%	148
Concept C picnic area	36%	117
Participants Answered		323
Participants Skipped		30



# Design Survey (Round 2)

Question 4:  
Why did you select that configuration?

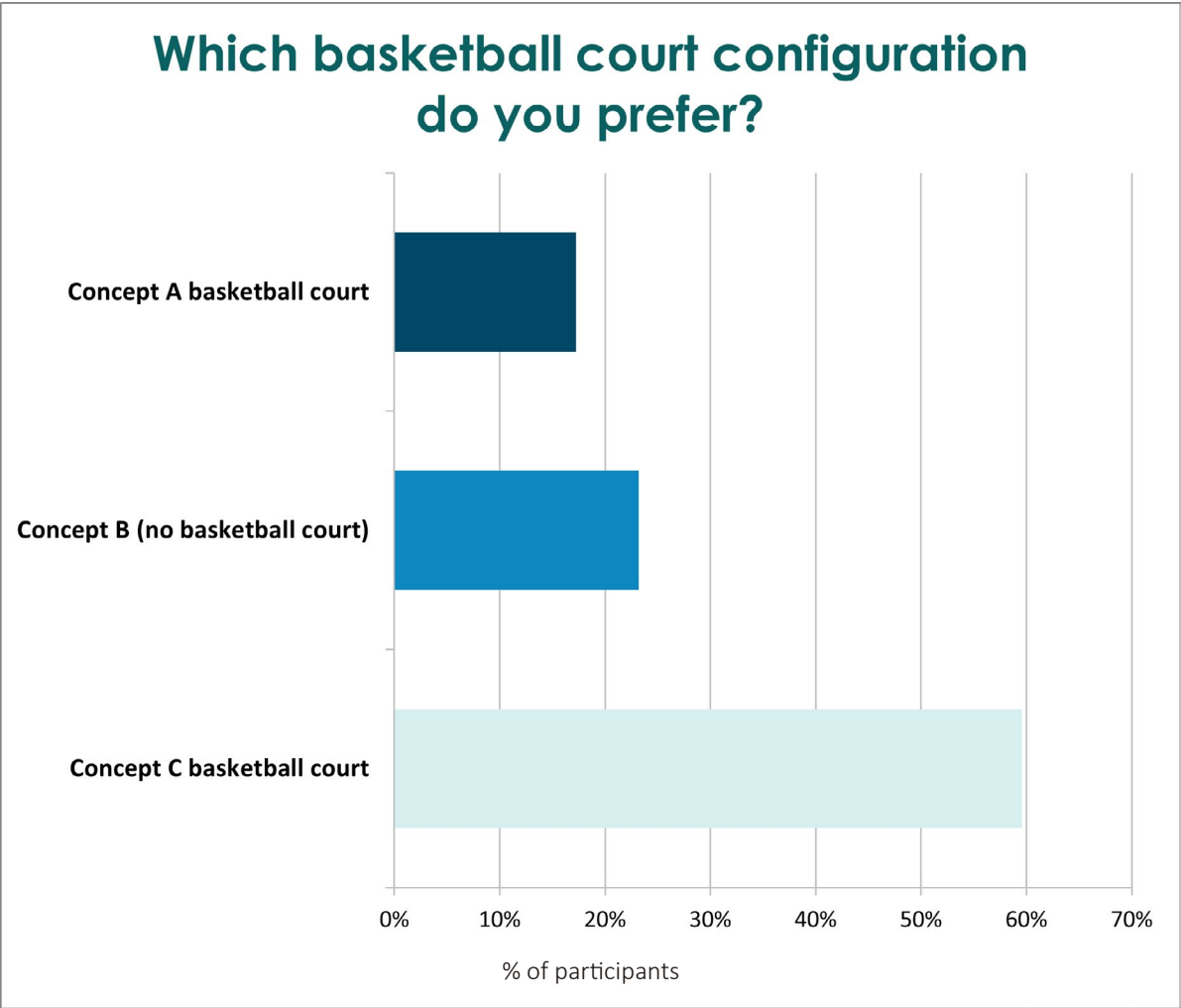
Participants answered	265
Participants skipped	88



# Design Survey (Round 2)

Question 5:  
Which basketball court configuration do you prefer?

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Concept A basketball court	17%	55
Concept B (no basketball court)	23%	74
Concept C basketball court	60%	190
Participants Answered		319
Participants Skipped		34



# Design Survey (Round 2)

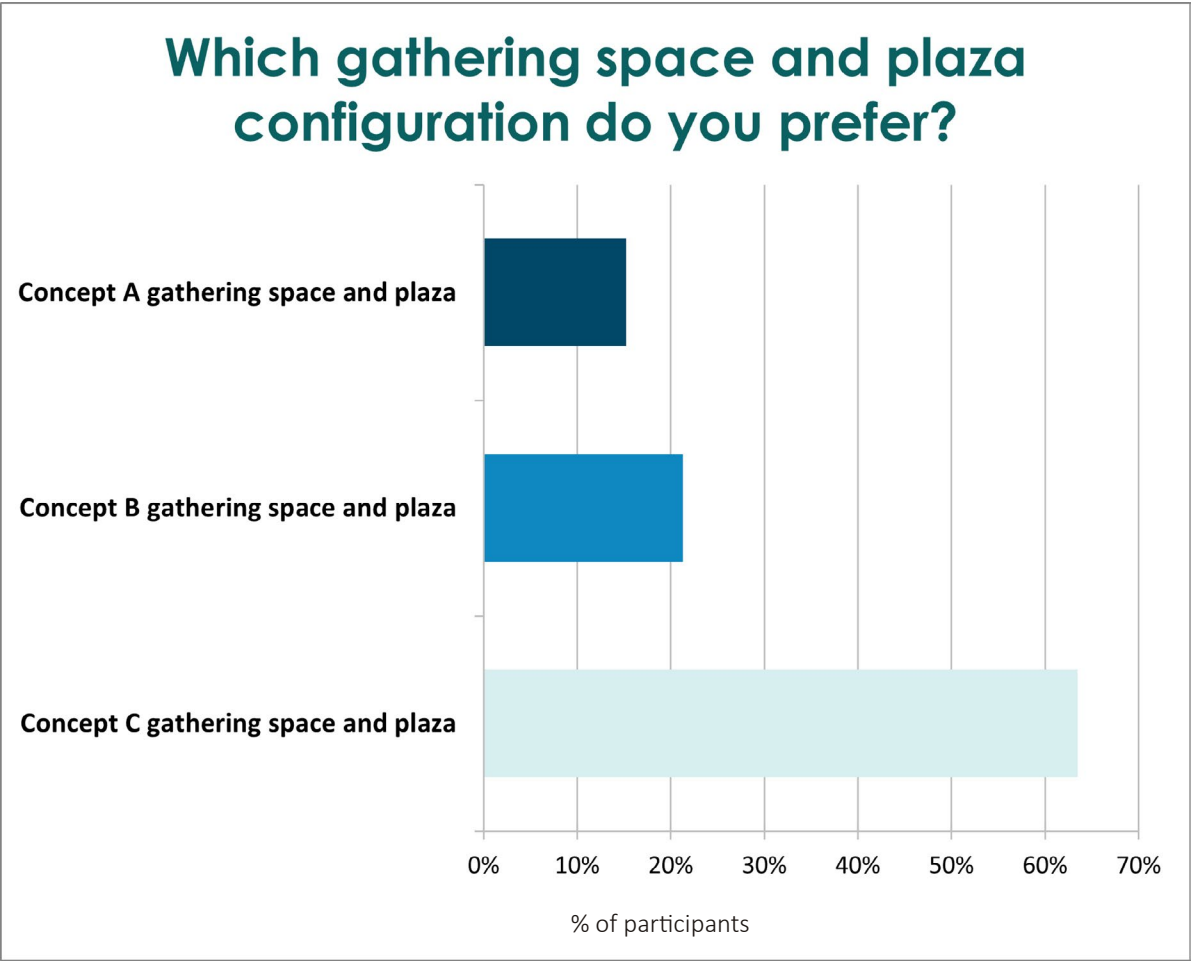
Question 6:  
Why did you select that configuration?

Participants answered	231
Participants skipped	122

# Design Survey (Round 2)

Question 7:  
Which gathering space and plaza configuration do you prefer?

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Concept A gathering space and plaza	15%	48
Concept B gathering space and plaza	21%	67
Concept C gathering space and plaza	63%	200
Participants Answered		315
Participants Skipped		38



# Design Survey (Round 2)

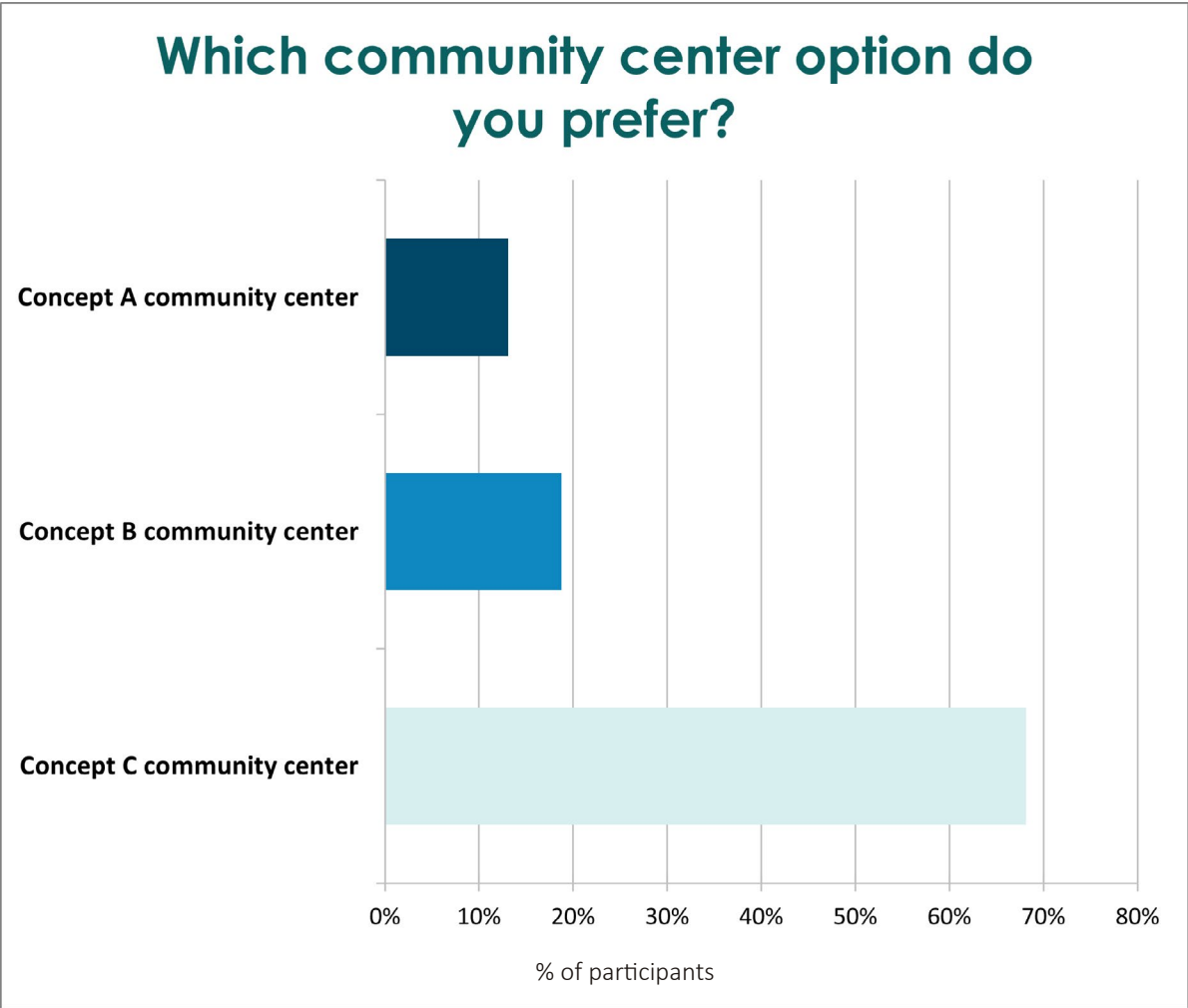
Question 8:  
Why did you select that configuration?

Participants answered	227
Participants skipped	126

# Design Survey (Round 2)

Question 9:  
Which community center option do you prefer?

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Concept A community center	13%	42
Concept B community center	19%	60
Concept C community center	68%	218
Participants Answered		320
Participants Skipped		33





# Design Survey (Round 2)

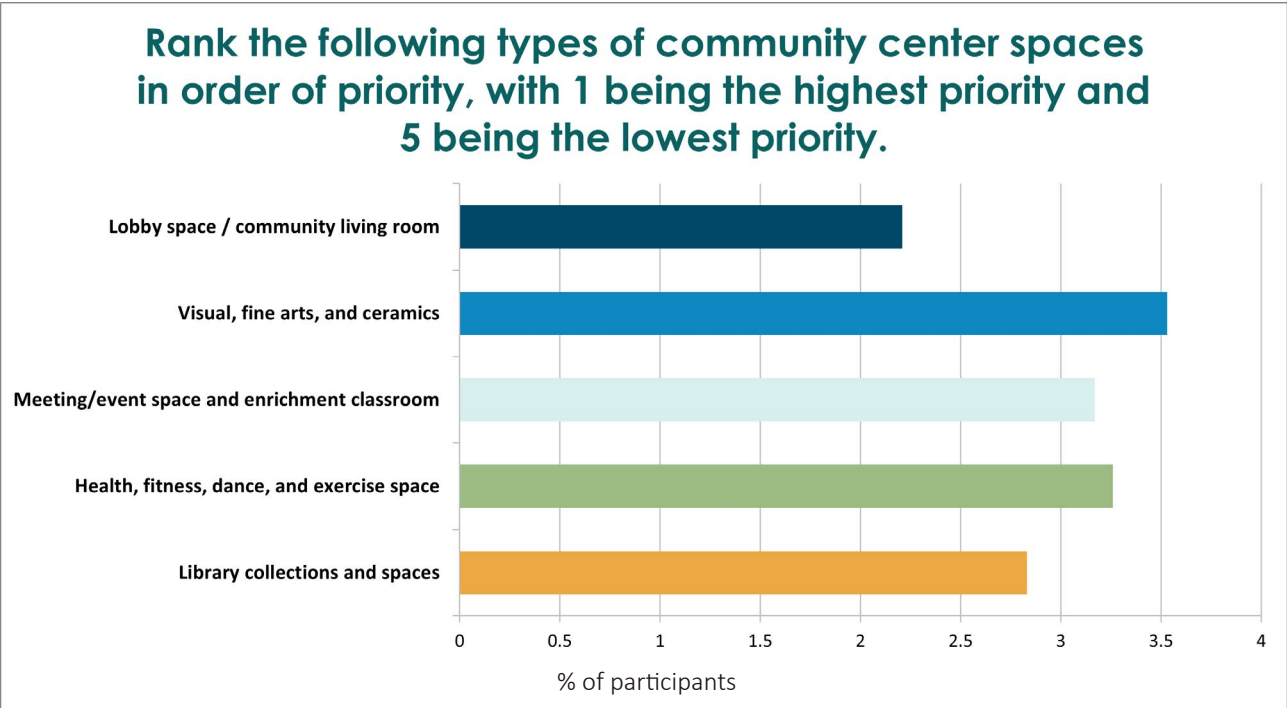
Question 10:  
Why did you select that configuration?

Participants answered	264
Participants skipped	89

# Design Survey (Round 2)

**Question 11:**  
Rank the following types of community center spaces in order of priority, with 1 being the highest priority and 5 being the lowest priority.

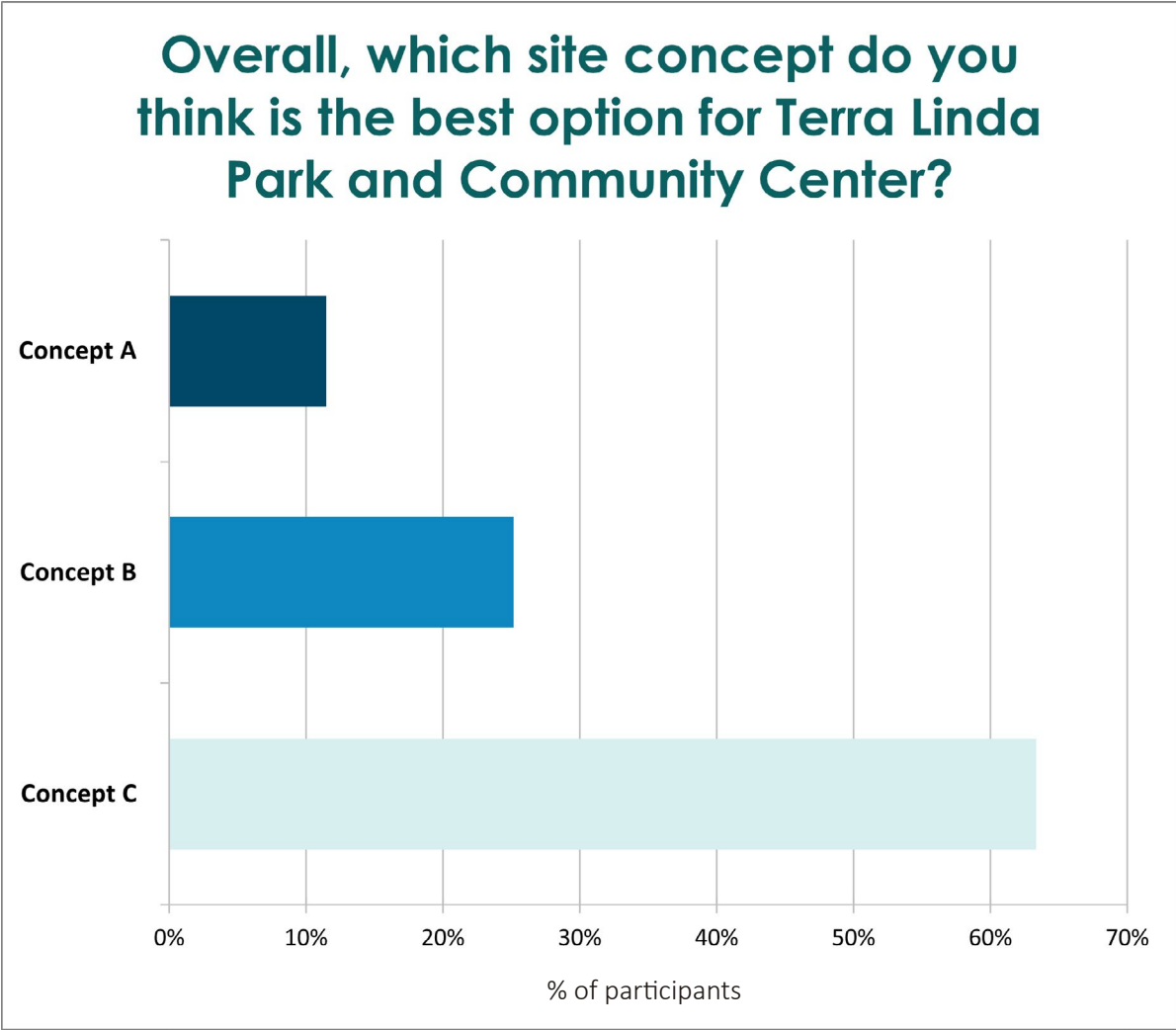
	RANKING											
AMENITIES	1		2		3		4		5		TOTAL	WEIGHTED AVERAGE
Lobby space / community living room	9%	32	10%	36	14%	47	25%	87	41%	142	344	2.21
Visual, fine arts, and ceramics	29%	99	28%	95	20%	68	16%	55	8%	27	344	3.53
Meeting/event space and enrichment classroom	16%	56	24%	83	28%	98	23%	78	8%	29	344	3.17
Health, fitness, dance, and exercise space	18%	61	27%	92	27%	92	21%	72	8%	27	344	3.26
Library collections and spaces	28%	96	11%	38	11%	39	15%	52	35%	119	344	2.83
Participants Answered											344	
Participants Skipped											9	



# Design Survey (Round 2)

**Question 12:**  
Overall, which site concept do you think is the best option for Terra Linda Park and Community Center?

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Concept A	11%	37
Concept B	25%	81
Concept C	63%	204
Participants Answered		322
Participants Skipped		31



# Design Survey (Round 2)

Question 13:  
Why did you select your preferred concept?

Participants answered	257
Participants skipped	96

# Design Survey (Round 2)

Question 14:

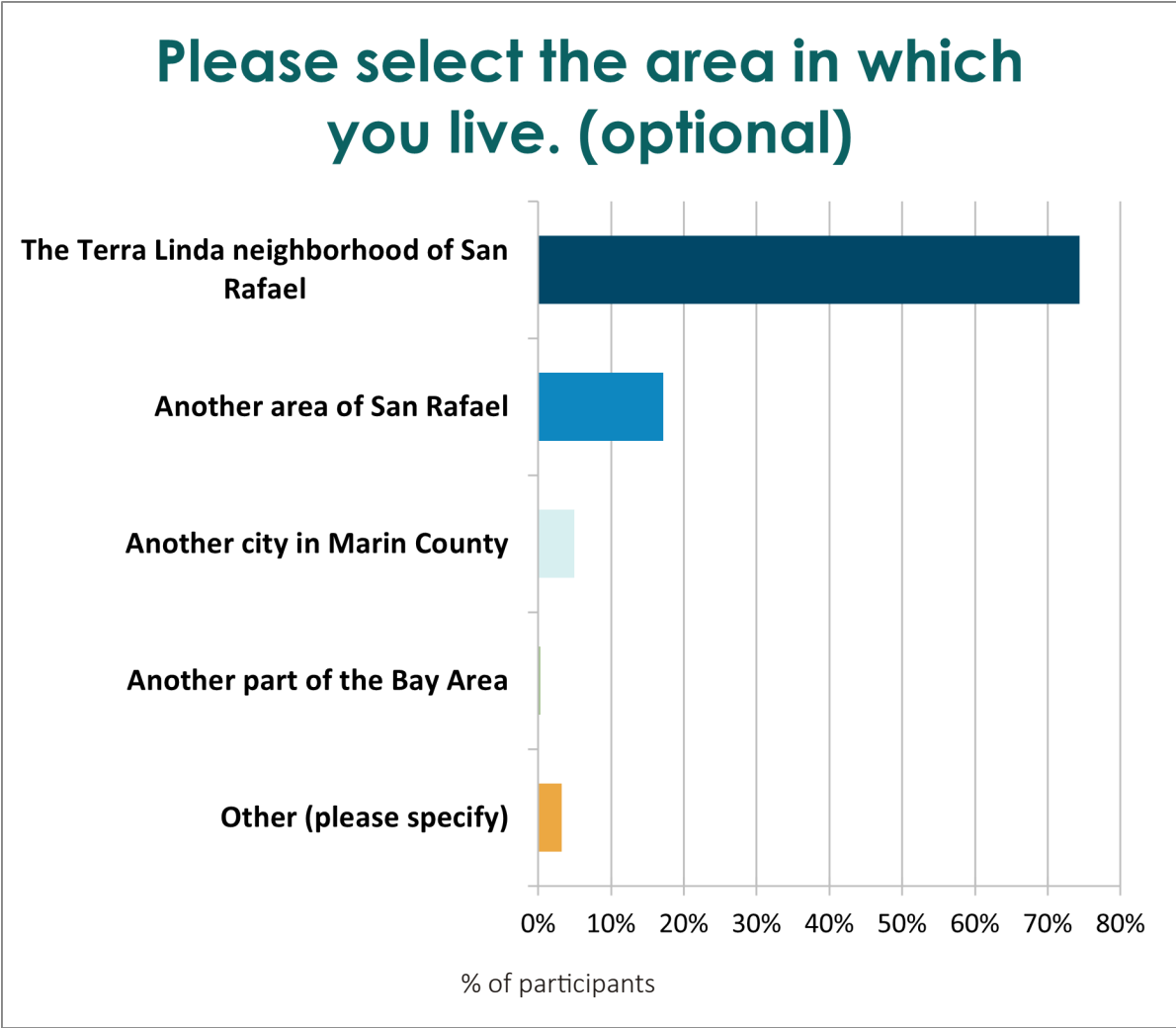
Are there any features or amenities not shown that you would like to see included in the design?

Participants answered	225
Participants skipped	128

# Design Survey (Round 2)

Question 15:  
Please select the area in which you live. (optional)

ANSWER CHOICES	RESPONSES	
	Percentage	Number
The Terra Linda neighborhood of San Rafael	74%	255
Another area of San Rafael	17%	59
Another city in Marin County	5%	17
Another part of the Bay Area	0%	1
Other (please specify)	3%	11
Participants answered		343
Participants skipped		10

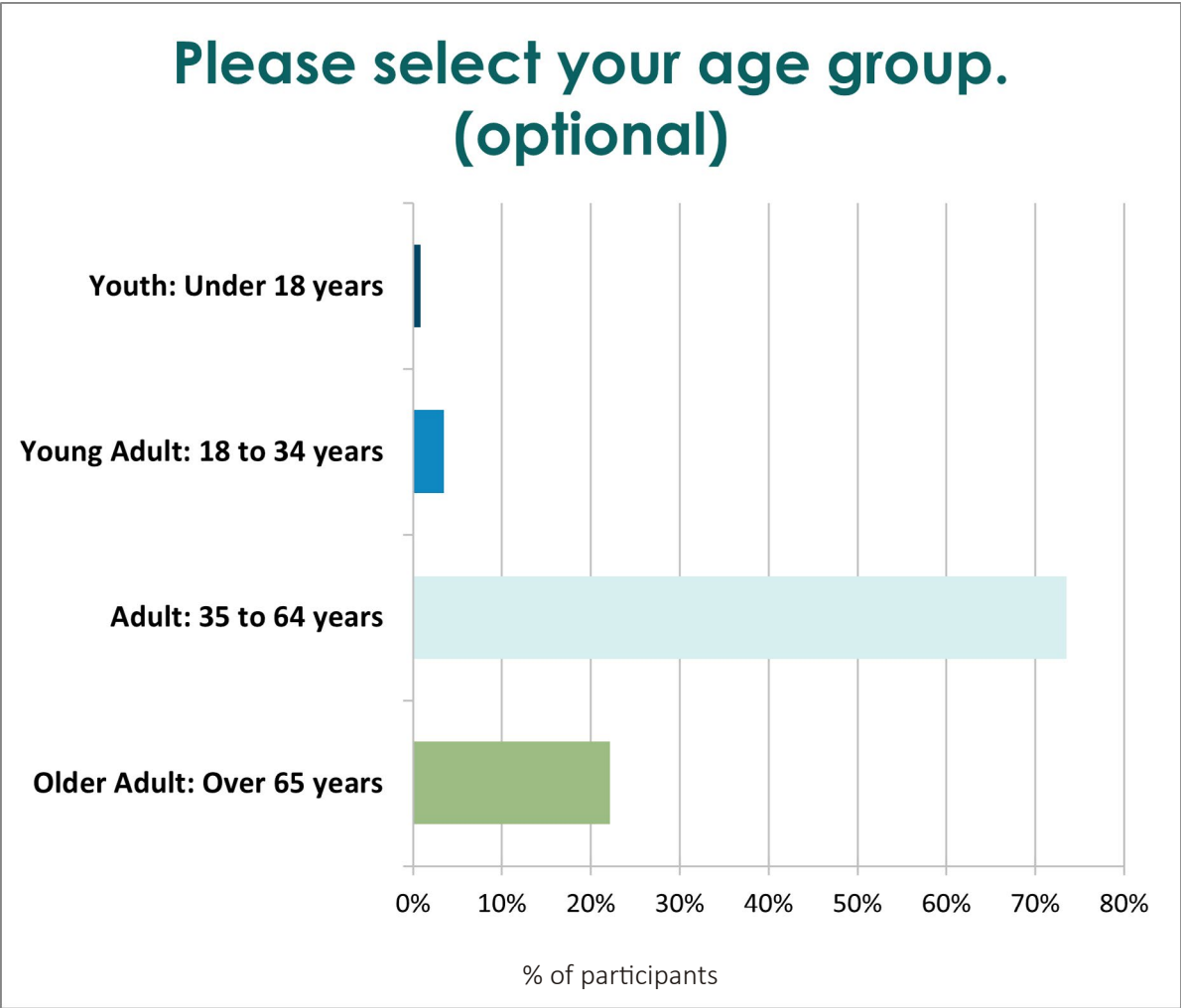




# Design Survey (Round 2)

Question 16:  
Please select your age group. (optional)

ANSWER CHOICES	RESPONSES	
	Percentage	Number
Youth: Under 18 years	1%	3
Young Adult: 18 to 34 years	4%	12
Adult: 35 to 64 years	73%	252
Older Adult: Over 65 years	22%	76
Participants answered		343
Participants skipped		10



# Design Survey (Round 2)

## Question 17:

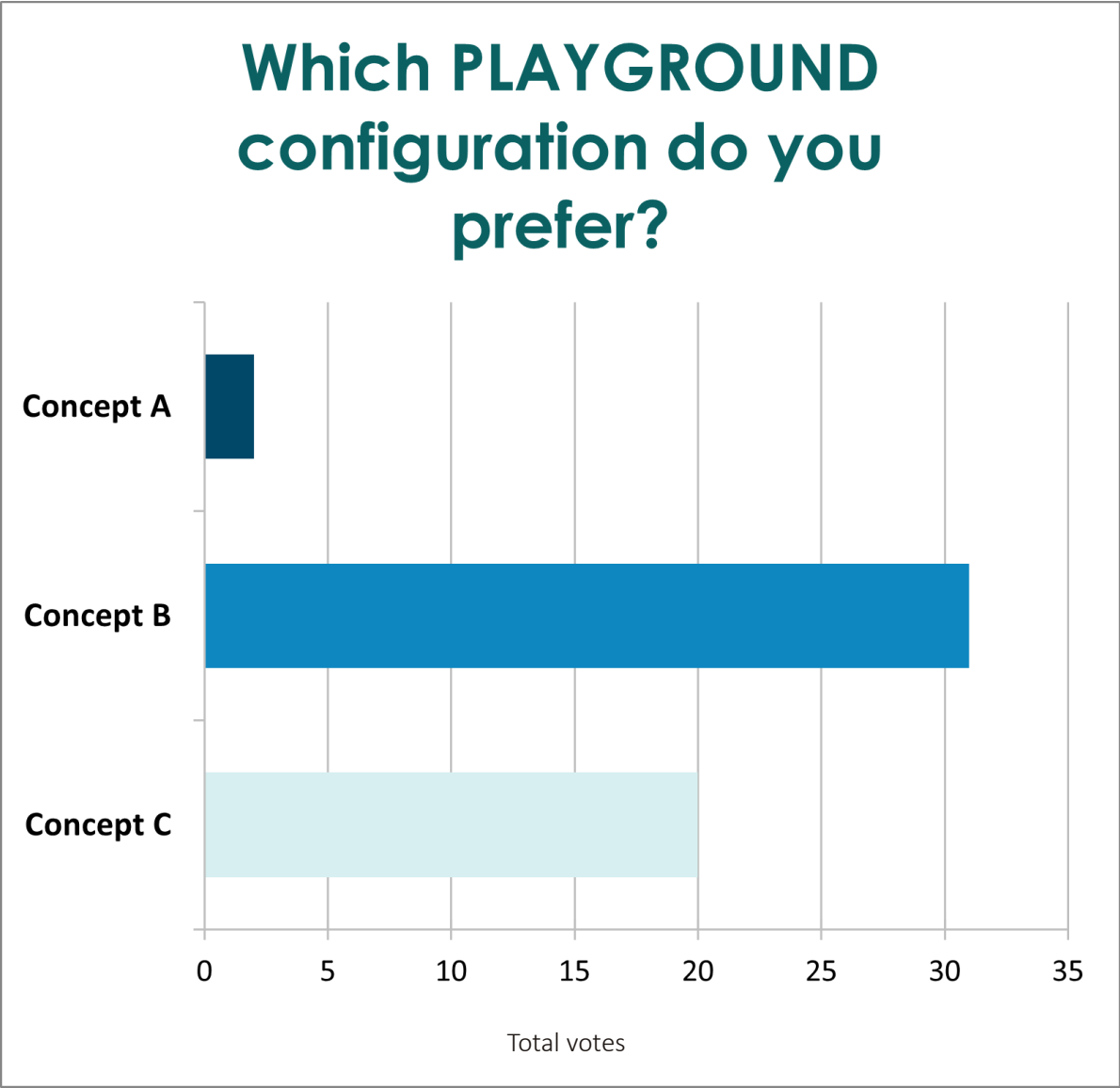
Is there anything else you'd like to tell us about Terra Linda Park and Community Center? (optional)

Participants answered	156
Participants skipped	197

# In-Person Event Results (Round 2)

Which PLAYGROUND configuration do you prefer?

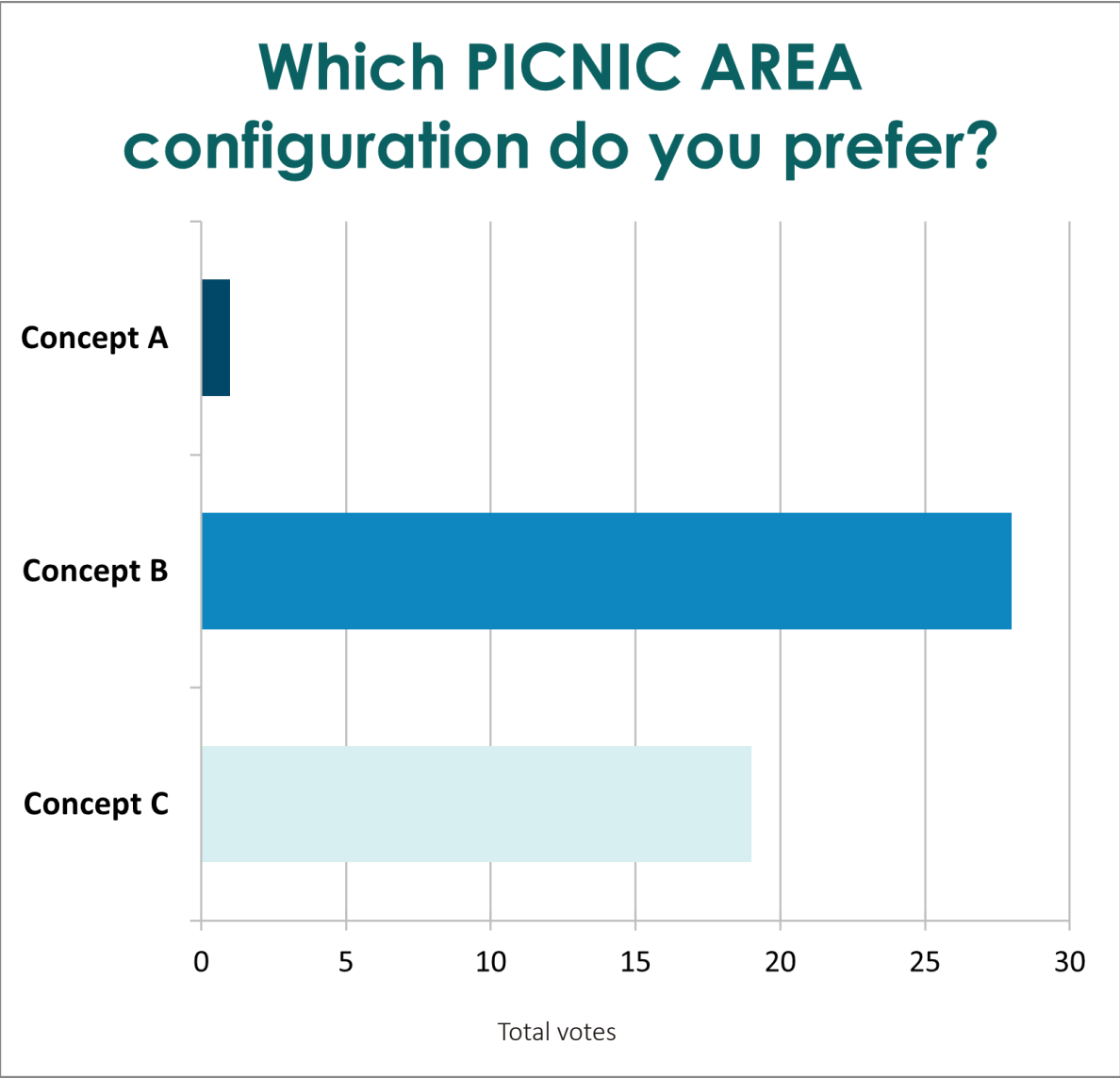
ANSWER CHOICES	RESPONSES		
	Friday, 9/27	Tuesday, 10/15	Total Number
Concept A	1	1	2
Concept B	15	16	31
Concept C	17	3	20
Total Number of Responses			53



# In-Person Event Results (Round 2)

Which PICNIC AREA configuration do you prefer?

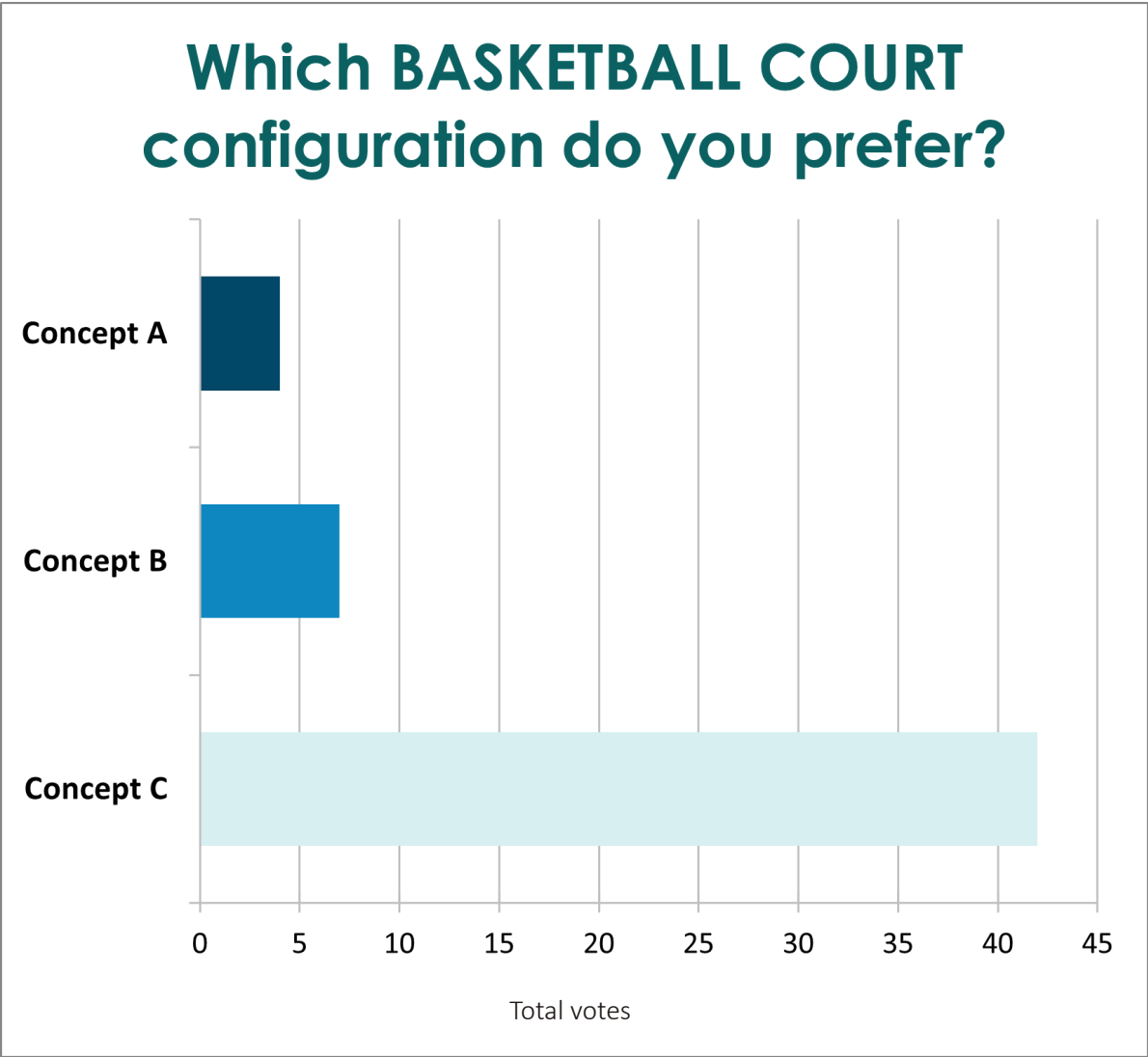
ANSWER CHOICES	RESPONSES		
	Friday, 9/27	Tuesday, 10/15	Total Number
Concept A	1	0	1
Concept B	15	13	28
Concept C	12	7	19
Total Number of Responses			48



# In-Person Event Results (Round 2)

Which BASKETBALL COURT configuration do you prefer?

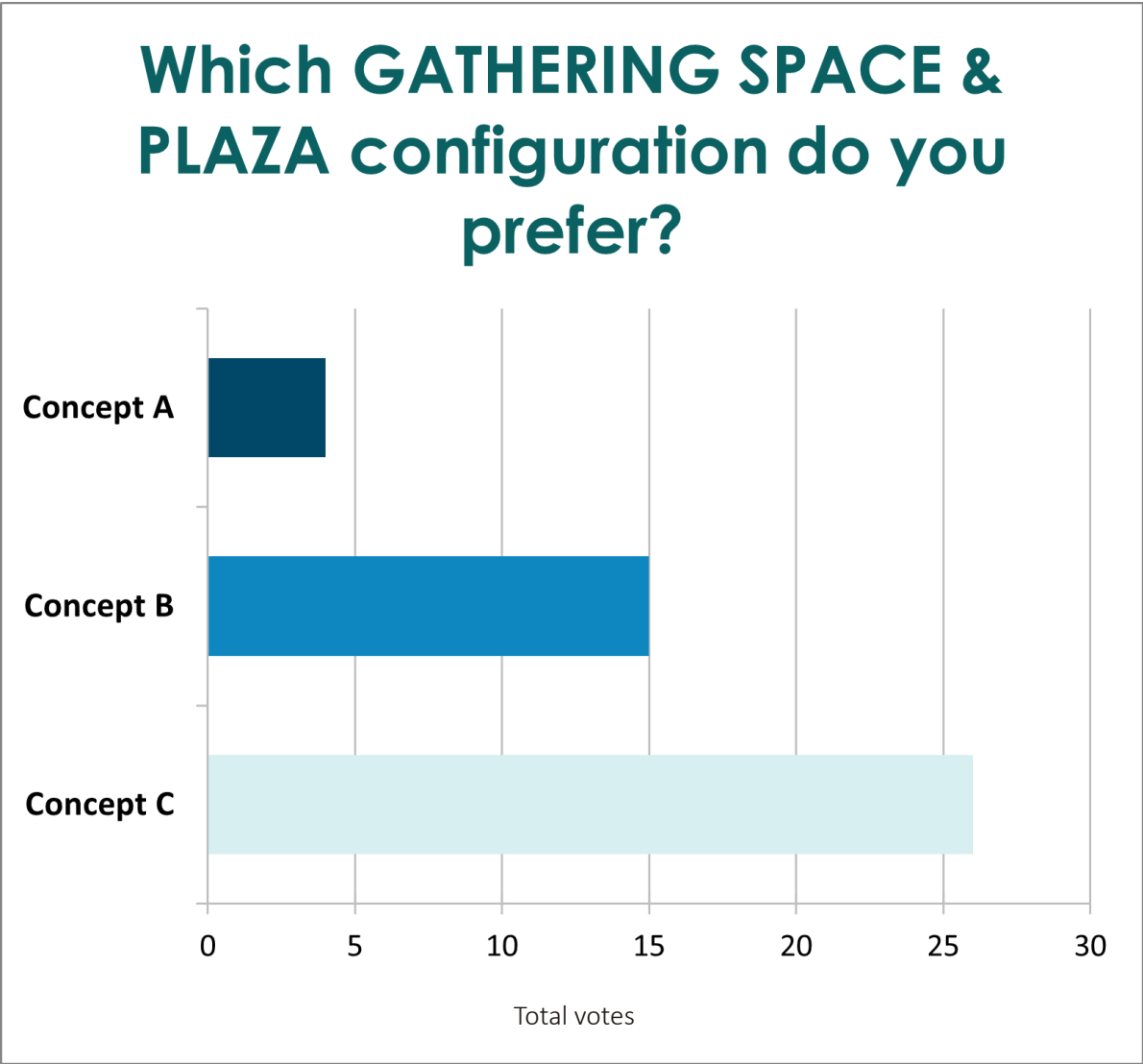
ANSWER CHOICES	RESPONSES		
	Friday, 9/27	Tuesday, 10/15	Total Number
Concept A	3	1	4
Concept B	0	7	7
Concept C	27	15	42
Total Number of Responses			53



# In-Person Event Results (Round 2)

Which GATHERING SPACE & PLAZA configuration do you prefer?

ANSWER CHOICES	RESPONSES		
	Friday, 9/27	Tuesday, 10/15	Total Number
Concept A	3	1	4
Concept B	6	9	15
Concept C	18	8	26
Total Number of Responses			45

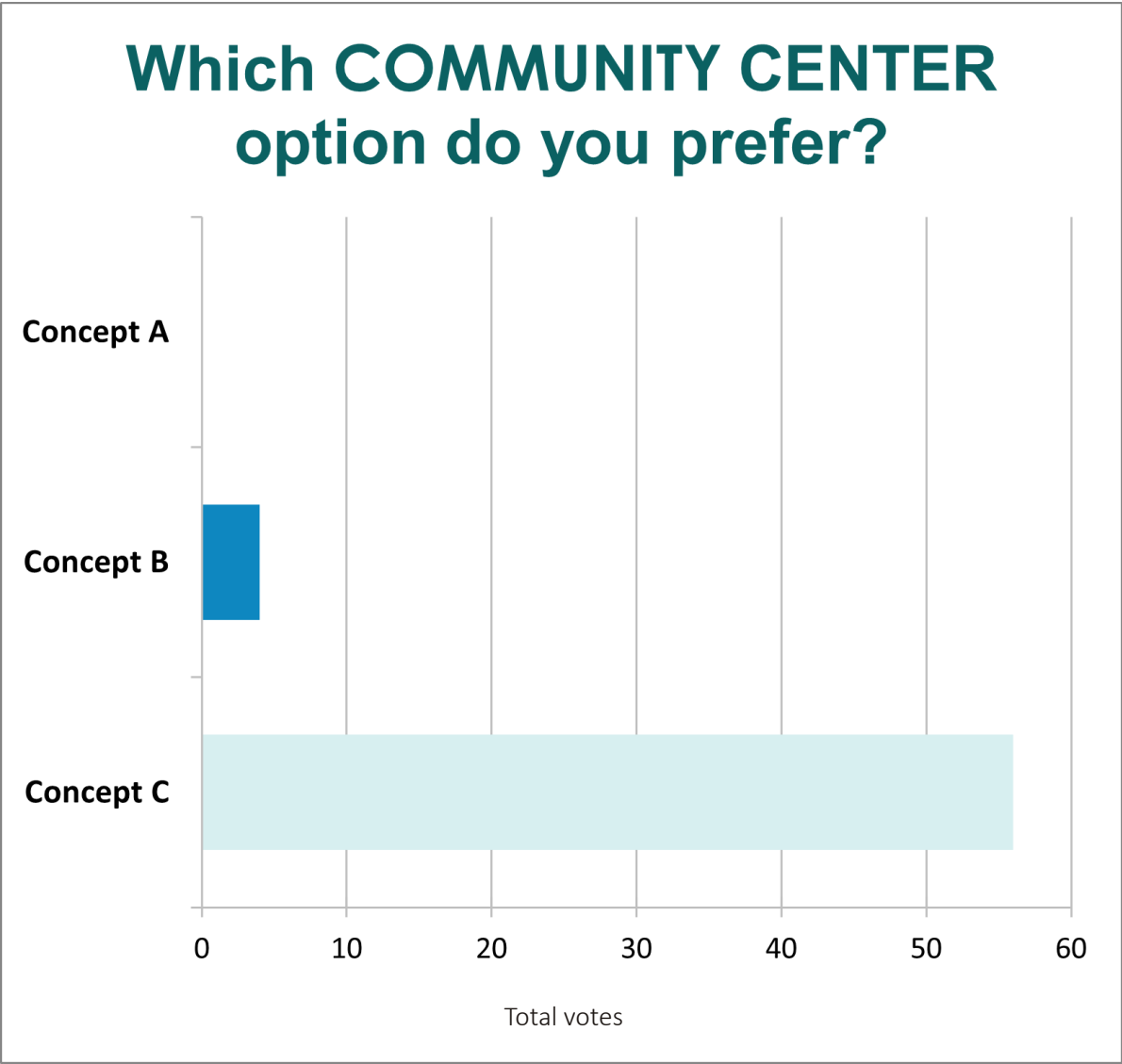




# In-Person Event Results (Round 2)

Which COMMUNITY CENTER option do you prefer?

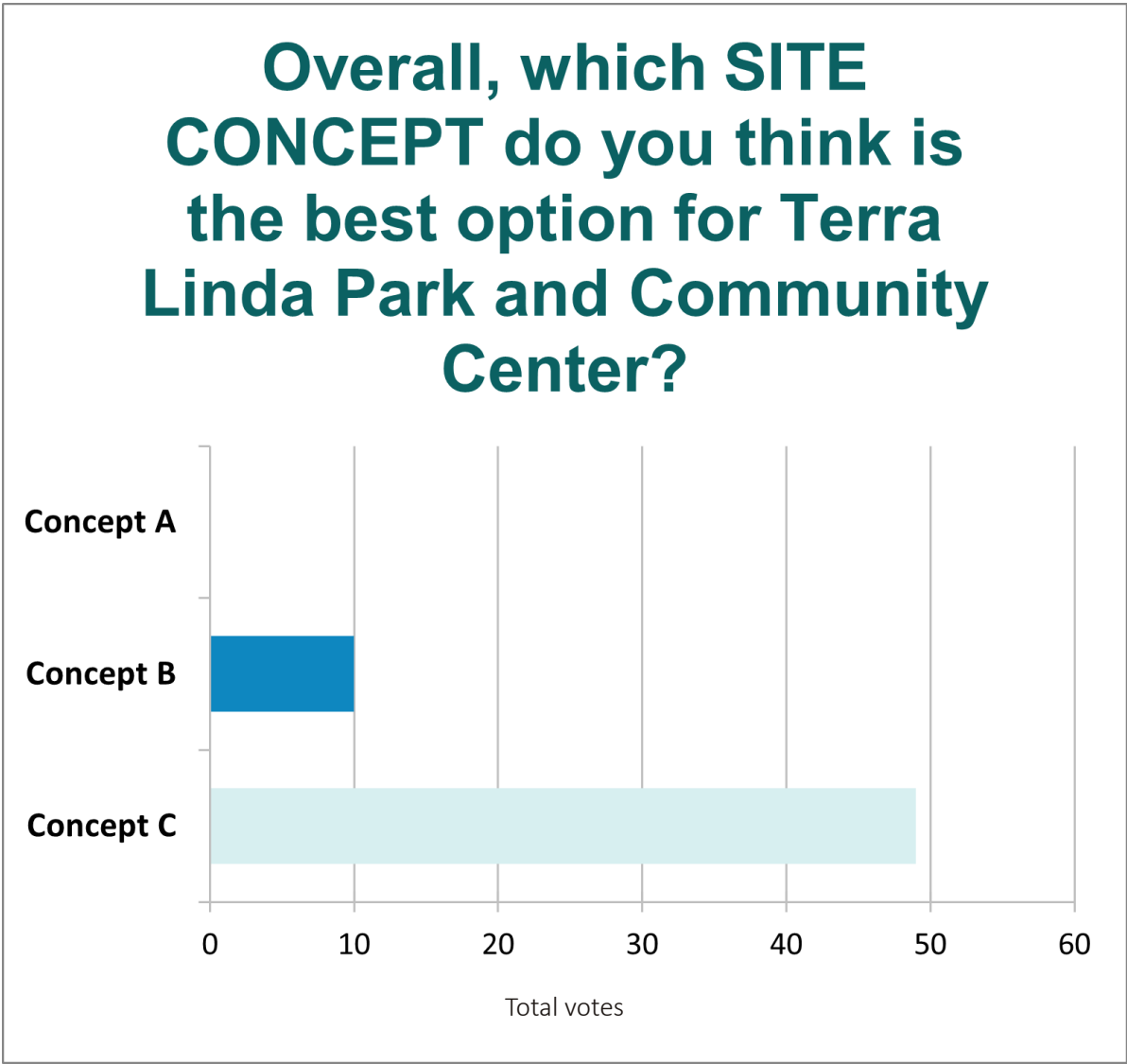
ANSWER CHOICES	RESPONSES		
	Friday, 9/27	Tuesday, 10/15	Total Number
Concept A	0	0	0
Concept B	2	2	4
Concept C	26	30	56
Total Number of Responses			60



# In-Person Event Results (Round 2)

Overall, which SITE CONCEPT do you think is the best option for Terra Linda Park and Community Center?

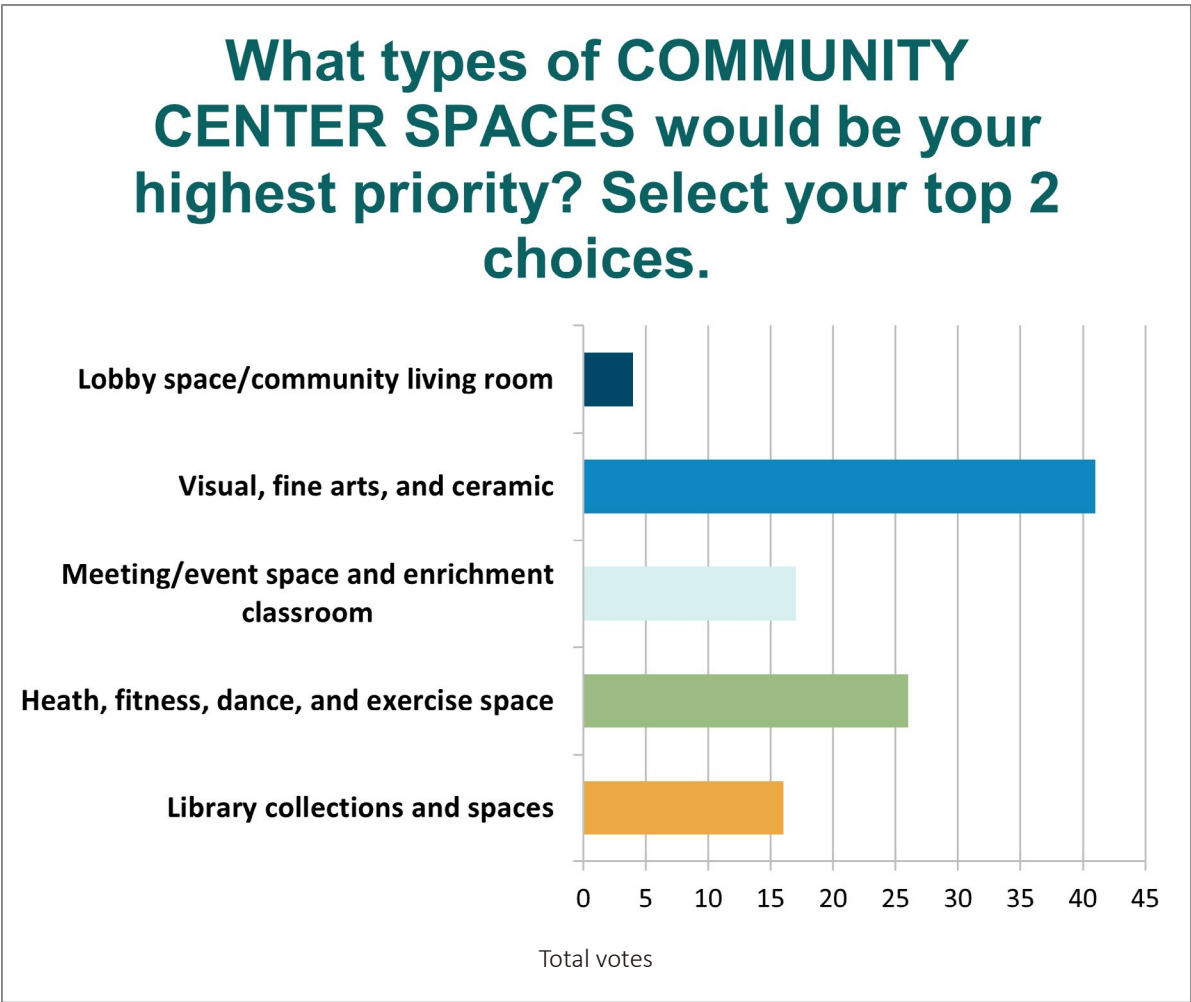
ANSWER CHOICES	RESPONSES		
	Friday, 9/27	Tuesday, 10/15	Total Number
Concept A	0	0	0
Concept B	5	5	10
Concept C	28	21	49
Total Number of Responses			59



# In-Person Event Results (Round 2)

What types of COMMUNITY CENTER SPACES would be your highest priority? Select your top 2 choices.

ANSWER CHOICES	RESPONSES		
	Friday, 9/27	Tuesday, 10/15	Total Number
Lobby space/community living room	2	2	4
Visual, fine arts, and ceramic	4	37	41
Meeting/event space and enrichment classroom	11	6	17
Heath, fitness, dance, and exercise space	9	17	26
Library collections and spaces	15	1	16
Total Number of Responses			104



## In-Person Event Results (Round 2)

Share your **COMMENTS** about the design concepts.

### WRITE-IN COMMENTS

A library would be such an asset to the community -- it's hard for a lot of kids to go regularly from T.L. Basketball is a must!

Please make basketball court. -- Alexander

Make a larger pedestrian crosswalk out front -- using change of texture/brick or color -- to set off area -- make ppl. Show down and connect to the shopping.

Looks great!

Concept B, but w/basketball 1/2 court.

Big lawns are great for community gatherings and kids playing sports (soccer, football, frisbee, etc.)

People come to host birthday parties a lot there, so it's good to have more picnic areas.

New basketball nets

Climbing features at playground

Have a restaurant at the CC

Recommend looking at a paseo aligned with Scott's crosswalk in Option B.

A two-story building is not contextual or programmatically necessary.

Exhibition and gallery space in the building -- ceramics draws over 300 people and growing at our exhibition opens within the city -- this draws the public in and adds to San Rafael's reputation as a city that is creative and community oriented.

Timely and respectful consultation with the ceramics program director about the requirements of a ceramics program versus other arts (please).

Dedicated space for ceramics

Dedicated space for ceramic that is different from other art classrooms

Permanent public art in the park (maybe a mosaic mural)

Outdoor patio for raku firing

Kiln shed (for electric, gas, and raku firing) attached to ceramic room / accessible to ceramic room

Ceramics only building, larger than existing, outdoor kiln shed

Please include deadlines in your written communications/surveys and explanations of size etc as people are responding in an information vacuum

Option C (minus library) use second floor for additional ceramic and visual arts

Ceramic and visual arts display cabinets in the foyer! A no brainer guys :)

A clay trap (we've been asking for this for 30 years -- get it together! -- save on plumbers! Another no brainer, act today, don't delay!

Two sinks! People clean up in the same 15 minutes and it is a dance to achieve this (we are agile!) Or at the very least two god damn taps/faucets!

**Pop-Up Event: Friday, September 27, 2024 at Terra Linda Park**

# Select your **CONCEPT** **PREFERENCES** below.

Seleccione sus preferencias de concepto a continuación.

## QUESTION Preguntas

1. Which **PLAYGROUND** configuration do you prefer?

¿Qué configuración de parque infantil prefiere?

2. Which **PICNIC AREA** configuration do you prefer?

¿Qué configuración de área de picnic prefiere?

3. Which **BASKETBALL COURT** configuration do you prefer?

¿Qué configuración de cancha de baloncesto prefiere?

4. Which **GATHERING SPACE & PLAZA** configuration do you prefer?

¿Qué espacio de reunión y configuración de plaza prefiere?

5. Which **COMMUNITY CENTER** option do you prefer?

¿Qué opción de centro comunitario prefiere?

6. Overall, which **SITE CONCEPT** do you think is the best option for Terra Linda Park and Community Center?

En general, ¿qué concepto de sitio crees que es la mejor opción para Terra Linda Park y el Centro Comunitario?

**A**

**B**

**C**

**A**

**B**

**C**

**A**

**B**

**C**

**A**

**B**

**C**

**A**

**B**

**C**

**A**

**B**

**C**

**A**

**B**

**C**

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## What types of COMMUNITY CENTER SPACES would be your highest priority?


*¿Qué tipos de espacios de centros comunitarios serían su máxima prioridad?*

## Select your TOP TWO (2) choices. Seleccione sus dos (2) opciones principales.




**Lobby space / community living room**  
*Espacio en el vestíbulo / sala de estar comunitaria*

●
●




**Health, fitness, dance, and exercise space**  
*Espacio de salud, fitness, danza y ejercicio*

●
●
●
●
●




**Visual, fine arts, and ceramics**  
*Artes visuales, bellas artes y cerámica*

●
●
●



**Library collections and spaces**  
*Colecciones y espacios de la biblioteca*

●
●
●
●
●





**Meeting/event space and enrichment classroom**  
*Espacio para reuniones / eventos y sala de enriquecimiento*

●
●
●
●

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**TERRA LINDA**  
 PARK & COMMUNITY CENTER  
 Enhancement Plan

[illegible]



# In-Person Event Results (Round 2)

Community Workshop: Tuesday, October 15, 2024 at Terra Linda Community Center

**Select your CONCEPT PREFERENCES below.**  
Seleccione sus preferencias de concepto a continuación.

**Select ONE (1) choice per question.**  
Seleccione una (1) opción por pregunta.

QUESTION Preguntas	A	B	C
1. Which <b>PLAYGROUND</b> configuration do you prefer? ¿Qué configuración de parque infantil prefiere?			
2. Which <b>PICNIC AREA</b> configuration do you prefer? ¿Qué configuración de área de picnic prefiere?			
3. Which <b>BASKETBALL COURT</b> configuration do you prefer? ¿Qué configuración de cancha de baloncesto prefiere?			
4. Which <b>GATHERING SPACE &amp; PLAZA</b> configuration do you prefer? ¿Qué espacio de reunión y configuración de plaza prefiere?			
5. Which <b>COMMUNITY CENTER</b> option do you prefer? ¿Qué opción de centro comunitario prefiere?			
6. Overall, which <b>SITE CONCEPT</b> do you think is the best option for Terra Linda Park and Community Center? En general, ¿qué concepto de sitio crees que es la mejor opción para Terra Linda Park y el Centro Comunitario?			

**LEARN MORE AND TAKE THE SURVEY!**  
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**TERRA LINDA PARK & COMMUNITY CENTER**  
Enhancement Plan

**What types of COMMUNITY CENTER SPACES would be your highest priority?**  
¿Qué tipos de espacios de centros comunitarios serían su máxima prioridad?

**Select your TOP TWO (2) choices.**  
Seleccione sus dos (2) opciones principales.


**LEARN MORE AND TAKE THE SURVEY!**  
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**TERRA LINDA PARK & COMMUNITY CENTER**  
Enhancement Plan

**Share your COMMENTS about the design concepts.**  
Comparta sus comentarios sobre los conceptos de diseño.

**Write your FEEDBACK below.**  
Escriba sus comentarios a continuación.

Exhibition + gallery space in the building - ceramics draws over 300 people + growing at our exhibition openings within the city - this draws the public in + adds to San Rafael's reputation as a city that is creative + community orientated

Dedicated space for ceramics (visually + respectfully consider the requirements of a ceramics program versus other arts (leaves))

Dedicated space for ceramics that is different from other art classrooms

Permanent public art in the park (maybe a mosaic mural)

Outdoor gazebo for raku firing

Kiln Shed attached to ceramic room / accessible to ceramics (for electric, gas, + raku firing)

Ceramics only building (larger than existing outdoor kiln shed) use second floor for additional art

Option C (minus library) for additional ceramic + visual arts

ceramic + visual art display outdoors in the foyer! A no brainer guys

a clay trap (we've been asking for this for 30 years - get it! Two sinks!! People clean up in the same 15 minutes + it's a dance to achieve this (we are agree!) OR at the very least 2 god damn TAPS/FANETS!!

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**TERRA LINDA PARK & COMMUNITY CENTER**  
Enhancement Plan

# In-Person Event Photos (Round 2)

Pop-Up Event: Friday, September 27, 2024 at Terra Linda Park





# Community Meeting Summary (Round 2)

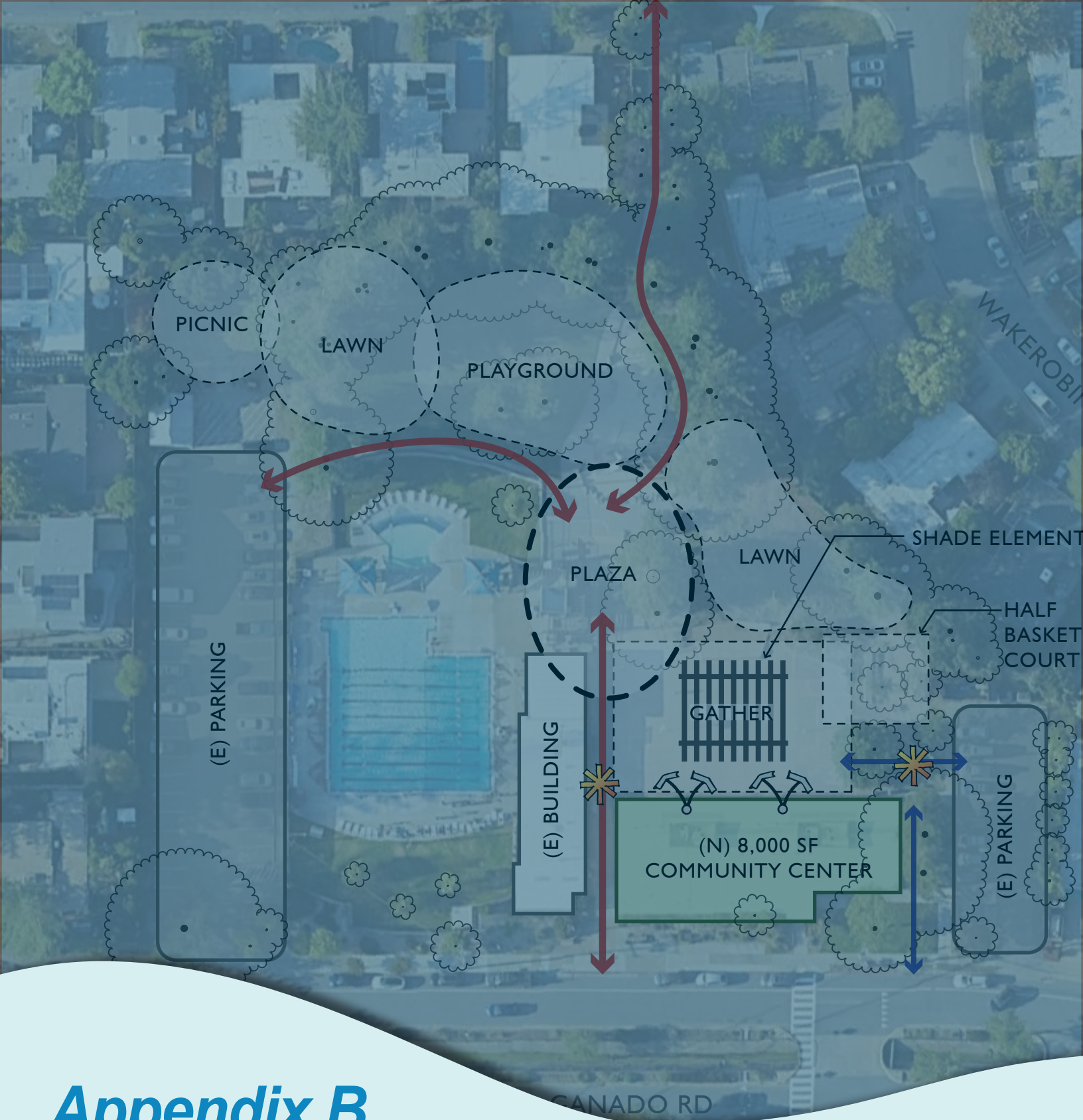
Virtual Meeting (Webinar): Wednesday, October 9, 2024 via Zoom

CITY OF SAN RAFAEL  
TERRA LINDA PARK & COMMUNITY CENTER ENHANCEMENT PLAN  
**R2 Virtual Community Meeting Notes**  
October 9, 2024; 6:00pm-7:10pm

GATES Team:			
X	Craig Veramay	City of San Rafael	<a href="mailto:Craig.Veramay@cityofsanrafael.org">Craig.Veramay@cityofsanrafael.org</a>
X	Melonie Reynolds (MR)	Gates + Associates	<a href="mailto:melonie@dgates.com">melonie@dgates.com</a>
X	Rylee Rodriguez (RR)	Gates + Associates	<a href="mailto:rylee@dgates.com">rylee@dgates.com</a>
X	Rebecca Flanegan (RF)	Gates + Associates	<a href="mailto:rebecca@dgates.com">rebecca@dgates.com</a>
Attendees:			
	Community members	8 people	

**Purpose:** Community Virtual Workshop Meeting to present three design concepts for review and feedback

**Summary of Comments:**  
Community feedback on the three design concepts for Terra Linda Park and Community Center highlights a preference for combining elements of Concept B’s larger playground and site layout with Concept C’s expanded community center, including a library and fitness center. Residents value a playground with designated areas for different age groups, preferably shaded by natural tree cover rather than artificial structures. Many support maintaining the Eichler architectural style while modernizing the space with panoramic doors and improved wayfinding. The basketball court is considered important, though there is interest in incorporating pickleball. Other priorities include a reservable picnic area near the playground but positioned to minimize noise for nearby residents, bathrooms closer to play areas, and improved park entries. Safety concerns, such as speeding scooters and bikes, were raised, with suggestions for design features to slow them down. Flexible outdoor spaces for games and gatherings, upgraded storage for the swim team, and improved shade across key areas are also key considerations



## Appendix B

# Alternative Concepts

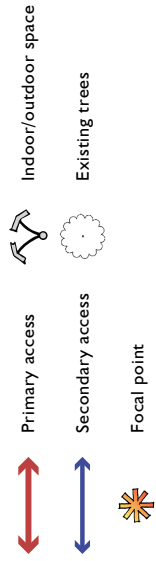
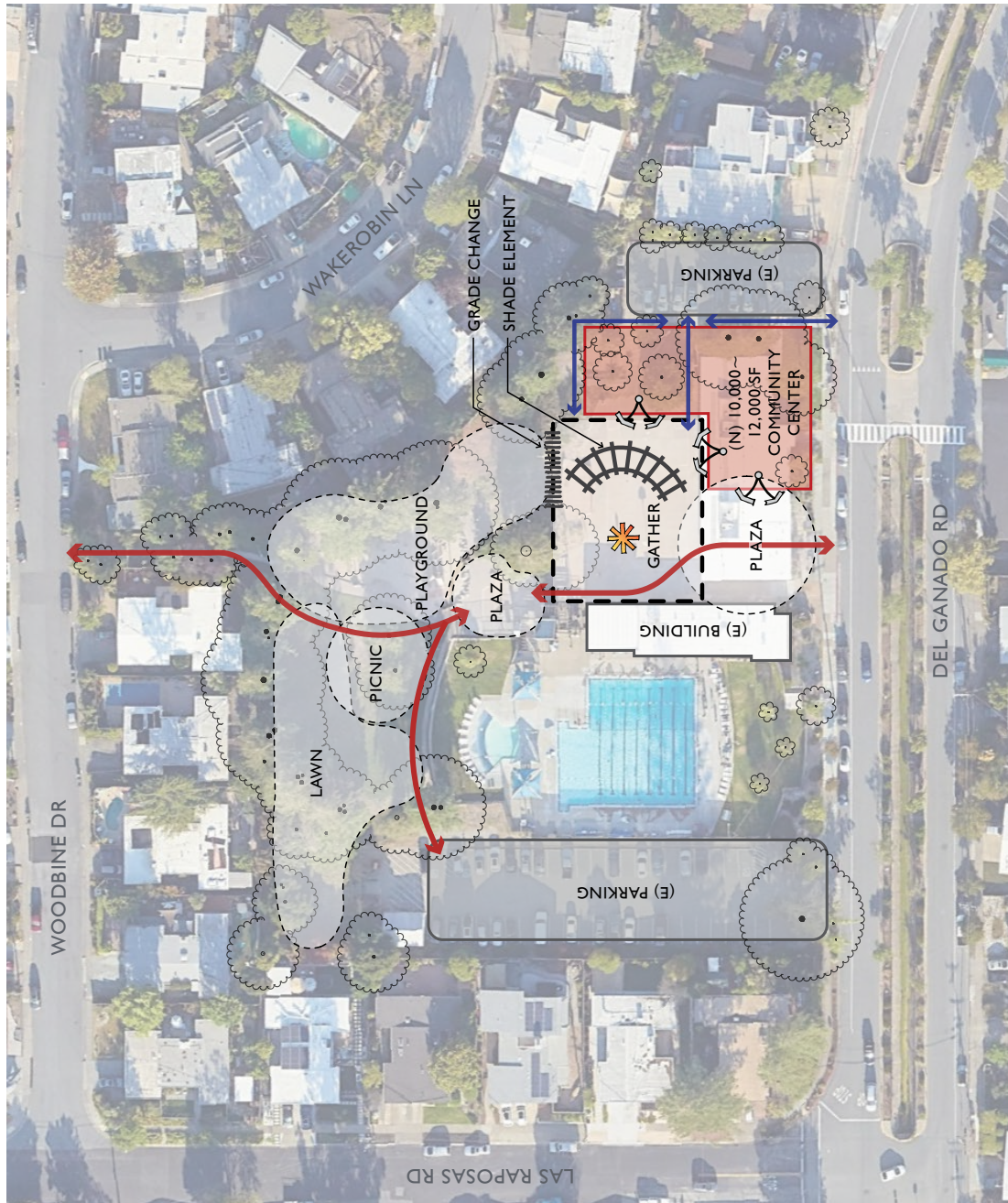




- Primary access
- Secondary access
- Focal point
- Indoor/outdoor space
- Existing trees







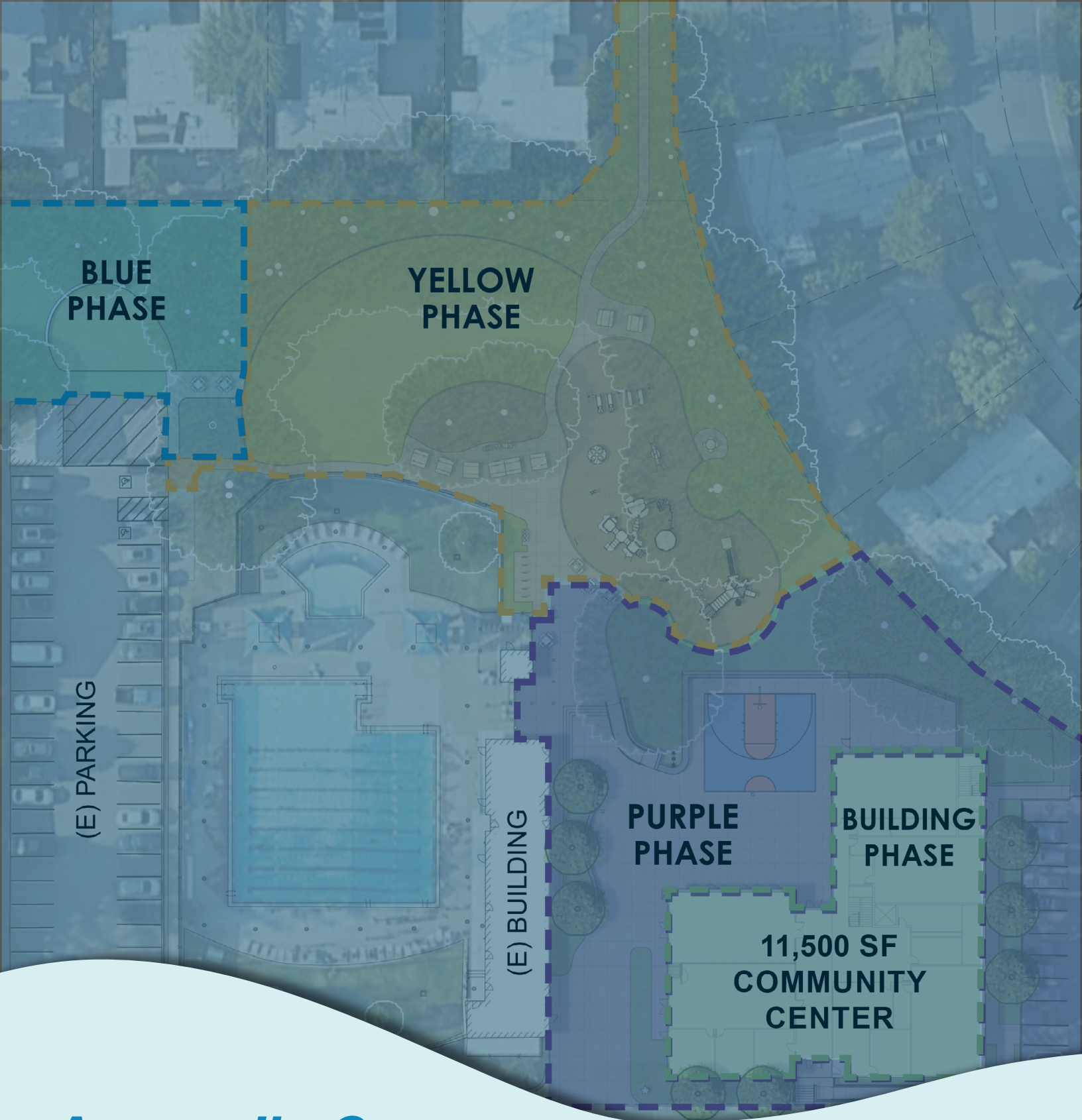




- Primary access
- Secondary access
- Focal point
- Indoor/outdoor space
- Existing trees
- Proposed tree







## *Appendix C*

# Cost Estimate

# COST ESTIMATE

## Overview

For costing purposes and to aid future planning efforts, the TLPCC Enhancement Plan recommends four implementation phases. A summary of the four preliminary budgets is provided in Tables 2-2 through 2-7. The cost for developing the final concept plan in its entirety, including full build out of the community center building options, is estimated to be approximately between \$25-\$38 million. This is a preliminary Rough Order of Magnitude (ROM) estimate only and is subject to change during the detailed design phases. Additionally, it should be assumed that the implementation of the plan may result in an increase in construction costs past the year 2025.

For each construction phase, cost data for materials and labor were referenced from recently constructed public parks and community centers as well as recent bids from contractors. These referenced projects reflect a similar marketplace, size, and scope. All costs established within the Enhancement Plan are calculated and adjusted to 2025 price index factors. An annual compound escalation rate of 4-5% should be added per year from 2025 to estimate the total project cost. An escalation rate should be verified against the Engineering News Record (ENR) for current escalation trends.

### Unit Abbreviations

LS = Lump Sum

LF = Linear Feet

SF = Square Foot

EA = Each

Table 2-1: Total project cost estimate

TLPCC ENHANCEMENT PLAN TOTAL COST ESTIMATE	
CONSTRUCTION PHASE	SUBTOTAL
<b>YELLOW PHASE</b>	<b>\$ 2,096,000.00</b>
<b>PURPLE PHASE</b>	<b>\$2,490,400.00</b>
<b>SINGLE-STORY BUILDING (WITHOUT LIBRARY) PHASE</b>	<b>\$ 20,419,500.00</b>
<b>BLUE PHASE</b>	<b>\$405,100.00</b>
<b>TOTAL PROJECT COST</b>	<b>\$25,411,000.00</b>
<b>OPTIONAL TWO-STORY BUILDING (WITH LIBRARY)</b>	<b>\$ 33,021,000.00</b>
<b>TOTAL PROJECT COST (WITH OPTIONAL TWO- STORY BUILDING)</b>	<b>\$38,012,500.00</b>

Table 2-2: Yellow phase cost estimate

YELLOW PHASE - COST ESTIMATE				
ITEM	UNIT	TOTAL QTY	UNIT PRICE	TOTAL PRICE
Construction Surveying/Staking	LS	1	\$25,000.00	\$25,000.00
Site Protection/Construction Fencing	LS	1	\$10,000.00	\$10,000.00
SWPPP/Erosion Control	LS	1	\$20,000.00	\$20,000.00
Tree Protection	EA	45	\$1,500.00	\$67,500.00
Site Demolition	SF	28,365	\$2.00	\$56,700.00
Tree Demolition	EA	7	\$2,500.00	\$17,500.00
Pedestrian/Vehicle Traffic Control	LS	1	\$10,000.00	\$10,000.00
Grading	LS	1	\$75,000.00	\$75,000.00
<b>SITE UTILITIES</b>				
Storm Drain Piping	SF	7,000	\$5.00	\$35,000.00
Storm Drain Inlets	EA	4	\$2,200.00	\$8,800.00
Storm Drain Cleanouts	EA	4	\$750.00	\$3,000.00
Storm Drain Connection	EA	1	\$3,300.00	\$3,300.00
Bioretention Areas	SF	400	\$38.00	\$15,200.00
Site Lighting Allowance	LS	1	\$175,000.00	\$175,000.00
Irrigation Controller	EA	1	\$30,000.00	\$30,000.00
<b>SITE DEVELOPMENT</b>				
Pedestrian Paving	SF	3,800	\$25.00	\$95,000.00
Expansion, thickened, and score joints	SF	3,800	\$1.00	\$3,800.00
Planting & Irrigation	SF	8,693	\$18.00	\$156,500.00
Trees	EA	10	\$450.00	\$4,500.00
Lawn	SF	7,667	\$3.00	\$23,000.00
Playground Surfacing	SF	5,818	\$45.00	\$261,800.00
Playground Equipment	LS	1	\$300,000.00	\$300,000.00
Picnic Tables	EA	9	\$4,500.00	\$40,500.00
Barbecues	EA	2	\$2,000.00	\$4,000.00
Drinking Fountain	EA	1	\$8,500.00	\$8,500.00
Bike Racks	EA	6	\$2,000.00	\$12,000.00
Trash Receptacle	EA	3	\$4,000.00	\$12,000.00
<b>Subtotal</b>				<b>\$1,473,600.00</b>
Mobilization and General Condition (10.5%)				\$154,700.00
Bonding (1.5%)				\$22,100.00
<b>Direct Construction Cost (Yellow Phase Total)</b>				<b>\$1,650,400.00</b>
Design and Unknown Factor Contingency (20%)				\$330,100.00
Design and Engineering (5%)				82,500.00
Permit and Fees (allow 1%)				\$19,500.00
City Admin Fee (allow 1%)				\$19,500.00
<b>TOTAL YELLOW PHASE COST</b>				<b>\$2,096,000.00</b>

Table 2-3: Purple phase cost estimate

PURPLE PHASE - COST ESTIMATE				
ITEM	UNIT	TOTAL QTY	UNIT PRICE	TOTAL PRICE
Construction Surveying/Staking	LS	1	\$40,000.00	\$40,000.00
Site Protection/Construction Fencing	LS	1	\$10,000.00	\$10,000.00
SWPPP/Erosion Control	LS	1	\$40,000.00	\$40,000.00
Tree Protection	EA	15	\$1,500.00	\$22,500.00
Site Demolition	SF	29,000	\$2.00	\$58,000.00
Tree Demolition	EA	7	\$2,500.00	\$17,500.00
Pedestrian/Vehicle Traffic Control	LS	1	\$15,000.00	\$15,000.00
Building Hazardous Material Disposal and Abatement	SF	5,600	\$5.00	\$28,000.00
Building Demolition	SF	5,600	\$20.00	\$112,000.00
Grading	LS	1	\$67,000.00	\$67,000.00
<b>SITE UTILITIES</b>				
Storm Drain Piping	SF	24,600	\$5.00	\$123,000.00
Storm Drain Inlets	EA	8	\$2,200.00	\$17,600.00
Storm Drain Manhole	EA	2	\$7,500.00	\$15,000.00
Storm Drain Cleanouts	EA	10	\$750.00	\$7,500.00
Storm Drain Connection	EA	2	\$3,300.00	\$6,600.00
Bioretention Areas	SF	1,500	\$38.00	\$57,000.00
Domestic Water Piping	LF	50	\$80.00	\$4,000.00
Domestic Water Meter	EA	1	\$2,000.00	\$2,000.00
Domestic Backflow Preventer	EA	1	\$2,500.00	\$2,500.00
Domestic Water Connection	EA	1	\$2,250.00	\$2,250.00
Fire Water Piping	LF	50	\$120.00	\$6,000.00
Post Indicator Valve	EA	1	\$2,250.00	\$2,250.00
Fire Department Connection	EA	1	\$2,000.00	\$2,000.00
Check Valve	EA	1	\$2,250.00	\$2,250.00
Fire Water Connection	EA	1	\$3,250.00	\$3,250.00
Fire Hydrant	EA	1	\$5,500.00	\$5,500.00
Thrust Block Allowance	LS	1	\$5,000.00	\$5,000.00
Site Lighting Allowance	LS	1	\$75,000.00	\$75,000.00
EV Charging Stations	EA	2	\$15,000.00	\$30,000.00
Sanitary Sewer Piping	LF	50	\$100.00	\$5,000.00
Sanitary Sewer Manhole	EA	1	7,500	\$7,500.00
Sanitary Sewer Cleanout	EA	4	750	\$3,000.00
Sanitary Sewer Connection	EA	1	3,000	\$3,000.00
Adjust Existing Utilities to Grade	LS	1	10,000	\$10,000.00
Utility New Service Application Fees		EXCLUDED - SEE BUILDING PHASE		



Table 2-4: Purple phase cost estimate (continued)

PURPLE PHASE - COST ESTIMATE (CONTINUED)				
SITE DEVELOPMENT				
Storage Shed	EA	1	\$10,000.00	\$10,000.00
Pedestrian Paving	SF	18,515	\$25.00	\$462,900.00
Retaining Wall	LF	330	\$550.00	\$181,500.00
Seat Wall	LF	70	\$300.00	\$21,000.00
Entry Ramp Retaining Walls	LF	120	\$595.00	\$71,400.00
AC Pavement Restriping Allowance	LS	1	\$15,000.00	\$15,000.00
AC Parking Lot Slurry Seal	SF	4,500	\$0.50	\$2,250.00
6" Concrete Vertical Curb	LF	125	\$75.00	\$9,400.00
Site Bollards	EA	8	\$2,000.00	\$16,000.00
Planting & Irrigation	SF	2,820	\$20.00	\$56,400.00
Trees	EA	9	\$700.00	\$6,300.00
Picnic tables	SF	5	\$4,500.00	\$22,500.00
Trash Receptacles	LS	1	\$4,000.00	\$4,000.00
Basketball Court (Half)	EA	1	\$30,000.00	\$30,000.00
Art Element	EA	1	\$35,000.00	\$35,000.00
Art Element	EA	1	\$35,000.00	\$35,000.00
<b>Subtotal</b>				<b>\$1,750,900.00</b>
Mobilization and General Condition (10.5%)				\$183,800.00
Bonding (1.5%)				\$26,300.00
<b>Direct Construction Cost (Purple Phase Total)</b>				<b>\$1,961,000.00</b>
Design and Unknown Factor Contingency (20%)				\$392,200.00
Design and Engineering (5%)				\$98,000.00
Permit and Fees (allow 1%)				\$19,600.00
City Admin Fee (allow 1%)				\$19,600.00
<b>TOTAL PURPLE PHASE COST</b>				<b>\$2,490,400.00</b>

Table 2-5: Single-Story Building (without library) phase cost estimate

SINGLE-STORY BUILDING (WITHOUT LIBRARY) - COST ESTIMATE				
ITEM	UNIT	TOTAL QTY	UNIT PRICE	TOTAL PRICE
Community Center Building	LS	1	\$10,350,000.00	\$10,350,000.00
GC/CM Site Requirements	LS	1	\$1,708,000.00	\$1,708,000.00
Estimating Contingency (5%)	LS	1	\$603,000.00	\$603,000.00
Utility Connections/Upsizing	LS	1	\$250,000.00	\$250,000.00
FF&E, Signage, Tech and Public Art	LS	1	\$702,000.00	\$702,000.00
<b>Subtotal</b>				<b>\$13,613,000.00</b>
Project Soft Costs (Professional fees, Construction Management, City Fees/Permits, Other- testing, environmental, etc.) (25%)				\$3,403,250.00
Direct Construction Cost (Building Phase Total)				<b>\$17,016,250.00</b>
Contingency Design phase (20%)				\$3,403,250.00
<b>TOTAL BUILDING WITHOUT LIBRARY PHASE COST</b>				<b>\$20,419,500.00</b>

Table 2-6: Two-Story Building (with library) phase cost estimate

TWO-STORY BUILDING (WITH LIBRARY) PHASE - COST ESTIMATE				
ITEM	UNIT	TOTAL QTY	UNIT PRICE	TOTAL PRICE
Community Center Building and Library (Full Build-out)	LS	1	\$16,840,000.00	\$16,840,000.00
GC/CM Site Requirements	LS	1	\$2,779,000.00	\$2,779,000.00
Estimating Contingency (5%)	LS	1	\$981,000.00	\$981,000.00
Utility Connections/Upsizing	LS	1	\$250,000.00	\$250,000.00
FF&E, Signage, Tech and Public Art	LS	1	\$1,164,000.00	\$1,164,000.00
<b>Subtotal</b>				<b>\$22,014,000.00</b>
Project Soft Costs (Professional fees, Construction Management, City Fees/Permits, Other- testing, environmental, etc.) (25%)				\$5,503,500.00
Direct Construction Cost (Building Phase Total)				<b>\$27,517,500.00</b>
Contingency Design phase (20%)				\$5,503,500.00
<b>BUILDING (GREEN) PHASE COST</b>				<b>\$33,021,000.00</b>

Table 2-7: Blue phase cost estimate

BLUE PHASE - COST ESTIMATE				
ITEM	UNIT	TOTAL QTY	UNIT PRICE	TOTAL PRICE
Construction Surveying	LS	1	\$8,000.00	\$8,000.00
Site Protection/Construction Fencing	LS	1	\$5,000.00	\$5,000.00
SWPPP/Erosion Control	LS	1	\$10,000.00	\$10,000.00
Tree Protection	EA	11	\$1,500.00	\$16,500.00
Tree Demolition	EA	7	\$2,500.00	\$17,500.00
Site Demolition	SF	8,000	\$2.00	\$16,000.00
Pedestrian/Vehicle Traffic Control	LS	1	\$5,000.00	\$5,000.00
Grading	LS	1	\$19,000.00	\$19,000.00
<b>SITE UTILITIES</b>				
Storm Drain Piping	SF	2,000	\$5.00	\$10,000.00
Storm Drain Inlets	EA	1	\$2,200.00	\$2,200.00
Storm Drain Cleanouts	EA	1	\$750.00	\$750.00
Storm Drain Connection	EA	1	\$3,300.00	\$3,300.00
<b>SITE DEVELOPMENT</b>				
Pedestrian Paving	SF	412	\$25.00	\$10,300.00
Retaining Wall	LF	46	\$550.00	\$25,300.00
Planting & Irrigation	SF	6,160	\$20.00	\$123,200.00
Lawn	SF	1,250	\$3.00	\$3,750.00
Picnic tables	EA	2	\$4,500.00	\$9,000.00
<b>Subtotal</b>				<b>\$284,800.00</b>
Mobilization and General Condition (10.5%)				\$29,900.00
Bonding (1.5%)				\$4,300.00
<b>Direct Construction Cost (Blue Phase Total)</b>				<b>\$319,000.00</b>
Design and Unknown Factor Contingency (20%)				\$63,800.00
Design and Engineering (5%)				\$15,900.00
Permit and Fees (allow 1%)				\$3,200.00
City Admin Fee (allow 1%)				\$3,200.00
<b>TOTAL BLUE PHASE COST</b>				<b>\$405,100.00</b>

End of Appendix C: Cost Estimate.





## *Appendix D*

# **Environmental Review Memo**





# NOTICE OF EXEMPTION

**To:** County of Marin  
3501 Civic Center Drive, Room 232  
San Rafael, CA 94903

**From:** City of San Rafael  
Library and Recreation Department  
140 Fifth Avenue  
San Rafael, CA 94901

**Project Title:** Terra Linda Park & Community Center Enhancement Project

**Project Location:** 670 Del Ganado Road

**Project Location – City:** San Rafael

**Project Location – County:** Marin

**Name of Public Agency Approving Project:** City of San Rafael

**Description of Project:** The project would involve demolition of the existing 5,552 square foot community center building and construction of a new 17,500 square foot two-story community center building, as well as installation of new recreational facilities within the existing lawn and plaza areas. The existing pool and pool building would remain with no renovations proposed.

**Name of Person or Agency Carrying Out Project:** City of San Rafael

**Exempt Status:** Categorical Exemption, Class 32, In-fill Development, Section 15332.

**Reasons why project is exempt:** The proposed project involves renovation of an existing park and replacement of an existing community center building. The project is consistent with the applicable General Plan designation, applicable policies, and zoning designation for the site. The project would occur within city limits on a 2.9-acre site that is entirely surrounded by existing urban development and does not provide habitat for endangered, rare, or threatened species. With incorporation of standard project conditions, the project would not result in any significant effects relating to traffic, noise, air quality or water quality. The project site would continue to be adequately served by existing utilities and public services, and no new or expanded public facilities or utilities would be required to meet project demands. For these reasons, the project meets all the criteria outlined in Section 15332 of the CEQA Guidelines to qualify for an infill exemption.

Per Section 15300.2 of the CEQA Guidelines, it has been determined that the project is not located on a hazardous waste site, would not result in a significant impact due to unusual circumstances, damage scenic resources, adversely affect a historic resource, or result in a cumulative impact. For these reasons and those stated above, the project is exempt from the provisions of CEQA.

<b>Lead Agency Contact Person:</b> Catherine Quffa	<b>Phone Number:</b> (415) 485-3078
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<b>Signature:</b>	<b>Date:</b>	<b>Title:</b> Library and Recreation Director
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## MEMORANDUM

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<b>Date</b>	May 27, 2024
<b>To</b>	Catherine Quffa, Library and Recreation Director, City of San Rafael
<b>From</b>	Carolyn Mogollon, Project Manager Will Burns, Principal Project Manager
<b>Subject</b>	Terra Linda Park & Community Center Enhancement Project – CEQA Categorical Exemption Qualification

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### I. Introduction to Categorical Exemptions

The California Environmental Quality Act (CEQA) Guidelines contain classes of projects that have been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA. CEQA Guidelines Sections 15301 – 15333 constitute the list of categorically exempt projects and contain specific criteria that must be met in order for a project to be found exempt. CEQA Guidelines Section 15332 In-fill Development, sets forth conditions for in-fill development that may be found categorically exempt. Additionally, CEQA Guidelines Section 15300.2 includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption (i.e., if an exception applies, a project is precluded from being found categorically exempt).

The City of San Rafael, serving as the Lead Agency, is completing environmental review for the Terra Linda Park & Community Center Enhancement project (“project”) in compliance with CEQA, the CEQA Guidelines (California Code of Regulations Section 15000 et. seq.), and the regulations and policies of the City of San Rafael. This Memorandum describes the proposed project and provides analysis and evidence to support a determination by the City of San Rafael that the project would be eligible for a Categorical Exemption under CEQA.

### II. Existing Conditions

The 2.9-acre project site is currently developed with two buildings (2,845 square-foot pool building, and a 5,552 square-foot community center building) totaling approximately 8,397 square feet, an outdoor pool, lawn areas, picnic area, and two surface parking lots. The existing community center building was constructed in 1954 and includes a community rental hall that can be divided into three classrooms, a ceramics studio, preparation kitchen, and outdoor patio and stage area.

The site has a General Plan land use designation of Parks, Recreation, and Open Space and is zoned Parks/Open Space (P/O). The site is bordered by single-family residences to the north, west, and east, and Del Ganado Road to the south. A paved pedestrian path connects the project site to the existing neighborhood to the north.

### III. Project Description

#### Overview

The project would involve demolition of the existing 5,552 square-foot community center building and construction of a new community center and library building totaling up to 17,500 square feet, as well as installation of new recreational facilities within the existing lawn and plaza areas. These improvements are described in more detail below.

The existing pool and pool building would remain with no renovations proposed.

#### New Recreational Facilities

The project would include an open plaza at the rear of the new community building, a playground, half basketball court, and four new picnic areas. An approximately 2.5-foot-tall seating and retaining wall would be installed at the rear of the plaza behind the basketball court. Stairs and an ADA-compliant ramp would provide access from the open plaza to the existing pool, community building, and park.

#### Community Center Building

The project would replace the existing one-story 5,552 square-foot community center building at 670 Del Ganado Road with a new community center and library building totaling up to approximately 17,500 square feet. The new building would be up to two-stories, have a maximum height of up to 26 feet, and feature a fitness room, art room with outdoor art yard, enrichment classrooms, multipurpose room, library space, restrooms, kitchen, and staff offices/breakroom. The proposed community center space would be 11,500 square feet and the library space would be approximately 6,000 square feet.

#### Construction

Construction of the project would be completed in two phases over a period of three years. The first phase would include renovation of the existing park and the second phase would include demolition of the existing and construction of the new community center building. Construction activities during both phases would occur between 7:00 AM to 6:00 PM Monday through Friday and between 9:00 AM to 6:00 PM on Saturdays. No construction is proposed on Sundays or holidays, consistent with City allowed construction hours. During construction, the existing building, pavement, and landscaping on-site would be removed. No pile driving is proposed.

## IV. Environmental Review

The purpose of this section is to document the project's eligibility for a Categorical Exemption from CEQA under Section 15332 (Class 32) In-fill Development Projects and whether any of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project.

### Section 15332 – In-Fill Development Projects

Section 15332, or Class 32, applies to projects characterized as in-fill development meeting specific conditions. These conditions, along with the project's consistency with them, are described below.

*(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

#### General Plan Consistency

The project site has a General Plan land use designation of Parks, Recreation, and Open Space. According to the General Plan, the Parks, Recreation, and Open Space designation denotes land dedicated as parks, recreation, and open space, including City parks, County and state parks, common open space within private development, cemeteries, and areas acquired for resource conservation, hazard reduction, and passive recreation such as hiking. The proposed project would redevelop an existing City park and community center building.

General Plan Policy PROS-1.6, PROS-2.1, and PROS-2.2 call for regular upgrades to City parks to meet recreational needs and replace aging or deficient facilities, ensure that recreational programs and facilities meet the needs of all San Rafael residents, and continually adapt recreational programs to meet changing community needs and interests, respectively. As noted in Section III. Project Description, the project would replace the existing aging recreational facilities and community center building on-site with new facilities that meet current ADA and building safety code requirements. The new community center building would also include new facilities such as a fitness room, enrichment classrooms, and library space to house programs that serve the changing and expanding needs of the community. For these reasons, the project would be consistent with the General Plan and would not require a General Plan Amendment.

#### Zoning Consistency

The project site is located within the Parks/Open Space (P/O) zoning district. Parcels in the P/O zoning district are intended to provide appropriately located land throughout the city for public parks, recreational uses, open space and greenbelts. The proposed project would retain the existing city park and community center use of the site. Therefore, the project would be consistent with the existing zoning of the site.

*(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The 2.9-acre project site is surrounded by existing residential and commercial uses within the San Rafael city limits. Therefore, the project meets this condition.

*(c) The project site has no value as habitat for endangered, rare, or threatened species.*

The project site is located on an infill parcel in an urbanized area of San Rafael, consisting of disturbed habitat, buildings, and paved land. The project site is surrounded by existing residential development to the north, east, and west, and by Del Ganado Road and existing commercial development to the south. Existing surrounding development and human activity in the area is high, resulting in a low likelihood that wildlife species sensitive to human disturbance would be present in or near the site. The project site does not contain waterways, wetlands, or riparian habitat. The nearest waterway to the site is Gallinas Creek, approximately 35 feet south of the project site. In the project area, Gallinas Creek is a concrete channel in the middle of Del Ganado Road and does not contain any riparian habitat or other habitats that could support endangered, rare or threatened species. Due to the disturbed nature of the project site, there is no habitat suitable for locally occurring special-status plant species.

Although the project site does not have valuable habitat for endangered, rare, or threatened species, the project site and surrounding area contain trees, which could serve as habitat for nesting birds. Nesting birds are protected under provisions of the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Code Sections 3503, 3503.5, and 2800. Additionally, Section 3503, 3503.5, and 3513 of the CDFW prohibit take of all birds and their active nests, including raptors and other migratory nongame birds (as listed under the MBTA). To comply with these existing federal and state regulations, the project would complete a nesting bird survey prior to construction (if project construction were to be initiated between February 1 and August 31) to avoid potential impacts to birds protected under the MBTA and CDFW.

*(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

## Traffic

### Transit, Bicycle, and Pedestrian Facilities

The project proposes renovations to an existing city park and replacement of a community center. The project does not propose any changes to the existing transit, roadway, and bicycle facilities. Existing pedestrian facilities in the vicinity of the project site include sidewalks, crosswalks, and pedestrian signals at signalized intersections. Sidewalks are found on both sides of Del Ganado Road and Manuel T. Freitas Parkway in the project area. The proposed improvements would occur



entirely on-site, and the project would not inhibit pedestrian flow through the area by reducing sidewalk width or eliminating sidewalks to accommodate vehicle flow. For these reasons, the project would not conflict with any program, plan, ordinance or policy addressing the circulation system.

### Vehicle Miles Traveled (VMT)

The City of San Rafael adopted a VMT policy in June 2021. Based on the City's policy, certain projects meeting specific screening criteria are presumed to have a less than significant VMT impact. The type of development projects that meet the screening criteria include the following:

- Transit Priority Areas
- Affordable Housing
- Small projects that generate fewer than 110 trips per day
- Locally Serving Public Facilities

The proposed park renovation and community center replacement project would meet the City's definition of a locally serving public facility.<sup>1</sup> Therefore, the project would result in a less than significant VMT impact.

## Noise and Vibration

The existing noise environment at the project site primarily results from local vehicular traffic on Del Ganado Road.

### Construction Noise

According to the City's General Plan, construction operations are allowed Monday through Saturday during normal business hours. Construction is not allowed on Sundays and federal holidays. Noise levels resulting from construction activities shall not exceed 90 dBA  $L_{max}$  at the property line at any time. Most demolition and construction noise falls within the range of 70 to 90 dBA at a distance of 50 feet from the source.<sup>2</sup>

Project construction would occur Monday through Saturday during normal business hours and would take approximately three years.<sup>3</sup> Construction of the project would involve demolition, site preparation, grading, trenching, building construction, paving, architectural coating and landscaping. No pile driving is proposed. During each phase of construction there is a different mix of equipment operating, and noise levels at nearby properties would vary by stage and vary within

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<sup>1</sup> City of San Rafael. *Transportation Analysis Guidelines*. June 2021. Page 11.

<sup>2</sup> National Cooperative Highway Research Program. *Mitigation of Nighttime Construction Noise, Vibrations and Other Nuisances*. 1999. Page 8.

<sup>3</sup> Construction of the park would take approximately one year. Following completion of the park, the new community center would be completed in two years for a total of three years of construction.

stages, based on the amount of equipment in operation and the location at which equipment is operating. Demolition and construction of the community center building would generate the most noise, due to the use of a greater amount of heavy equipment. The proposed park renovations would require fewer and smaller pieces of equipment and would produce lower noise levels. The nearest building to the proposed community center construction area is Fire Station 56 at 650 Del Ganado Road, approximately 139 feet east as measured from the acoustic center of construction to the nearest property line.

Based on the distance between the proposed project and nearest receptor, project generated noise levels would not exceed the 90 dBA  $L_{max}$  limit. Therefore, impacts would be less than significant.

### Operational Noise

According to General Plan Policy N-1.2, a significant noise level increase would occur if a new development would increase noise levels by more than 3 dBA Ldn in a residential area or by more than 5 dBA Ldn in a non-residential area. Furthermore, new development shall not cause noise levels to increase above the “normally acceptable” levels for surrounding land uses. The City’s threshold for “normally acceptable” noise levels for residential-low density single-family, duplex, and mobile homes is 50-60 dBA.

### *Traffic Noise*

A project that generates substantial daily trips (equivalent to a doubling of existing traffic volumes on local roadways) could increase ambient noise levels in the project vicinity by three dBA. The proposed project would generate approximately 454 net new trips per day.<sup>4</sup> The nearest roadway in the project area for which existing traffic data is available is Freitas Parkway from Las Gallinas Road to Montecillo Road, which has a total peak hour traffic volume of 2,170 trips.<sup>5</sup> Therefore, the additional project trips (454 net new trips per day) would not double traffic on Freitas Parkway and would not result in a substantial increase in traffic noise compared to existing conditions in the project area.

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<sup>4</sup> The trip generation for the existing park and community center was estimated as follows: “Public Park” Land Use Code 411 trip generation rate of 7.01 trips per acre and “Multipurpose Recreation Facility” Land Use Code 435 trip generation rate of 3.58 trips per 1,000 square feet generated by the existing community center use on-site.  $2.9 \text{ acres} \times 7.01 = 20.33$  trips for the park use and  $5.5 \times 3.58 = 19.69$  trips for the community center use.  $20.33 + 19.69 = 40.02$  existing total daily trips. The proposed trip generation was calculated as follows: “Public Park” Land Use Code 411 trip generation rate of 7.01 trips per acre, “Multipurpose Recreation Facility” Land Use Code 435 trip generation rate of 3.58 trips per 1,000 square feet, and “Library” Land Use Code 590 trip generation rate of 72.05 trips per 1,000 square feet were used to estimate project daily trips.  $2.9 \text{ acres} \times 7.01 = 20.33$  trips for the park use,  $11.5 \times 3.58 = 41.17$  trips for the community center use, and  $6 \times 72.05 = 432.3$  trips for the library use area.  $20.33 + 41.17 + 432.3 = 493.8$  total daily trips.  $493.8 - 40 = 453.8$ . Source: ITE’s Trip Generation Manual, 11th Edition.

<sup>5</sup> City of San Rafael. 2040 General Plan, Appendix C, Transportation Data for General Plan 2040. Table C-1: Level of Service and Volume Data. August 2021.

### *Proximity to Airport*

The nearest airport to the project site is Gness Field Airport in Novato, approximately 8.5-miles northeast of the project site. The project site is located outside of the noise contours for Gness Field Airport. Therefore, the project would not expose people to excessive airport-related noise levels.

### Vibration

According to General Plan Policy N-1.11, the City uses the Federal Transit Administration (FTA) criteria for determining acceptable levels of groundborne vibration. The FTA thresholds for construction vibration levels are 0.5 in/sec PPV for buildings designed to modern engineering standards, 0.3 in/sec PPV for buildings that are constructed of engineered concrete and masonry with no plaster, and a 0.02 in/sec PPV for non-engineered buildings and masonry buildings.<sup>6</sup>

Construction activities such as drilling, use of jackhammers (approximately 0.035 in/sec PPV at 25 feet), rock drills and other high-powered or vibratory tools (approximately 0.09 in/sec PPV at 25 feet), and rolling stock equipment such as tracked vehicles, compactors, etc. (approximately 0.89 in/sec PPV at 25 feet) may generate substantial vibration in the project vicinity. Construction of the project would require demolition, site preparation, grading and excavation, trenching and foundation, building exterior and building interior and paving work. No pile driving is proposed.

The buildings in the project area would be classified as modern engineered and the 0.5 PPV threshold would apply. Based on the distance between the area of project construction and the nearest buildings, construction vibration would not exceed the FTA thresholds and impacts would be less than significant.

## Air Quality

### Construction Emissions

The project would include renovation of an existing city park and replacement of the existing community center building with a new 17,500 square-foot building. Construction of the project would involve demolition, site preparation, grading, trenching, building construction, paving, architectural coating, and landscaping. These activities would temporarily generate criteria pollutants. Demolition, grading, and trenching require the use of heavy equipment and typically generate the greatest emissions while the park renovations would require fewer and smaller pieces of equipment for landscaping and therefore generate fewer emissions.

As noted in Section III. Project Description, the project would be constructed in two consecutive phases over a total of three years with the first phase including renovation to the existing park (one year) and the second phase including replacement of the community center building (two years). Due to the scale of the proposed improvements, the number of pieces of equipment required and

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<sup>6</sup> Federal Transit Administration. *Transit Noise and Vibration Impact Assessment Manual*. September 2018. Page 186.

the length of time they would be in use on the project site each day would be limited. Therefore, the project would not generate substantial criteria pollutant emissions such that daily emissions would exceed Bay Area Air District thresholds.

In addition, construction activities on-site would generate fugitive dust when soil is disturbed and when trucks carrying loads of soil are not covered. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. The Bay Area Air District (Air District) CEQA Air Quality Guidelines consider these impacts to be less than significant if best management practices (BMPs) are implemented to reduce these emissions. The City requires, as a standard project condition, the implementation of the following Air District construction BMPs, which are routinely applied to construction projects throughout the Bay Area, to reduce construction air quality impacts:

**Standard Project Condition:** The following measures shall be implemented during all phases of construction to control dust and exhaust at the project site:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or loose material off-site shall be covered.
- All visible mud or dirt track-out adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch, or gravel.
- Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

The project, with implementation of the standard project conditions listed above, would reduce fugitive dust emissions to a less than significant level by controlling dust and exhaust, limiting exposed soil surfaces, and reducing PM<sub>10</sub> and PM<sub>2.5</sub> exhaust emissions from construction equipment.

## Operational Emissions

Operational period criteria pollutant emissions associated with the project would be generated primarily from vehicles driven by park/community center visitors and maintenance personnel. The earliest the project would be constructed and operational is 2028. Emissions associated with buildout later than 2028 would be lower due to assumed efficiencies over time from improved vehicle emissions standards.

The Air District CEQA Guidelines include screening criteria to provide lead agencies with a conservative indication of whether a project would result in a potentially significant air quality impact. If a project proposes less development than the screening criteria, it can be conservatively assumed the project would not result in a significant air quality impact. The screening criteria for city parks is 175 acres. There is no screening criteria for community centers, so the most similar land use (library) screening criteria of 123,000 square feet is assumed. As noted in Section III. Project Description, the project would redevelop the existing 2.9-acre park and construct a new 17,500 square-foot community center and library. Therefore, the project is below the applicable screening criteria and would result in less than significant operational air quality emissions.

For these reasons, the proposed project would not exceed the Air District significance threshold for construction and operational criteria pollutant emissions. In addition, the project would be consistent with the applicable control measures. Therefore, the project would not conflict with or obstruct implementation of the 2017 CAP.

## Water Quality

### Construction

Construction activities (e.g., grading and excavation) on the project site may result in temporary impacts to surface water quality. When disturbance of underlying soils occurs, the surface runoff that flows across the site may contain sediments that are discharged into the storm drainage system. Construction of the proposed project would disturb approximately 1.5 acres of the site. Since construction of the project would disturb more than one acre of soil, the project would be required to comply with the National Pollutant Elimination System (NPDES) General Permit for Construction Activities. Because the project would include replacement of more than 10,000 square feet of impervious surfaces, the project would also be subject to the requirements of the Regional Water Quality Control Board Municipal Regional Permit. Per the requirements of the NPDES permit for construction, the project would implement the following standard measures to reduce the impacts to water quality from construction activities:

**Standard Project Condition:** Consistent with the NPDES Construction General Permit, the following measures will be implemented to prevent stormwater pollution and minimize erosion and sedimentation during construction:

- The proposed project will file a Notice of Intent (NOI) with the SWRCB and prepare a SWPPP prior to commencing construction. The project's SWPPP shall include measures for:



- Soil stabilization,
  - Sediment control,
  - Sediment tracking control,
  - Wind erosion control, and
  - Non-stormwater management and waste management and disposal control.
- BMPs shall be implemented for reducing the volume of runoff and pollution in runoff to the maximum extent practicable during excavation, grading, and construction. All measures shall be included in the project's SWPPP and printed on construction documents, contracts, and project plans. The following erosion and sediment control measures, based upon Best Management recommendations by the RWQCB, shall be implemented by the project to reduce potential construction-related water quality impacts:
    - Stormwater inlet protection consisting of burlap bags filled with drain rock shall be installed around storm drain inlets to keep sediment and other debris out of the storm drainage system.
    - All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust, as necessary.
    - Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
    - Stockpiles of soil or other materials subject to wind erosion shall be watered or covered.
    - All trucks hauling soil, sand, and other loose materials shall be watered or covered, and all trucks will be required to maintain at least two feet of freeboard.
    - All paved access roads, parking areas and staging areas adjacent to the construction site shall be swept daily with water sweepers.
    - Vegetation in disturbed areas shall be replanted as quickly as possible.

### Post-Construction

The State Water Resources Control Board issued the Phase II Small Municipal Separate Sewer System (MS4) Program in February 2013 to regulate stormwater discharges from municipalities and local agencies (co-permittees) including the City of San Rafael.<sup>7</sup> The MS4 program requires projects that create or replace 5,000 square feet or more of impervious surface area to implement site design, source control, and Low Impact Development (LID) based stormwater treatment controls to treat post-construction stormwater runoff. LID-based treatment opportunities for infiltration and evapotranspiration, and using stormwater as a resource (e.g., rainwater harvesting for non-potable uses). The MS4 program also requires that stormwater treatment measures be properly installed, operated, and maintained.

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<sup>7</sup> State Water Resources Control Board. National Pollutant Discharge Elimination System General Permit No. CAS000004, Waste Discharge Requirements (WDRs) for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) (General Permit). February 5, 2013.

The project would replace the existing 5,552 square-foot community center building and associated patio, resulting in no substantial change in impervious surfaces on-site. However, because construction of the project would result in the replacement of more than 5,000 square feet of impervious surface area, the project would be required to comply with the MS4 program and include site design, source control, and LID stormwater treatment controls to treat post-construction runoff. Consistent with the MS4 program, the project would include bioswales and retention areas. With inclusion of these LID features, the project would not result in operational water quality impacts post-construction.

(e) *The site can be adequately serviced by all required utilities and public services.*

## Utilities

### Water

The site is developed with a park and community center uses that generate a water demand of approximately 476 gallons per day.<sup>8,9</sup> The proposed project would generate a water demand of 1,500 gallons per day.<sup>10,11</sup> Water service to the project site is provided by the Marin Municipal Water District (MMWD). The MMWD serves a population of 191,269 in the eastern corridor of Marin County from the Golden Gate Bridge to the northern boundary of San Rafael. The water supply for MMWD is obtained from local surface water and recycled water sources.<sup>12</sup>

In January 2024, MMWD adopted an update to the Urban Water Management Plan (UWMP) to assess water supply and demand requirements within the service area. The UWMP accounted for existing and planned growth analyzed in the General Plan EIR, including the proposed project,<sup>13</sup> and found sufficient water supplies would be available during normal, single, and multiple dry years.<sup>14</sup> Therefore, sufficient water supplies would be available to serve the project and existing and planned future development, including the proposed project.

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<sup>8</sup> California Air Pollution Control Officers Association (CAPCOA). *Users Guide for CalEEMod Version 2022.1. Appendix G, Default Data Tables*, Table G-31 Annual Indoor Nonresidential Water Consumption by Land Use Type - Library. April 2022.

<sup>9</sup> The existing community center land use is not available, therefore the most similar land use, library, was assumed. Library land use water demand is 31,289 gallons per year per 1,000 square feet.  $5.552 \times 31,289$  gallons = 173,716 gallons per year.

<sup>10</sup> Ibid. CAPCOA.

<sup>11</sup> The proposed community center land use is not available, therefore the most similar land use, library, was assumed. Library land use water demand is 31,289 gallons per year per 1,000 square feet.  $17.5 \times 31,289$  gallons = 547,557.5 gallons per year.

<sup>12</sup> Marin Municipal Water District. *Updated 2020 Urban Water Management Plan for Marin Municipal Water District*. January 2024.

<sup>13</sup> City of San Rafael. *San Rafael General Plan 2040 & Downtown Precise Plan Draft EIR*. January 7, 2021. Pages 4.15-31 through 4.15-33.

<sup>14</sup> Marin Municipal Water District. *Updated 2020 Urban Water Management Plan for Marin Municipal Water District*. January 2024. Page 91.

## Wastewater

The proposed project would connect to the existing sewer main in Del Ganado Road, similar to existing conditions. Wastewater generated at the project site is transported through facilities operated by the Las Gallinas Sanitary District to the Las Gallinas Valley Sanitary District Wastewater Treatment Plant. According to the General Plan EIR, the Las Gallinas Valley Sanitary District facilities have sufficient capacity to serve existing and proposed future development within their service area boundaries, including the proposed project.<sup>15</sup> Therefore, the project would be adequately served by existing wastewater facilities.

## Storm Drainage

The project would connect to the existing storm drain in Del Ganado Road. As described in the Water Quality section, the project is required to comply with the MS4 program requirements to reduce stormwater runoff since the project would disturb/remove/replace more than 5,000 square feet of impervious surfaces. The project proposes to install bioswales and retention areas. For these reasons, the project would not result in a significant impact on the storm drainage system.

## Solid Waste

Solid waste in San Rafael is disposed of at two landfills, Redwood Landfill in Novato and Potrero Hills Landfill in Solano County. According to the City's General Plan, there is sufficient capacity at Marin Resource Recovery Center to accommodate solid waste generated by existing and planned development in San Rafael, including the proposed project.<sup>16</sup> Therefore, the project would be adequately served by existing solid waste disposal capacity and impacts would be less than significant.

## Electricity, Natural Gas, Telecommunications

The proposed project would connect to existing electric power, natural gas, and telecommunications infrastructure. The project would not require new or expanded electric power, natural gas, and telecommunications facilities.

## Public Services

### Fire and Police Services

The project would increase use of the project site compared to existing conditions on-site. The project site and surrounding area is currently served by the San Rafael Police Department and the San Rafael Fire Department. Although the site would increase demand for fire and police protection services in comparison to existing conditions on the site, the project is consistent with the planned

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<sup>15</sup> City of San Rafael. *San Rafael General Plan 2040 & Downtown Precise Plan Draft EIR*. January 7, 2021. Page 4.17-34.

<sup>16</sup> Ibid. Page 4.17-59.

buildout analyzed in the General Plan EIR, which concluded the anticipated General Plan buildout would not have a significant impact on fire or police services. The project would also be constructed to meet the City's Municipal and Fire Codes which would ensure that the project would be adequately served by existing fire services. The use of police and fire services by future park and community center users would not be substantial enough to warrant modification of existing or construction of new police and fire service facilities beyond what is projected in the General Plan. Therefore, the project would not require the construction of new or expanded fire or police facilities.

### Schools

The project does not include residential development and would not increase student enrollment in the project area. For this reason, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities.

### Parks

The project proposes renovation of an existing park and replacement of an existing community center. As noted above, the project would result in an increase in the site's usage compared to existing conditions. The General Plan EIR concluded that impacts associated with improvements to existing parks and recreational facilities (such as the proposed project) to meet increased demand from projected population growth would be less than significant with compliance with General Plan Policies.<sup>17</sup> Furthermore, as discussed in the individual resource sections of this memo, the proposed project would have a less than significant impact on the environment with implementation of the project conditions. For these reasons, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities.

### Libraries

The project proposes renovation of an existing park and replacement of an existing community center with new library uses. As noted above, the project would result in an increase in the site's usage compared to existing conditions. Furthermore, as discussed in the individual resource sections of this memo, the proposed project would have a less than significant impact on the environment with implementation of the project conditions. For these reasons, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities.

## Section 15300.2 – Exceptions

*(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a*

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<sup>17</sup> City of San Rafael. *San Rafael General Plan 2040 & Downtown Precise Plan Draft EIR*. January 7, 2021. Page 4.15-43.

*particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

This exception only applies to Class 3, 4, 5, 6, and 11 exemptions. The proposed project is categorically exempt under Class 32; therefore, this exception is not applicable to the project under CEQA Guidelines Section 15300.2(a).

*(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The proposed project involves renovations to an existing city park and replacement of an existing community center building. The project would not expand the size of the park. Upon approval of the project, construction and operation of the project would occur with no additional comparable uses proposed or anticipated to be developed in the future. For these reasons, a significant cumulative impact from successive projects of the same type in the same place, over time would not occur.

*(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

There are no unusual circumstances associated with the project. The replacement of an existing community center and installation of recreational facilities would occur within an existing park in an urban area surrounded by existing development. Community centers and recreational facilities are commonly located in parks and require replacement when these facilities reach the end of their useful life. Construction activities associated with the proposed community center building and recreational facilities are typical for these improvements. There are no special-status species or sensitive habitats on the site that could be impacted by the project. The project is not located within a state-designated landslide or liquefaction zone. It is unlikely that construction of the project would exacerbate existing geologic hazards or present geologic threats to the surrounding area (e.g., destabilize the soils on-site and lead to potential liquefaction). Development of the project site would not change or exacerbate the geologic conditions of the project area.

Overall, the construction and operation of the project would comply with applicable local, state, and federal regulations, as necessary, and City's standard conditions of approval would be imposed, consistent with those imposed on other development projects in the City. The proposed park and community center improvements would not include any unusual construction methods, or operational features or characteristics that would have a significant impact on the environment.

*(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock*



*outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

There are no officially designated state scenic highways in the project area. The nearest officially designated state highway is State Route 37, which is located approximately 4.5 miles northeast of the project site and is not visible from the project site.<sup>18</sup> The project, therefore, would not damage scenic resources within a highway officially designated as a state scenic highway, and no exception to the exemption applies under 15300.2(d).

*(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code; therefore, no exception to the exemption applies under 15300.2.<sup>19</sup>

*(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The following historical resources discussion is based on a Historic Resources Evaluation prepared by Garavaglia Architecture, Inc. in February 2025. The Historic Resources Evaluation is included as Appendix A to this memo.

## Historical Resources

A historical resource is defined as a building, structure, or site that has been determined eligible or is currently listed on the California Register of Historic Resources (CRHR).<sup>20</sup>

### Historical Significance

The project site is currently developed with a community center building, city park, pool, and restroom building. The community center building was constructed in 1954 and the park, pool and restroom building were constructed in 1962. Development on the project site is over 50 years old, which is the typical minimum age at which properties are typically considered for potential historic significance in that sufficient time has passed to understand and evaluate their contributions to the history of the area. Refer to Photos 1 through 5 for images of the community center building, pool, and park.

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<sup>18</sup> California Department of Transportation. "California State Scenic Highway System Map". Accessed December 17, 2024. <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>.

<sup>19</sup> California Environmental Protection Agency. "Cortese List Data Resources". Accessed December 17, 2024. <https://calepa.ca.gov/sitecleanup/corteselist/>.

<sup>20</sup> Code of California Regulations 15064.5.



Photo 1: View of community center building looking north.



Photo 2: View of community center building looking southwest.

Source: Garavaglia Architecture, Inc., March 13, 2025.

## PHOTOS 1 & 2



Photo 3: View of restroom building looking southwest.



Photo 4: View of restroom building looking south.

Source: Garavaglia Architecture, Inc., March 13, 2025.

#### PHOTOS 3 & 4





Photo 5: View of pool area looking west.

Source: Garavaglia Architecture, Inc., March 13, 2025.

PHOTO 5

The community center, restroom building, and park were evaluated based on the CRHR and local criteria. The community center is a one-story building with gently sloping gabled roof with clapboard siding and aluminum-framed windows. The restroom building is a one-story building with a low gabled roof and flat roof with the flat roofed portion of the building containing a plexiglass transom. A mix of painted clapboard and wood siding is also present which clearly delineates previous alterations of the building.

According to the historic resource evaluation, the community center was built by Alliance Construction as the first building in the planned Terra Linda community and the site was intended to serve as the center of the community. Although the building remains a community resource, its significance did not extend beyond the community. Furthermore, the developer, Calvin Wheeler, the head of Alliance Construction did not play a direct role in developing other communities and is not a historically significant person at the national or state levels. The site is emblematic of other post-war recreation facilities in that it features open spaces, parkland, pools, and playgrounds and the buildings have a sleek modernist design. However, it lacks other unique design features and is a typical example of mid-century modern style. For these reasons, the community center building and site are not eligible for listing on the CRHR.

The community center building is eligible for listing on the City of San Rafael's Historic/Architectural Survey (local register) due to its association with Alliance Construction, ability to communicate the history of Terra Linda, and for its geographic importance to the City of San Rafael. Although the original landscaping by Royston, Hanamoto, & Hayes is no longer present, the site is eligible for listing on the City's Historic/Architectural Survey for its post-war recreation connotations.

Pursuant to California Code of Regulations Section 15064.5(a), historic resources are defined as resources listed or eligible for listing on the California Register of Historic Resources, locally registered resources, or those determined significant through historic resource surveys. The community center and site are not listed or eligible for listing on the California Register of Historic Resources. Although the community center and site are eligible for listing on the City's Historic/Architectural Survey as a local landmark, they have not been formally listed on the local register and are, therefore, not considered a historic resource under CEQA.

## V. Conclusion

As documented in Section IV. Environmental Review, with the incorporation of the City's standard conditions of approval, none of the exceptions contained in CEQA Guidelines Section 15300.2 apply to the project and the project is consistent with the criteria in CEQA Guidelines Section 15332. The project, therefore, qualifies as exempt from the provisions of CEQA under Class 32 of the CEQA Guidelines.



## VI. References

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# APPENDICES

## Appendix A: Historic Resource Evaluation



# Terra Linda Park & Community Center

## Historic Resource Evaluation

Prepared for  
Gates + Associates Landscape Architects



Prepared by  
Garavaglia Architecture, Inc.  
March 13, 2025

Innovating Tradition

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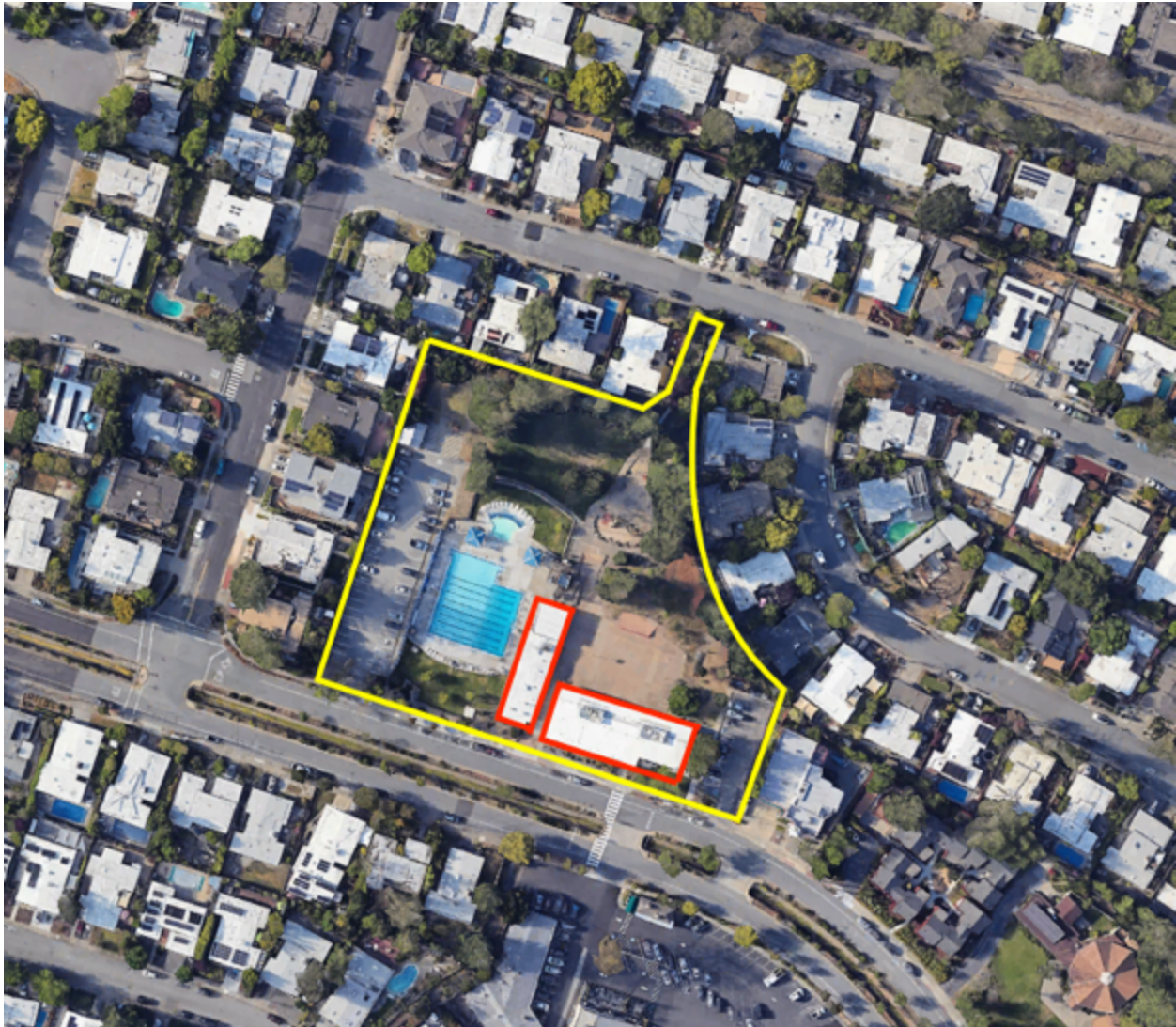
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## INTRODUCTION

### PROJECT OVERVIEW

Garavaglia Architecture, Inc. was contracted by Gates + Associates in January of 2025 to prepare a Historic Resource Evaluation (HRE) for the property at 670 Del Ganado Road in San Rafael. This report has been requested in connection with the Terra Linda Park and Community Center Master Plan. The building has not been previously evaluated for historical significance and is not part of an existing or identified potential historic district.



**Figure 1.** Aerial view of subject property outlined in white with site highlighted in yellow and the buildings highlighted in red (Google Maps, amended by GA, 2025)



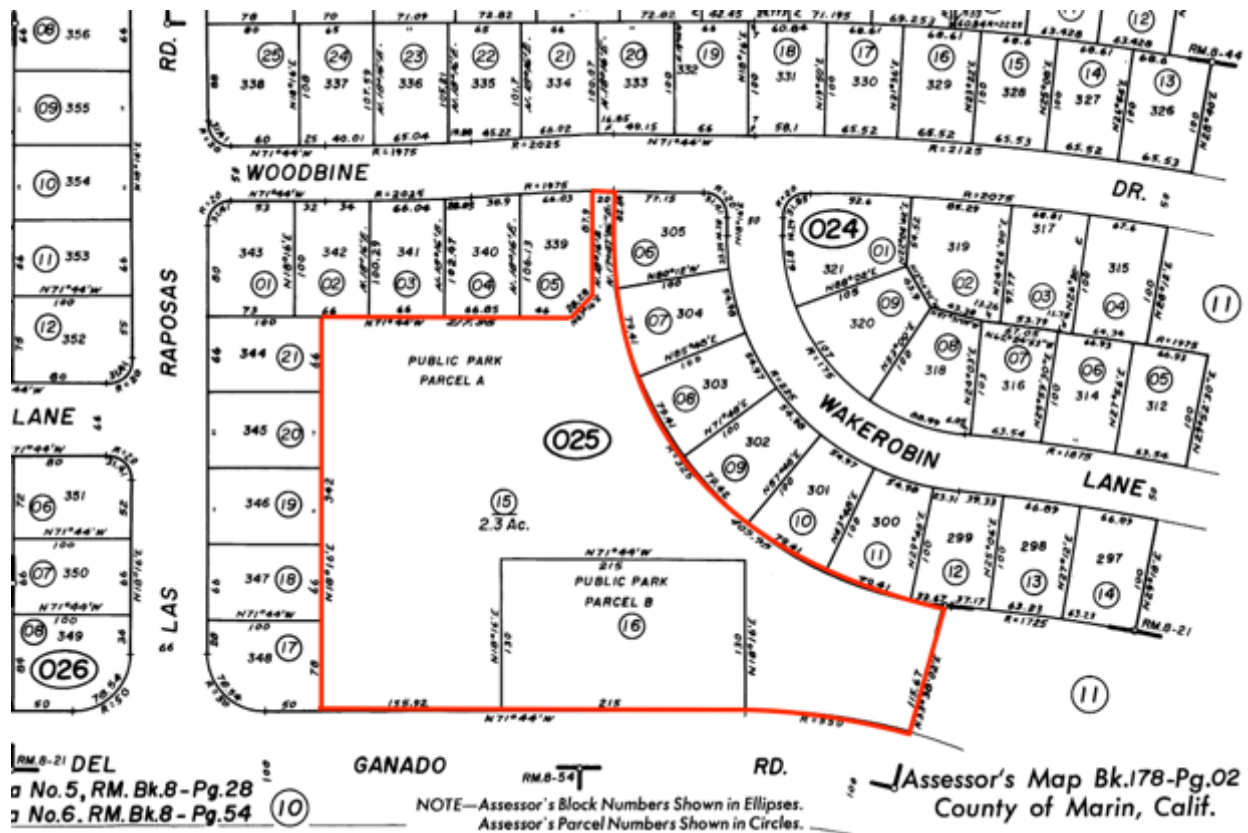


Figure 2. Parcel map with subject property outlined in red\* (Marin County Assessor, amended by GA)

The building has no historic status. It is not marked as currently eligible for listing at any level based on a survey. The municipality is requiring an HRE in conjunction with the Terra Linda Park and Community Center Master Plan, which involves building a new structure in place of the old Community Center.

This HRE will address the subject property's eligibility for listing as a historic resource on the National Register of Historic Places (NRHP), as well as the California Register of Historical Resources (CRHR) and the City of San Rafael Local Landmark Criteria as subject to section 2.18 of the municipal code.

## METHODOLOGY

Garavaglia Architecture, Inc. staff conducted a site visit and survey of the property's interior and exterior on January 31, 2025. During this visit, staff documented the building's configuration and architectural elements with photographs and field notes. The client provided building plans, site plans, and drawings dating to 1954 regarding the subject property.

Garavaglia Architecture Inc. also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process (see References section for complete list of resources).

- University of California Santa Barbara Aerials
- Newspapers.com
- Internet Archive
- Marin County Assessor
- Marin County Museum
- Marin Independent Journal contemporary archives



## RESOURCE DESCRIPTION

### SITE

The Terra Linda Recreation Center is located on Del Ganado Road, just 0.2 miles off Manuel T Freitas Parkway. It is adjacent to San Rafael Fire Department Station 56 and Las Raposas Road, occupying most of the intermittent block. Its APN is 17802516, and the lot is irregularly shaped to match the curve of the row of houses on Wakerobin Lane and to allow for a small north passageway that leads to Woodbine Drive. The lot is around 2.3 acres, according to the APN Map. It is zoned as P/OS (Parks/Open Space Zoning District).

The main building, the Terra Linda Community Center, faces southwest on Del Ganado Boulevard, and is located on the western side of the lot, lying directly adjacent to Del Ganado Boulevard. The site contains two other buildings: the restroom/filtration building and the pool kiosk. The site also contains five structures, including a storage shed, the pool, the playground, benches, and a small redwood fence to screen mechanical equipment. The site also has two parking lots, one to its southeast and one to the northwest, both accessible from Del Ganado Boulevard. The site has plenty of vegetation on the open park land, including native grasses, tree species including Redwood trees, and landscaped bushes and hedges. The site is visible as a children's facility, in part due to the play structure and basketball court that both lie directly east of the Community Center.



Figure 3. Site layout, including labels for all related resources (Google Maps, edited by GA, 2025)





**Figure 4.** Terra Linda Community Center from across Del Ganado Boulevard, view East (GA, 2025)



**Figure 5.** Rear of Community Center, showing basketball court and benches, view Northwest (GA, 2025)



**Figure 6.** View of Eastern portion of the site, showing playground and vegetation, view North (GA, 2025)



**Figure 7.** Parking Lot 2 and storage shed, view East (GA, 2025)





Figure 8. Pool, view West (GA, 2025)

### PRIMARY BUILDING: TERRA LINDA COMMUNITY CENTER

The Terra Linda Community Center is one story tall, featuring a modernist design with a gently sloping gable roof. The building is institutional in use, offering classes to wide variety of ages and with community uses and connotations. The building was built in 1954 with clapboard siding. The gable roof is covered in modified bitumen membrane roofing, and there are two mechanical screens on the roof with clapboard siding to match the exterior walls. A metal gutter runs along the roofline of the building.

**Exterior**

*South Elevation*



**Figure 9.** West Elevation, view North (GA, 2025)

The West, or front, elevation faces Del Ganado Avenue. The building is long, and can be broken up into three different components. The southern component contains the art classroom, and is defined by a door with metal transoms above. This component has no windows on the West Elevation. An extended roof is held up by two columns, creating a small patio and shelter.



**Figure 10.** South Elevation, South component, view North, (GA, 2025)

The next component is the building entrance, characterized by the entryway foyer, the office, and the kitchen. These buildings necessitate light, yielding a small, narrow fenestration pattern with metal windows equidistant from each other. The windows all have decorative roof to ground ribs bracketing and dividing the windows into pairs. This component has the entrance to the building- two large metal doors. Above the entryway is projected roof with covered eaves that forms the building entrance with two columns and a set of concrete stairs with railings. Just out in front of this component is a wood sign that reads “Terra Linda - RECREATION CENTER – City of San Rafael”.

To the North of the windows on the West elevation lies the exterior of the storage closets. From South to North, the features are as follows: an AC unit above an electrical box, a pilaster that stretches from roof to ground, a air narrow vertical air vent that stretches from roof to ground, and a drainage pipe. This section of the building is the exterior of two storage closets, hence the lack of fenestration. The final section of this component is the exterior of the bathrooms, identifiable by two sets of sliding transoms.

*East Elevation*





The building, because it is long and narrow, has no distinguishing features on the South elevation. The elevation is a blank wall.

*North Elevation*



**Figure 11.** North Elevation, view Southwest (GA, 2025)

The East Elevation has much larger windows than the West Elevation. Given the East elevation contains the classroom windows, their goal is to let in light. The elevation consists of a row of four sets of two-paneled double-hung metal windows, each preceding a pair of red metal doors. Above these doors lies a transom with over each pair. In between each set of windows and doors is a decorative rib that stretches from roof to ground. At the bottom of the south side of the East elevation is an air duct added onto the elevation.

*West Elevation*



**Figure 12.** West Elevation, view Northeast (GA, 2025)

This elevation has a set of red metal doors, with electrical lines outlining the doors towards the center of the elevation. Where the gable breaks, there is another electrical line that runs floor to roof. Two light fixtures at either end illuminate the concrete pathway at the foot of the elevation.

**Interior**

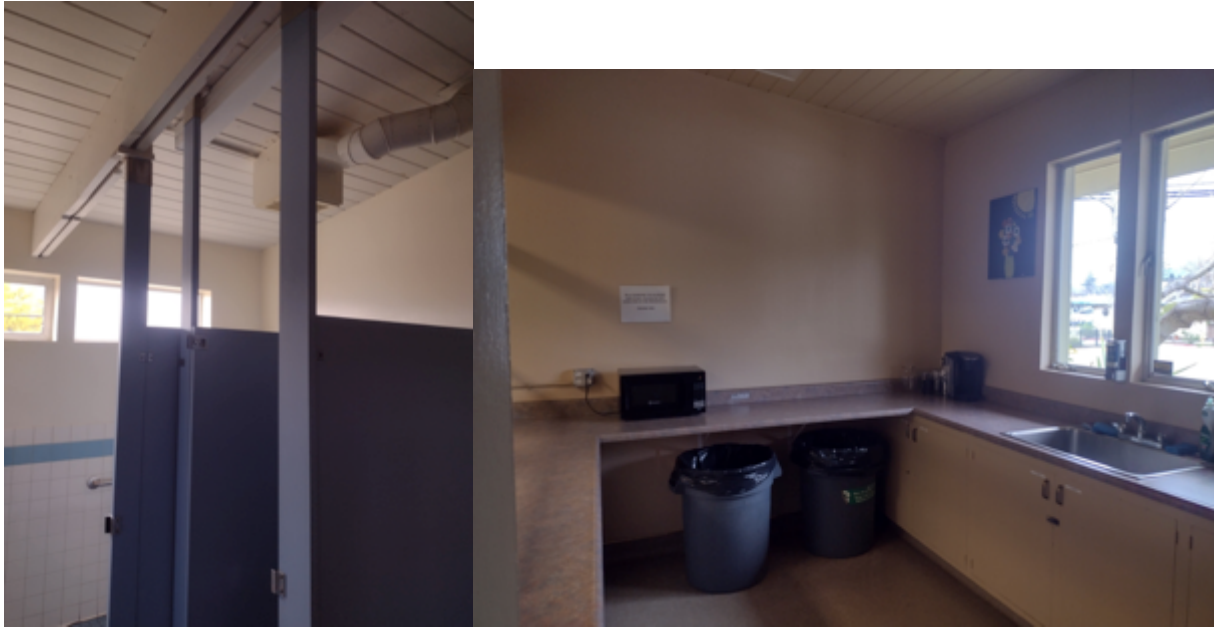
The interior of the building retains a number of original features. The original metal windows are still present in the building. The classrooms have undergone little change, and are still large, mostly empty spaces with closets at one end. The roof material is celotex ceiling board, a type of pressed particle board. Plaster walls, wood railings, brass fixtures, and hanging fiberglass protected lights with large air ducts running right beside the gable break constitute the classrooms.





**Figure 13.** Interior, Classroom 1 (GA, 2025)

The office, kitchen, and bathroom are on the other side of the main interior hallway, the South side of the building. These rooms, unlike the classrooms, have wood roofing. The bathrooms have tile on top of the aforementioned plaster. The bathrooms have tile floor, the office and hallway have carpet, and the kitchen has linoleum flooring. It is highly likely all of these features are original. The permit record indicates little change was done to the interior, and many of these features are standard or expected in mid-century civic education structures.



**Figure 14.** The bathroom and kitchen side by side, showing bathroom tiling, kitchen linoleum floor, and wood ceilings (GA, 2025)

## SECONDARY BUILDING: TERRA LINDA COMMUNITY CENTER BATHROOM/LOCKER ROOM



**Figure 15.** East elevation of the Bathroom building, view Northwest (GA, 2025)

The bathroom building has been clearly modified many times. The building has an addition and an odd mix of siding that makes it evident it has been altered. The permit record indicates this as well, with permits in 1971 and 1987 showing some bathroom work to entire interior remodels and building plans detailing the lifting of the building to add a second layer on top of an already existing building, hence the double layers of transoms visible throughout the building. The building has clapboard wood siding that is original to the building. It is topped by a new layer with mesh jalousie windows that allow for greater admittance of light. The mesh jalousie windows lie just above a set of frosted plexiglass windows. The building has numerous doors in different styles, including the main doors with the same metal frame as present as in the Community Building. However, the building has a set of more modern metal doors present at the end, serving as the entrance to the restroom.

The building has addition on its east elevation, clearly identified by its rustic wood clapboard siding.



*South Elevation*

The South Elevation faces the basketball court and playground. It has clapboard siding running across its exterior, just underneath closed eaves. The elevation has two doors with a plexiglass picture window in the middle. Just above the window is a plexiglass transom, then above the plexiglass transom is a mesh jalousie window. Adjacent to the window is another pair of plexiglass transoms just beneath another pair of mesh jalousie windows. The elevation features contemporary clapboard siding following an indent in the building. Above the siding is a set of clerestory windows, with a translucent clerestory window surrounded by two opaque clerestory windows. Extended rafters split the clerestory windows. Around the corner of the elevation is the contemporary metal door, followed by a large picture window that is the same height as the door.

*East Elevation*



Figure 16. South and East Elevation, view Northwest (GA, 2025)



The East elevation is small, with an extended picture window wrapped around the corner of the building on both sides of the elevation. Three clerestory windows lie above the clapboard siding, an opaque sliding clerestory window in between two translucent clerestory windows. The roof features a stepped design, with two layers, the top-most layer being the largest. Adjacent to each picture window is a pair of casement windows, one square casement window towards the ground and a large rectangular casement window resting directly above it.



**Figure 17.** East elevation and North elevation, close up, view Southwest (GA, 2025)

*North Elevation*



**Figure 18.** North Elevation, view South (GA, 2025)

The North elevation features beige clapboard siding with mesh clerestory windows and mesh transoms. Moving from East to West, the elevation addition has a large picture window that wraps around the corner of the elevation (see figure 17), followed by a metal door. The elevation has three opaque plastic sliding windows followed by another metal door. The elevation showcases exposed eaves, and mesh clerestory windows across the entire elevation above the door level.

The latter third (West) of the elevation shows the building's concrete block foundation. It has clapboard siding, like the rest of the elevation, but features a set of stairs that drop down into a maintenance and filtration room. The two metal doors on the bump-out have metal vents in a two-paneled design. The same mesh clerestory windows are dissected by a bar hung from the roof running across the windows.



**Figure 19.** North elevation, view Southwest (GA, 2025)

*West Elevation*

The West Elevation has a wooden grate in front of its clapboard siding. This wood grate covers eighty percent of the elevation, and meets the extended roof at its exposed eaves. In between the grate and the wall is wood flooring surrounded by concrete.



**Figure 20.** Wood walkway through West Elevation (GA, 2025)





**Figure 21.** West Elevation, view northeast (GA, 2025)

### **Interior**

The interior, just like the exterior, is split up into three components. The West portion of the building is used for maintenance and filtration, the central portion of the building is used as a locker room, and the East portion of the building is used as a meeting or conference room. Each section is wholly distinct in their interior makeup.

#### *Maintenance/Filtration section*

This section is purely mechanical. Pipes run the entire length and width of the section, with a large variety of pool maintenance apparatus inside. The section has concrete flooring, old wood siding on its South, East, and West interiors, and plywood siding at its North interior. It has a large concrete storing area for a variety of equipment. A central walkway runs through both rooms in this section. It showcases a number of different eras of design, from mid-century wood to modern construction.





Figure 22. Interior of Maintenance area, showing concrete flooring and old wood siding (GA, 2025)



Figure 23. Difference in siding types (GA, 2025)

### *Locker Room*

The central portion of the building is primarily utilized as a locker room. According to permits, there was a massive interior renovation done on the interior of the building to change it into a locker room in 1971.<sup>1</sup>



**Figure 24.** Interior of the Locker room, showing different design eras. Notice the change in material between the ceiling and walls (GA, 2025)

The locker room has plaster wall interiors laid in front of original wood interiors. The transition between these materials is present everywhere in the locker room. These design elements clash in other ways as well, particularly visible in the fenestration patterns. The South side of the building has translucent jalousie windows while the North side of the building has mesh clerestory windows. The skylights in the locker room are covered by another skylight, but of a different material (see figure 25).



**Figure 25.** Skylights in the locker room, notice the two different layers and materials (GA, 2025)

<sup>1</sup> Planning Department, Permit Number A11976, May 3, 1971, San Rafael.

*Conference/Meeting Room component*



**Figure 26.** Conference Room/Meeting Room interior (GA, 2025)

The conference/ meeting room stands in stark contrast to the locker room and the maintenance room. The minimalist interior with dyed concrete and small clerestory metal windows is vastly different from the intricate and cluttered locker room. While both have white plaster interiors, the plaster in the conference room is a structural component and not added into the interior. The exterior of the building features the contemporary wood siding, seen in figure 17.



## LANDSCAPING AND TERTIARY STRUCTURES

### *Pool Area*

The pool area is a large concrete outdoors section to the north of the restroom building. It is surrounded by a large, metal gate on three sides while the restroom building constitutes most of the southern portion. There is one small kid's pool and one large swimming pool. Between the kid's pool and the main pool there are two shade structures, each with cantilevered canvas stretched out among large poles to great a tipi-like structure, each shading a few picnic tables. To the West of the main pool lies a grouping of more picnic tables. Beyond the picnic tables is a concrete slab with a ladder down into an underground water filtration and regulation system. To the Northwest lies a contemporary shed. Surrounding the concrete is grass.



**Figure 27.** Pool area, view West (GA, 2025)

### *Pool Kiosk Structure*

The Kiosk Structure is a contemporary structure with a concrete foundation, the same material, siding, and foundation as the addition on the restroom building. The clapboard siding is present here, with vinyl single-hung windows present throughout all elevations, two per elevation with the exception of the East facade, where the wooden two-paned door is. The building has a steep shed roof, with a wood trellis extending from its North, East, and West elevations.





**Figure 28.** Pool Kiosk Structure, view Southeast (GA, 2025)

#### *Storage Shed*

The site also has a contemporary storage shed. The building has a concrete foundation, and is made from metal, with a corrugated gable roof. The gable ends highlight the metal, along with the many dents in the building. The doors are wood doors, with locks. Overall, the building lacks ornamentation, with the only decoration being vertically oriented corrugated tin on the gable ends. The shed does have a couple of superfluous items, including a grate and an antenna.



**Figure 29.** Storage Shed, view East, (GA, 2025)

*Maintenance Structure*



**Figure 30.** Maintenance structure, East of Basketball Court, view Southeast (GA, 2025)

The maintenance structure is a small redwood structure with thick baseboard running the circumference of the structure. It has a thick wooden door that was locked upon visiting the site. Above the fence is a gate structure, with Japanese stylistic influences. The rest of the structure has no other stylistic influences.

*Basketball Court, Play Structure, and Park area*

The basketball court, play structure, and park all constitute the rest of the recreation district. The basketball court, to the East of the Recreation building, is an important part of the recreation function of the site. The playground and park are as well. The Playground structure lies East of the Basketball court, and the park lies North of the Park. This gives the site its interconnectedness, as users, guests, and administrators can walk directly from feature to feature, even from Woodbine Drive, because a small pathway exists from the playground to the street.

*Parking Lots 1 & 2*

The site has two parking lots, one on the south side of the lot (parking lot 1) used primarily for employees and guests, and the other on the north side of the lot (parking lot 2) used primarily for drop-offs, pickups, patrons, parents, and kids.



Figure 31. Parking lot 1, view East (GA, 2025)



Figure 32. Parking lot 2, view East (GA, 2025)



## HISTORICAL BACKGROUND / CONTEXT

### TERRA LINDA COMMUNITY CENTER & THE DEVELOPMENT OF POST-WAR TERRA LINDA

Pre-1945, the area had sparse development beyond a couple of streets (see figure 32). Modern development of the area began when Calvin B. Wheeler laid out the community in the Terra Linda Master Plan in 1954, on the site of the old Manuel T. Freitas dairy.<sup>2</sup> Wheeler merged his old construction company, Indo Development Company, with his new development company Alliance alongside A.F. Almquist in 1956 to assume control of the development of Terra Linda.<sup>3</sup> Alliance built a sewage plant in the area in 1954, in preparation for the home building they planned for the area.<sup>4</sup> Shortly after, they filed for a building permit to begin construction on a community center that would anchor the community.<sup>5</sup> This coincided a contingent of landowners petitioning for the rights to annex a portion of Las Gallinas Valley. Those landowners include the Terra Linda Corporation (lead by Wheeler and Almquist), Alliance Construction (lead by Wheeler and Almquist), the Victoria Land Company (lead by Wheeler), the Marin County Abstract Company, and Las Colindas Development Co (Almquist).<sup>6</sup>

Through all of this, Wheeler & Co built a school to be used by the area's residents, but could not get the water lines to the school in time to open it up for the start of the 1954 school year.<sup>7</sup> They indicated the community center would serve as a school in the meantime. A Daily Independent Columnist in 1955 outlines what happened:

On May 31 last year, the Freitas ranch hardly looked like the tremendous housing development it is now. At that time it looked more like a nice home for contented cows. So the school trustees had to wait until Oct. 31 before they could even start planning a school... Things were really rushed. Starting Nov. 1 [of 1954], plans were drawn and pushed through the sluggish channels in Sacramento. Completion date was Oct. 5. But April Rains, which saturated the area, delayed work, and the school board allowed the contractor, Pacific Coast Builders of San Francisco, an additional 10 working days on the contract.<sup>8</sup>

Wheeler, upon acquiring the land, built at a frantic pace. This made it hard to connect all the necessary parts of the community in a way that was cohesive until a few years had passed and the dust could get settled. In absence of using a new school, the district rented the Terra Linda Community Center, built in 1954, as its school for the same year. However, due to the school board running out of money to pay rent, could not use the Center again in 1955. This

<sup>2</sup> Manuel T. Freitas, Carlos R. Freitas, Louis G. Freitas, and Walter F. Freitas, in an interview with Carla Ehat and Anne Thompson Kent, February 6, 1976; Pam Therous, "Terra Linda... The Northern Area of San Rafael", *Bay Area Modern*, September 5, 2014.

<sup>3</sup> Legal Notice, "Notice of Dissolution of Partnership", *Daily Independent Journal*, October 17, 1956.

<sup>4</sup> "Work Starts on Sewage Plants for Terra Linda", *Daily Independent Journal*, April 12, 1954, 5.

<sup>5</sup> Planning Department, Permit Number 13966, June 15, 1954, San Rafael.

<sup>6</sup> "Petition for the Annexation of Territory to the Las Gallinas Valley Sanitary District, Marin County, State of California: Terra Linda (Area C) Annex 1956-2", *Daily Independent Journal*, June 22, 1956, 22.

<sup>7</sup> "Terra Linda School May Delay Opening: No Water Lines in Yet to Serve New Building", *Daily Independent Journal*, September 9, 1954, 1.

<sup>8</sup> "Here's How 300 Pupils Have Crowded Into 4 Classrooms", *Daily Independent Journal*, 2.





necessitated using bottled water at the new school building until the water lines could be completed.<sup>9</sup>

With the establishment of the new school building, the Community Center reverted to being a Community Center. The community continued to grow during the late fifties, and the need for more amenities arose. The Community Center's original lot had plenty of extra space, and this allowed for the building to be the center of a brand-new recreation district in 1962. Marin County Planner Mary Summers worked with Alliance Construction to set aside land for recreation.<sup>10</sup> A \$350,000 bond in 1960 to finance the recreation efforts were defeated, followed up later by a \$233,000 bond which succeeded. On the verge of being annexed into San Rafael, community organizers conceived of a Recreation District in 1960 in hopes that it might help them retain control of their park land.

In January of 1962, construction began on the recreation district. Landscape architects Royston, Hanamoto, and Hayes (see section below for more information on the firm) combined with building architects Strangaard and Mogensen to get it done. Mary Summers, in honor of all she had done for recreation in Terra Linda, got to be "the first shovel", or the person who gets to do the first dig. Upon completion, the charge to access the swimming pool was 25 cents.<sup>11</sup> This may have helped with its popularity, as the realization of the site as a community center was finally complete. The pool in particular was noted for its filtration system that ran hourly and for its practice of having "adult only" time for 15 minutes each hour. The pool was heated, and allowed it to remain open all the way through October, noted as much later than other outdoor pools of its era.<sup>12</sup>

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<sup>9</sup> Ibid, 2.

<sup>10</sup> Don Keown, "A Community and its Park", *Daily Independent Journal*, September 8, 1962, M10.

<sup>11</sup> Ibid, M10.

<sup>12</sup> Don Keown, "A Lot of Park on 2 ½ acres", *Daily Independent Journal*, Saturday September 8, 1962, M11.





Figure 33. Kid's pool, or "wading" pool, 1962, courtesy of the Daily Independent



Figure 34. 1962 Newspaper panel highlighting various recreation activities at the site

Also as part of this development was the building of more homes (948 had been built by this time), and “additional school space” added to the Terra Linda Park & Community Center.<sup>13</sup>

## EICHLER VS. ALLIANCE

In 1956, a trio of Jerry Hoyt, Bud Sthymmel, and Joseph Eichler began a construction boom that ended around 1966. Together, they built hundreds of homes in and around the area.<sup>14</sup>

The San Francisco Modernist Context Statement has a biography for Joseph Eichler:

Prominent post-war developer Joseph Eichler is renowned for his mass-produced Modernist tracts of Francisco Modernist firm Anshen + Allen to design his high-style mass-market housing. For over twenty years, Anshen + Allen designed houses for Eichler’s primarily suburban developments. Two other firms – Jones & Emmons, based in Los Angeles, and San Francisco-based Claude Oakland—are also closely linked to Eichler. Claude Oakland (formerly of Anshen + Allen) took over Anshen + Allen’s commissions when that firm withdrew from its partnership with Eichler in 1960.

<sup>13</sup> Don Keown, “A Pattern Program in Parks, Recreation”, *Daily Independent Journal*, September 8, 1962, M14.

<sup>14</sup> “Yorkshire Model in Beautiful Marinwood”, *Daily Independent Journal*, November 18, 1961, 13.

The three firms developed a recognizable Eichler look: flat or low-pitched roofs with projecting eaves; entrances accessed through atriums; open floor plans; glass walls and courtyards; and large, integral garages that dominate the primary façade. Eichler's homes appealed to a middle-class constituency who appreciated the indoor- outdoor living aesthetic and comfortable, yet Modern design. By 1954 Eichler had built 1,800 houses and was increasingly recognized as one of the nation's leading home builders. His emphasis on high-quality Modern design extended beyond the houses and into the site. He commissioned Modern landscape architects Thomas Church, Kathryn Stedman, and Sasaki/Walker & Associates to design landscape features including walkways, concrete terraces, planter boxes, benches and fences.

Eichler built over 11,000 houses in California and a handful of townhouses and high-rise developments. His signature building type – post-and-beam – was quick to construct and allowed for maximum plan flexibility. His focus on quality Modern design “imbued the mass-market product with a custom designed feeling.” Interior atriums, an innovative feature frequently found in Eichler houses, were created by Anshen + Allen in 1956. Most of his building activity was centered in the San Francisco Bay Area, though he also constructed 600 houses in Southern California and a few in New York. Eichler developments are found in Walnut Creek, Foster City, Palo Alto, Lafayette, Concord, San Rafael, and San Jose. Two of his early-1950s developments, Green Gables and Greenmeadow in Palo Alto, are listed on the National Register of Historic Places.

In San Francisco, Eichler built approximately 100 single-family houses, four high-rise towers, and two low-rise developments. Eichler's developments are located in the Diamond Heights redevelopment area (primarily single-family houses and duplexes), the Western Addition/Japantown neighborhood (66 Cleary Court Tower and Laguna Heights low-rise apartments), Visitacion Valley (Geneva Terrace and Towers), and Russian Hill (The Summit luxury tower located at 999 Green Street).<sup>15</sup>

Eichler contributed greatly to Terra Linda, often being credited with constructing a large percentage of homes in the area. This is partially recognized in the Eichler-Alliance Overlay district, a zoning district created to protect the character of Eichler homes in Terra Linda. This zoning district features the Recreation Center surrounded by a plurality of Eichler homes.

The Eichler-Alliance Overlay district does not protect just Eichler homes. Alliance Construction are also recognized as preeminent developers and builders of post-war Terra Linda. Alongside Eichler, they built hundreds of buildings in the Terra Linda area, including the Terra Linda Community Center.<sup>16</sup> Eichler buildings and Alliance buildings are often grouped together for their sleek modernist design and focus on post-and-beam construction. However, Alliance homes tended to be a bit smaller (1200-1500 square feet) and tended to have an L-shaped floor

<sup>15</sup> Mary Brown, “San Francisco Modern Architecture and Landscape Design 1935-1970 Historic Context Statement,” San Francisco: San Francisco Planning Department, February 2, 2011, 134-135.

<sup>16</sup> Planning Department, Permit Number 13966, June 15, 1954, San Rafael.



plan.<sup>17</sup> Alliance homes appear in advertisements all throughout the newspaper record, showing both their volume and desirability.

Two competing developers in such close proximity sometimes meant they were competing directly next to each other in the same spaces (see fig 34).



**Figure 35.** Advertisement for both Eichler and Alliance homes, 1962

Real Estate agents rushed in on the action, and often pitted one against the other, acquiring both types of homes and stressing the unique features of both that would sell the home to buyers. Eichlers are often noted for their landscaping, interior spaces, and amenities, while Alliance homes are often noted for their infrastructure and their interior design.<sup>18</sup> While not part of the initial planning of the community, Eichler became one of the most prominent home designers in the area, making the community recognized for its Modernist homes.

<sup>17</sup> "Eichler vs. Alliance: What's the Difference?" Aplos Group, 2016, <https://aplogroup.com/eichler-vs-alliance-whats-difference-2-2/>.

<sup>18</sup> "Guaranteed Sales and Trade-in Plan!" *Daily Independent Journal*, November 23, 1962, 24; "Guaranteed Sales and Trade-in Plan!" *Daily Independent Journal*, December 12, 1962, 60; Advertisements, *Daily Independent Journal*, December 17, 1965, 27.



Figure 36. 1955 Newspaper describing Eichler home plans

### ROBERT ROYSTON (ROYSTON, HANAMATO, & HAYES)

Born in San Francisco on April 25, 1918, Robert Norman Royston, was primarily raised on his family walnut ranch near the town of Morgan Hill in rural Santa Clara County. Royston, whose family exhibited an early interest in the landscape and the order of urban planning, entered the Landscape Architecture program at University of California Berkeley in the late 1930s. While in school, Royston worked weekends in the offices of landscape architect Thomas D. Church and continued to work there following his graduation from the program in 1940. After returning from WWII military service in 1945, Royston launched his own landscape architecture practice with friend and former classmate Garrett Ekbo and Edward Williams. Eckbo, Royston and Williams (ERW) worked together in the Bay Area for almost two years and in 1947 opened two independent offices, one each in both Northern and Southern California.<sup>19</sup>

Royston also worked as an assistant professor at UC Berkeley from 1947 to 1951. His students included Asa Hanamoto, who later became his business partner, and Francis Dean, who later would become a partner in Eckbo's firm. Royston left his position at Berkeley after refusing to sign an anti-communist loyalty oath but went on to lecture at colleges and universities throughout the country.<sup>20</sup>

<sup>19</sup> Rueben M. Rainey and J.C. Miller, *Modern Public Gardens: Robert Royston and the Suburban Park* (San Francisco: William Stout Publishers, 2006), 15-17.

<sup>20</sup> Kathleen Maclay, "Professor and Landscape architect Robert Royston dies," UC Berkeley Press, 24 September 2008.

In 1958, Royston separated from ERW to form Royston, Hanamoto & Mayes (RHM) with Asa Hanamoto and David R. Mayes. Eldon Beck, who had joined the firm at the time of its formation, became a partner in 1962 and the firm was renamed Royston, Hanamoto, Mayes & Beck (RHMB). David Mayes left the firm in 1966 to pursue his own practice and Kazuo Abey joined and was made partner the following year, changing the name to Royston, Hanamoto, Beck & Abey (RHBA). Eldon Beck left the firm in 1979 and Louis G. Alley, who had joined the firm in 1960, became a partner, resulting in yet another iteration, Royston, Hanamoto, Alley & Abey (RHAA). Though Royston retired from active practice in 1998, the name remains the same today.<sup>21</sup>

Though his early work was primarily residential, Royston may be best known for his more public commissions. The Standard Oil Rod & Gun Club in Point Richmond, California was one of the first larger-scale projects designed by Eckbo, Royston and Williams, with Royston acting as lead designer. The facility provided swimming pools, picnic areas and children's play equipment to augment an existing skeet range and fishing pier. Other projects included public plazas such as St. Mary's and Portsmouth Squares in San Francisco, and suburban parks of varying scale like Bowden, Rinconada and Mitchell Parks in Palo Alto and Central Park in Santa Clara and many others. It is these parks, designed primarily between 1945 and 1965 that helped to forge new directions in American park design. They were, "innovative in their spatial organization, design details and materials...[attracting] national attention in design periodicals and [earning] numerous design awards from the (ASLA)."<sup>22</sup> Royston envisioned these parks as "public gardens," designed with the intent to bring communities together, offering diverse recreational opportunities to a wide range of age groups.<sup>23</sup>

Though Royston spent a considerable amount of time on park design, his vast body of work includes a wide range of other commissions as well. His design firm produced landscape designs for San Francisco's Western Addition, Hunters Point and Diamond Heights redevelopment projects, and developed master landscape plans for the campuses of Lawrence Livermore, Sandia and Los Alamos National Laboratories.<sup>24</sup> He also collaborated with a number of Bay Area modernist architects on private and public residential commissions throughout his career including Joseph Allen Stein, Joseph Eichler, Robert Marquis and Joseph Esherick, designing functional landscapes that were an extension of the built environment.

In 2000, Royston was named a distinguished alumnus of UC Berkeley's College of Environmental Design. Over the years, the various iterations of Royston's firm have earned more than 70 design awards including American Institute of Architects (AIA) awards for the T. Jack Foster home in Orinda, California (1953) and Hillsdale High School in San Mateo (1956). His firm has also received ASLA merit awards for Quarry Theater at UC Santa Cruz and

<sup>21</sup> Kathleen Maclay, "Professor and Landscape architect Robert Royston dies," UC Berkeley Press, 24 September 2008. Also, "Royston, Robert N.," SFGate.com, 22 September 2008 [Accessed 13 November 2008] and the "Inventory of the Robert N. Royston Collection, 1941-1990: Biographical Note," [Accessed: 13 November 2008] <<http://content.cdlib.org/view?docId=kt8b69q7nx&chunk.id=bioghist-1.3.6&brand=oac>>.

<sup>22</sup> Rueben M. Rainey and J.C. Miller, *Modern Public Gardens: Robert Royston and the Suburban Park* (San Francisco: William Stout Publishers, 2006), ix.

<sup>23</sup> Ibid.

<sup>24</sup> Kathleen Maclay, "Professor and Landscape architect Robert Royston dies," UC Berkeley Press, 24 September 2008.



Sunriver, a 5,500-acre planned community in Oregon. In 1975, he received the Award of Honor in Landscape Architecture from the City of San Francisco Art Commission and in 1978, the AIA Medal. In 1973, he received the ASLA Medal, the highest award granted by the professional organization. Royston also received a Northern California Chapter of ASLA Award for Outstanding Contributions to the Stature of the Profession. Royston passed away at his Mill Valley home on September 19, 2008. He was 90 years old. Royston Hanamoto and Mayes are widely regarded as master Landscape Architects, and their works can be seen all over the state of California today.

## SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY

### SITE DEVELOPMENT

The site development occurred primarily in conjunction with the growth of the community, which began after World War II, in conjunction with the nearby shopping district.



**Figure 37.** 1931 Aerial, courtesy of University of California, Santa Barbara. Note how sparse the area is. Very little development has taken place.





**Figure 38.** 1959 Aerial, courtesy of the Marin History Museum. The shopping center and community center served as anchors to the community. The future recreation district plot can be seen in the foreground adjacent to the community center building.



**Figure 39.** 1965 Aerial, courtesy of University of California, Santa Barbara. A red dot highlights the community center building. Royston, Hanamoto, and Mayes landscaping can be seen, with the circular field, pool, and series of kiosks visible next to the bathroom building.





**Figure 40.** 2003 Google Earth view. Note the changed landscaping, including the removal of the circular feature by the basketball court, heavy modifications to the swimming pool, the addition of a larger kids' pool, the extension of the south parking lot, the changes to the playground structure, and the removal of many of the small kiosks at the south edge of the pool.

## CONSTRUCTION CHRONOLOGY

The Construction Chronology outlines all major documented changes to the building. These often include remodels, renovations, demolitions, site changes, and new building construction. The purpose is to illustrate how the site has changed over time, which will be relevant for establishing the historic significance and the historic integrity of the property.

### Construction Chronology

Date	Owner	Alteration
1954	Alliance Construction	Building construction begins

Date	Owner	Alteration
1960	Alliance Construction	Terra Linda voters approve construction of a Recreation District <sup>25</sup>
1961	Terra Linda Recreation District	Recreation District is formed, ownership of the former community center is transferred from the Community Services District to the Recreational District <sup>26</sup>
1961	Terra Linda Recreation District	Construction of the recreation district begins <sup>27</sup>
1962	Terra Linda Recreation District	Pool constructed, recreation district “formed”, including around 98 homes in the nearby area. Bathroom building, play structure, pool, and basketball court constructed Permit # A-11313 and A-11325
1963	Terra Linda Recreation District	Construction of a Park Maintenance building (likely the storage shed) Permit # A-2670
1971	Terra Linda Recreation District	Existing bathroom building heavily remodeled Permit #11976
1980	City of San Rafael	Re-roof main building Permit #14436
1987	City of San Rafael	Tenant Improvements (Electrical, plumbing) Permit #24991

Among other undocumented changes included the complete re-work for the landscaping features on the property. The Royston, Hanamoto, and Mayes landscaping is no longer visible on the site today. While an established date for this drastic landscaping re-work is not visible in the historic record, it is likely the changes were done over a long period of time, labeled as small “site upgrades” or similar.

Furthermore, San Rafael annexed Terra Linda in 1972.<sup>28</sup> Ownership of the land changed to the City of San Rafael immediately.

<sup>25</sup> Don Keown, Daily Independent Journal, September 8, 1962, M10.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

<sup>28</sup> Jean Starkweather, in an interview with Marilyn L. Geary, Marin County Library, April 26, 2013; Sue Beittel, in an interview with Marilyn L. Geary, Marin County Library, March 1, 2013.



## EVALUATION FRAMEWORK

### THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

#### Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B. Resources that are associated with the lives of persons significant in our past;
- C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- D. Resources that have yielded or may likely yield information important in prehistory or history.

### THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

- 1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
- 2. Associated with the lives of persons important to the local, California or national history;



3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

### **CITY OR LOCALITY HISTORIC CRITERIA**

The City of San Rafael has its own Historic Resource Criteria.

(a)Historical, Cultural Importance.

- (1) Has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past;
- (2) Is the site of a historic event with a significant effect upon society; or
- (3) Exemplifies the cultural, political, economic, social or historic heritage of the community.

(b)Architectural, Engineering Importance.

- (1) Portrays the environment in the era of history characterized by a distinctive architectural style;
- (2) Embodies those distinguishing characteristics of an architectural type or engineering specimen;
- (3) Is the work of a designer whose individual work has significantly influenced the development of San Rafael or its environs;
- (4) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or
- (5) The work of a designer and /or architect of merit.

(c)Geographic Importance.

- (1) By being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or
- (2) Owing to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

(d)Archaeological Importance. Has yielded information important in prehistory or history.



## HISTORIC INTEGRITY

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context. If a property is determined to not be eligible for individual listing on the NRHP or CRHR, then it will not be evaluated for historic integrity.

## EVALUATION FINDINGS

### NATIONAL REGISTER OF HISTORIC PLACES (NRHP) / CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR)

This section uses the historic information discussed above to evaluate the property at 670 Del Ganado Road in San Rafael for historic significance. The CRHR uses generally the same guidelines as the NRHP (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity.

The subject building at 670 Del Ganado Road was constructed in 1954 and therefore meets the age requirement. In terms of historic significance, the NRHP / CRHR evaluates a resource based on the following four criteria:

#### **Criterion A/1: Event**

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city’s prominence in trade and commerce.”<sup>29</sup> When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city...Moreover, the property must have an important association with the event or historic trends”<sup>30</sup>

The Terra Linda Park & Community Center was built in 1954 to service the needs of the planned Terra Linda community. Alliance Construction developed the building, and then turned the building over to the Terra Linda Community Services group. The Community Services group turned it over to the Terra Linda Recreation District group, who managed the site until the annexation of Terra Linda by San Rafael in 1972. Throughout its lifespan, it has remained an important resource for the community to relax, play, have fun, and go swimming.

However, the property is not individually eligible for consideration as an individual resource. It remains a small park in a small community. The building, landscaping, and recreation infrastructure remains a community resource, but its significance did not extend beyond the community. As a result, it is not eligible for listing as an individual resource in the National Register of Historic Places or the California Register of Historic Places under Criterion A/1.

#### **Criterion B/2: Individuals**

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as “individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic context.” The NPS also specifies that these properties “are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance.”<sup>31</sup>

The individual the property may be associated with is Calvin Wheeler, the head of Alliance Construction. Calvin Wheeler is the person most directly responsible for building the broader community of Terra Linda, having acquired the land and built up the surrounding area. Wheeler is an important local figure.

Wheeler built many buildings in Terra Linda. He had the most direct hand setting up the community. However, his importance is purely local. He appears to have no direct hand in setting up other communities. His significance is not noted or touted by other communities and

<sup>29</sup> U.S. Department of the Interior, National Park Service, Cultural Resources staff, “How to Apply the National Register Criteria for Evaluation,” *National Register Bulletin*, no. 15 (1990: revised for internet 1995).

<sup>30</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

<sup>31</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”





places. This means he is not a historically significant person at the National or State levels, rendering the Terra Linda Park and Community Center ineligible for listing under Criterion B/2.

### **Criterion C/3: Design and Construction**

Under this criterion, properties may be eligible if they “embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction.”<sup>32</sup>

According to the NPS, “Type, period, or method of construction’ refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.”<sup>33</sup>

The building is emblematic of other post-war recreation structures. After World War II, many recreation structures were constructed in suburban communities across the US, offering residents access to amenities which they previously did not have access to. The San Francisco Modernist Context Statement notes:

During the postwar era, municipal recreational was expansive, heavily programmed and geared toward children and adults. Programmed athletics and activities included: tennis tournaments, relay play days, marbles contests, kite contests, doll shows, softball leagues, track and field, football, bowling, golf, soccer, baseball leagues, archery, and volleyball. Recreational facilities such as fieldhouses, recreation centers, and public pools were important community gathering spaces. In the 1940s, the Fleishhacker Zoo opened. The 1950s-1960s witnessed a surge in construction of such facilities. Two public golf courses opened: Golden Gate Park (1951) and McLaren Park (1961). Parks and playgrounds include the Midtown Terrace Reservoir Playground (1961), Helen Willis Playground (1961), Pioneer Plaza (1966), and Allyne Park (1966). The mid-1950s also saw major construction of indoor public pool houses, part of the 1947 \$12,000,000 bond act. Construction of these pools reflected a shift from outlying massive outdoor facilities, such as the Fleishhacker pool at Ocean Beach, to smaller, neighborhood serving indoor swimming pools. These neighborhood pools include Hamilton (1955), North Beach (1956), Rossi (1957), Garfield (1957), Balboa (1958), Coffman (1958), and Larsen (1958, later renamed the Sava pool and replaced in 2008). The King pool was built in 1968. Playgrounds and play structures of Modern design are rare in San Francisco. The Diamond Heights Playground, designed in the 1960s, retains several biomorphic play structures.<sup>34</sup>

Recreational facilities are an important building type. They are distinguished by their large, open spaces, parkland, pools, and playgrounds. The Terra Linda Park & Community Center displays many of these features. It also has a sleek modernist design, with a low-sloped gable roof. However, it is fairly nondescript aside from those features. It remains an unremarkable

<sup>32</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

<sup>33</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

<sup>34</sup> San Francisco Modernist Context Statement, 69-70.

example of the mid-century modern style, making the building ineligible for listing under Criterion C/3 for its architecture.

The recreation facilities, done by Royston, Hanamoto, & Mayes in 1962, were part of a broader re-classification and re-use of the site as recreation facilities. Their original design (see figure 38) included a much more ornate layout. Over time, many of these features were changed, leaving the landscape mostly indistinguishable from the one Royston, Hanamoto, & Mayes laid out. The pool, playground, landscaping, and even buildings on the property have all changed in ways that diminish the historic integrity of the landscaping. Very few remnants from the original landscaping remain, and it is not identifiable as a Royston, Hanamoto, & Hayes landscaping project. As a result, the landscaping and broader Recreational facilities are not eligible for listing under Criterion C/3

#### **Criterion D/4: Information Potential**

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP or CRHR under Criterion D/4.

#### **CITY OF SAN RAFAEL LOCAL LANDMARK CRITERIA**

The building will also be evaluated under the City of San Rafael's Local Landmark criteria.

#### **Criterion a (Historical, Cultural Importance)**

- 1) Has significant character, interest, or value as part of the development, heritage or cultural characteristics of the city, state or nation; or is associated with the life of a person significant in the past
  - a. The Terra Linda Community Center was constructed in 1954 by Alliance Construction as the first step in laying out Terra Linda as a community. The Terra Linda Community Center was the center of Terra Linda, and even served as the community's school before a proper schoolhouse could be built to serve the growing community (fig 1 & 2).
- 2) Exemplifies the social and historic heritage of the community
  - a. The Community Center was part of a planned community in growing Terra Linda. Calvin Wheeler, recognized as one of the big decision makers behind Alliance Construction, is noted with having bought most of the surrounding land and planned the community from the ground up, with the Community Center alongside the Shopping Center (seen in fig 2). The community was built rapidly (fig 3), and based on estimated construction dates the Community Center appears to have been one of the first buildings constructed in the area (fig 4). Because of this, the building exemplifies the social and historic heritage of the community.

#### **Criterion b (Architectural, Engineering Importance)**

1. Association with a designer whose individual work has significantly influenced the development of San Rafael
  - b. Alliance Construction was one of if not the biggest builder in Terra Linda. Alliance built hundreds of homes in the area. This is currently recognized by the City of San Rafael, who designated most of the surrounding land as the



- “Eichler-Alliance zoning district”, restricting the heights of homes in the area to preserve the neighborhood’s character (fig 5).
- c. The Newspaper record has advertisements for homes in the area beginning in 1955 all the way through the late 1960’s. These advertisements all advertised the Eichler and Alliance homes in the area, showing their quantity and desirability. Alliance Construction building at such a volume shows their importance to the area as primary builders, and the Community Center as one of the first buildings to be constructed in the area is the perfect way to highlight that connection.
  - 2) Embodies distinguishing characteristics of an architectural type
    - d. Post-war Recreation structures are a very specific type of structure. Outlined in the San Francisco modernist context on page 69, Modernist post-war recreation structures are an important part of post-war communities. Following this framework, the Terra Linda Community Center is eligible under this criterion. Its modernist stylings combined with its use make it an identifiable post-war recreation building.

### Criterion c (Geographic Importance)

1. Part of or related to a square / park that should be developed and preserved according to a plan based on a historic and architectural motif.
  - a. The entire site was developed as part of a planned community. In 1962, that community got its Park land as the Community Center became part of a recreation district. 1962 was when a pool, playground, and basketball court got added to the site (fig 6). It has been a square / park at the center of a planned community ever since, and has adhered to that historic motif. That makes it eligible for consideration as a local landmark under this criterion.

### CHARACTER-DEFINING FEATURES

If the property is found to be potentially significant, include a list of prioritized character-defining features.

The property at 670 Del Ganado Avenue was found to be potentially significant under the City of San Rafael’s local landmark criteria for its historical and cultural importance, its architectural value, and its geographic importance. As such, individual features of the building have been identified that define the historic character of the property. Assessment of various features is done according to a prioritized evaluation system. Once the character-defining features have been identified, each is assigned a priority rating to create a sense of the relative historical importance of these spaces and features. A rating scale of “Premier-Important-Contributing-Non-Contributing” is used. In general, this system allows for the analysis of the structure as a whole to guide what types of work should be done, and where such work could be completed with the least damage to the historic integrity of the resource.

The character-defining features of the residence and property at 670 Del Ganado Road, include:

#### *Primary*

- Recreation building’s low-sloping gable roof
- 1-story height



- Park-like landscape

*Important*

- Pool
- Basketball Court

*Contributing*

- Playground
- Parking lots

*Non-Contributing*

- East parking lot
- Bathroom/pool building
- Pool kiosk
- Storage sheds

## **HISTORIC INTEGRITY**

The subject building and property at 670 Del Ganado Road has been found to be potentially significant, and as such will be evaluated for its integrity.

Location: The site retains integrity of location. It has never been moved, and is still on its historical location.

Design: The site does retain integrity of design for being a post-war recreation site, but it does not retain integrity of design for being associated with Royston, Hanamoto, & Hayes. Too many landscaping features have been changed to make the original design evident. The site retains integrity of design for being a post-war recreation facility, but not for being a Royston, Hanamoto, & Hayes landscaping design.

Setting: The site retains integrity of Setting. The surrounding area still has many of the same homes and infrastructure (shopping center) that identify the Terra Linda Park & Community Center as part of a planned community.

Materials: The building maintains integrity of material. The main recreation building has experienced very little change. The bathroom building and pool kiosk do not maintain integrity of materials, having been extensively altered or built recently.

Workmanship: The site maintains integrity of Workmanship. The site is still visible as a post-war recreation facility, with many of the features still present (pool, playground, basketball court). The architectural style of the Community Center is also original to its time of construction.

Feeling: The site retains integrity of feeling. The site is still very much identifiable as a mid-century recreational site.

Association: The site retains integrity of association. The site is still used for community and recreation, maintaining its historic association.

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### **Historic Integrity Summary**

The subject property and building at 670 Del Ganado Road retains all seven aspects of integrity. Therefore, the site as a whole maintains its historic integrity.

### **CONCLUSION**

In summary, the subject property at 670 Del Ganado Road displays a level of historical significance or integrity that would qualify it for listing as a local landmark in the City of San Rafael's Local Landmark program. It is a significant local resource for its ability to communicate the history of Terra Linda, for being built by Alliance Construction, and for its geographic importance to the City of San Rafael. While the landscaping by Royston, Hanamoto, & Hayes is no longer extant, the site is still significant for its post-war recreation connotations. The building has been an important part of Terra Linda, and its role in the development of the community is recognizable at the local landmark level.

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"Terra Linda School May Delay Opening: No Water Lines in Yet to Serve New Building." Daily Independent Journal. September 9, 1954.

"Work Starts on Sewage Plants for Terra Linda". *Daily Independent Journal*. April 12, 1954.

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## APPENDIX A: HISTORICAL PHOTOGRAPHS

(In order they appear in the report)

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# APPENDIX B: AVAILABLE BUILDING PERMITS

FORM 101-3-54-23  
Copy For Planning Commission

**Sheet 4** 10752

PERMIT NO. 12966 Received By: RTM Date: 6/25/54

## APPLICATION FOR BUILDING PERMIT

<p><b>OWNER</b></p> <p>NAME: <b>TERRA LINDA CORP.</b></p> <p>Mail Address: <b>719 FRANCISCO B.VD</b></p> <p>City: <b>SAN RAFAEL</b> Tel. No. <b>GL 3842</b></p> <p>Locality: <b>LAS GALLINAS VALLEY</b></p> <p>Subdivision: <b>TERRA LINDA UNIT 1</b></p> <p>Lot No. _____ Blk. No. _____</p> <p>Street: <b>670 DEL GANADO RD.</b></p> <p>Nearest Cross Street _____</p>		<p><b>CLASS OF WORK</b></p> <p>New <input checked="" type="checkbox"/> Demolish _____</p> <p>Alteration _____ Repair _____</p> <p>Addition _____ Moving _____</p> <p>Use of Building: <b>COMMUNITY BUILDING</b></p> <p>Size of Building: <b>4231'</b></p> <p>No. of Rooms: <b>3</b> No. of Families: <b>1</b></p> <p>No. of Floors: <b>1</b> Size of Lot: <b>130x215</b></p> <p>No. of Buildings now on lot: <b>NONE</b></p> <p>Use of Buildings now on lot: _____</p>	
<p><b>LEGAL DESCRIPTION</b></p> <p>Front Setback from Property Line: <b>20'</b></p> <p>Side Setback: <b>76'</b> R: <b>10'</b></p> <p>Rear Yard: <b>72'</b></p> <p>Change of Occupancy from _____</p> <p>To: _____</p>		<p><b>FOUNDATION</b></p> <p>Material: <b>CONCRETE</b></p> <p>Width of Top: <b>12'</b></p> <p>Width of Bottom: <b>8'</b></p> <p>Depth in Ground: <b>3'</b></p>	
<p><b>ZONING DATA</b></p> <p>Change of Occupancy from _____</p> <p>To: _____</p>		<p><b>EXTERIOR PIERS</b></p> <p>Material: <b>CONCRETE</b></p> <p>Width of Top: <b>12'</b></p> <p>Width of Bottom: <b>8'</b></p> <p>Depth in Ground: <b>3'</b></p>	
<p><b>ARCHITECT/ENGINEER</b></p> <p>NAME: _____</p> <p>Address: _____</p> <p>City: _____</p> <p>License No., State: _____ County: _____</p>		<p><b>STRUCTURE</b></p> <p>R. W. Plane (SHD): <b>2x4</b></p> <p>Joist-1st Fl.: _____</p> <p>Joist-2nd Fl.: _____</p> <p>Joist-Ceiling: <b>2x4</b></p> <p>Exterior Studs: <b>4"</b></p> <p>Interior Studs: <b>4x12</b></p> <p>Roof Pitches: <b>3"</b></p> <p>Roof Walls: <b>14"</b></p>	
<p><b>CONTRACTOR</b></p> <p>NAME: <b>ALLIANCE CONSTR. CO.,</b></p> <p>Address: <b>719 FRANCISCO BLVD</b></p> <p>City: <b>SAN FRANCISCO</b></p> <p>License No., State: _____ County: _____</p>		<p><b>COVERING</b></p> <p>Exterior Walls: <b>RDWD SIDING</b></p> <p>Interior Walls: <b>SHEDROCK</b></p> <p>Roof: <b>T &amp; G</b></p>	
<p><b>SUB-CONTRACTORS</b></p> <p>Plumbing Gas: <b>SCOTT PLUMBING</b></p> <p>Electric: <b>TAYL</b></p> <p>Heating: <b>BOOTH</b></p>		<p><b>Co. License No.</b></p>	

<p><b>PLUMBING</b></p> <p>Water: _____</p> <p>Gas: _____</p> <p>Other: _____</p> <p>Range: Gas _____ Oil _____ L.P.G. _____</p> <p>Water Heat: Gas _____ Oil _____ L.P.G. _____</p> <p>Number Elec. Outlets: 110V _____ 220V _____</p>	<p><b>SEWER</b></p> <p>Septic Tank _____</p> <p>Other: _____</p>
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I hereby acknowledge that I have read this application and state that the foregoing is correct, and agree to comply with all County Ordinances and State Laws regulating construction.

Owner: \_\_\_\_\_

By: \_\_\_\_\_

Approved: **MARIN COUNTY PLANNING COMMISSION** JUN 25 1954

By: *Ray H. Williams* Chairman

Approved: **BUILDING INSPECTOR**

By: *Walter M. C. [Signature]*



B



ASSESSOR'S PARCEL NO.:

179 - 025 - 15416

COUNTY OF MARIN  
DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION DEPARTMENT

APPLICATION FOR  
BUILDING PERMIT

APPLICANT FILL IN BELOW ONLY

Owner: Terra Linda Ranch Home District

Address: \_\_\_\_\_

The undersigned hereby applies for a permit for the following work:

Construct new ☒ Repair ☐

Construct addition to ☐ Move ☐

Remodel ☒ Demolish ☐

Type of Structure, such as Dwelling, or other: Barndominium & Permitted Hall

Job Address: Del Canto Road Locality Terra Linda

Lot: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Nearest cross street: Capoaso How far? 130'

Which way? west

General Contractor: K.E. Weisenburg & Son Inc.

Floor Area square feet: 1958

Main Floor: \_\_\_\_\_ Basement, Attic: \_\_\_\_\_

Other living area: \_\_\_\_\_ Porch or deck: \_\_\_\_\_

Garage, carport: \_\_\_\_\_ Other: \_\_\_\_\_

Method of sewage disposal:

Public sewer ☒ Septic tank ☐

(If other than public sewer, approval of the County Health Dept. must be shown before permit is granted.)

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

DATE: 1-22-62

PERMIT NO. A-11313

VALUATION \$30,000

Permit Fee \$ \_\_\_\_\_  
Plan checking \_\_\_\_\_  
Penalty \_\_\_\_\_  
TOTAL \$ 39.00

ZONING INFORMATION

Number of stories: \_\_\_\_\_ Total Height: \_\_\_\_\_

Distance to property line \_\_\_\_\_

Maximum eave overhang \_\_\_\_\_

Deck projection \_\_\_\_\_

REMARKS: Request curved land - septic hole

beginning back in 1955

APPROVED: MARIN COUNTY PLANNING DEPARTMENT

By: B. J. G. G. G. Date: 1-22-62

INSPECTOR'S NOTES: \_\_\_\_\_

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\_\_\_\_\_



# APPLICATION FOR BUILDING PERMIT

APPLICANT FILL IN BELOW ONLY

Owner TERESA LINDA REC-RE DIST Tel. 479-2636

Mailing Address 670 DEL GAMAHO ROAD

General Contractor OWNER Tel. 479-2636

The undersigned hereby applies for a permit for the following work:

Construct new ☒ Repair ☐

Construct addition to ☐ Move ☐

R remodel ☐ Demolish ☐

Type of Structure, such as Dwelling, or other: BARNE MAIN T BCG

Street Address 670 Del GamaHo Rd Lot No. 179-025-15

Locality TERESA LINDA REC-RE DIST Nearest cross street: LAOS REPOSITS

Method of sewage disposal: Public sewer ☐ Septic tank ☐

(Connection charges must be paid to Sanitary District before final inspection. Additions to plumbing may involve additional charges).

REMARKS:

READ THIS: Any Plumbing, Heating, or Electrical work done in connection with this building permit will require separate permits and separate inspections.

Signature of Applicant Teresa Linda Rec-Re Dist

Signature of Building Inspector Richard T. Connelley

APPROVED: Richard T. Connelley BUILDING INSPECTOR

ASSESSOR'S PARCEL NO.: 179-025-15A

COUNTY OF MARIN

DEPARTMENT OF PUBLIC WORKS  
BUILDING INSPECTION DEPARTMENT

DATE 7-24-65

PERMIT NO. A-2670

VALUATION \$ ---

PERMIT FEE \$ NO FEE - SPECIAL DISTRICT

ZONING INFORMATION

Number of stories: 1

Total Height: 20'

Distance to property line

Submitted

Required

Front

Rear

Side

Side

196

76

8

8

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Maximum eave overhang 6'

Deck protection ---

REMARKS: APPROVED FOR PERMIT - SEE FILE

FOR PERMIT FILE

APPROVED: Richard T. Connelley MARIN COUNTY PLANNING DEPARTMENT

INSPECTOR'S NOTES:





COUNTY OF MARIN DEPARTMENT OF PUBLIC WORKS										
BUILDING INSPECTION DIVISION					BUILDING PERMIT APPLICATION					
BUILDING PERMIT <b>A 11976</b>			DATE <b>5/2/11</b>		ZONING INFORMATION <b>R-1:B-D</b>					
OCCUPANCY			TYPE CONST.		ASSESSOR'S PARCEL NO.: <b>178-0025-15,16</b>					
			GROUP		NUMBER OF STORIES					
OWNER <b>TERRA LINDA PARK-RECREATION DIST.</b>					TOTAL HEIGHT					
JOB ADDRESS <b>670 DEL CAMINO RD</b>			LOT		MAXIMUM ROOF OVERHANG INTO SETBACK					
NEAREST CROSS ST.			BLOCK		MAXIMUM DECK PROJECTION INTO SETBACK					
LOCALITY <b>TERRA LINDA</b>			TRACT		DISTANCE TO PROPERTY LINES					
CONTRACTOR <b>Arner</b>					FRONT		REAR		SIDE	
ADDRESS					SUBMITTED					
POST OFFICE					REQUIRED					
TELEPHONE NO. <b>479-2636</b> STATE LICENSE					REMARKS					
BUILDING INSPECTION RECORD										
TYPE		DATE		INSPECTOR						
FOUNDATION		<input type="checkbox"/>								
SLABS		<input type="checkbox"/>								
FRAME		<input checked="" type="checkbox"/> <b>5/2/11</b>		<b>U.O.H.C.</b>						
INT. LATH		<input type="checkbox"/>								
EXT. LATH		<input type="checkbox"/>								
MASONRY WALLS		<input type="checkbox"/>								
FIREPLACE		<input type="checkbox"/>								
MISC.		<input type="checkbox"/>								
REMARKS:				<p><i>interior remodeling to existing bathhouse</i>  <i>Terra Linda Comm Center</i></p> <p>APPROVED MARIN COUNTY PLANNING DEPARTMENT  <b>S. Kay Parkerson</b> DATE <b>4/23/11</b></p> <p>SEWER <input checked="" type="checkbox"/> SEPTIC TANK <input type="checkbox"/></p>						
FINAL <input checked="" type="checkbox"/> <b>5/2/11</b>										
SIGNATURE OF APPLICANT <b>V.K. Nicholson</b>				LIVABLE AREA <b>110-219</b>			VALUATION \$ <b>200.00</b>			
OWNER'S ADDRESS				CHIEF BLDG. INSP. <b>XAN</b>			PERMIT FEE \$			
OWNER				APPROVED BY <b>ck</b>			CHECKING FEE			
				ISSUED BY <b>ck</b>			TOTAL FEE <b>No Fee</b>			



B

## PART I

## APPLICATION FOR BUILDING PERMIT

CITY of SAN RAFAEL  
1400 FIFTH AVENUE, SAN RAFAEL, CALIF. 94915PHONE  
456-1112 EXT. 231DEPARTMENT OF  
PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - RM. 300

PERMIT NUMBER 14436

ADDRESS 670 Del Ganado, San Rafael

ASSESSOR'S PARCEL \_\_\_\_\_

APPLICANT TO FILE IN WITHIN 15 DAYS Attachment

OWNER City of San Rafael

ADDRESS 1400 Fifth Avenue

CITY San Rafael, Calif. PHONE 456-1112

CONTRACTOR Marin County Roofing Co., Inc.

ADDRESS P. O. Box 2789

CITY San Rafael, Calif. 94902 PHONE 453-3511

CITY LIC NO. 2214 STATE LIC NO. 256043 C-39

PLANS SUBMITTED YES ☐ NO ☐

PLANS PREPARED BY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CONSTRUCTION LENDER \_\_\_\_\_

VALUATION \$ \_\_\_\_\_

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City ordinances and State laws regarding building construction.

I hereby agree to sue, defend, and keep harmless the City of San Rafael, its officers and duly appointed representatives against all liabilities and judgments resulting from this permit.

FIRM NAME Marin County Roofing Co., Inc.

BY Richard L. Miller, President

THIS PERMIT EXPIRES AND BECOMES NULL AND VOID IF THE WORK IS NOT COMMENCED WITHIN 180 days. LOCATION OF THE STRUCTURE ON THE PROPERTY IS THE RESPONSIBILITY OF THE PERMITTEE.

DISTRIBUTION:  
WHITE - FILE  
YELLOW - APPLICANT  
PINK - ASSESSOR  
ORANGE - FIRE DEPT.

DATE RECEIVED 11-10-80

DATE ISSUED 11-10-80 VALUATION \$ 9291.

BUILDING PERMIT FEE \_\_\_\_\_

PLAN CHECK FEE \_\_\_\_\_

PLAN RETENTION FEE \_\_\_\_\_

S.M.I.P. \_\_\_\_\_

CITY ORD. #1045 Waived - City work

OCCUPANCY: ☐ A.1 ☐ A.2-2.1-3-4 ☐ E ☐ I

H ☐ B.1,2,3. ☐ B.4 ☐ R.1 ☐ R.3 ☐ M

CONSTRUCTION: ☐ I ☐ II ☐ III ☐ IV ☐ V

No. of units \_\_\_\_\_

FLOOR AREA (MAIN BUILDING) \_\_\_\_\_

FLOOR AREA (GARAGE) \_\_\_\_\_ ACCESS BLDG. \_\_\_\_\_

DESCRIPTION OF WORK: Scope of work reroofmain building of Terra Linda Rec Center per specs by city and bid dated 10-8-80.

PLAN CHECKED BY: \_\_\_\_\_ DATE \_\_\_\_\_

THE FOLLOWING CONDITIONS TOGETHER WITH THE SUBMITTED PLANS AND/OR SPECIFICATIONS ARE MADE A PART OF THIS PERMIT:

NO FINAL INSPECTION REQUESTED

Filed 5-15-81 8/1

ISSUED BY: Bing



B

# APPLICATION FOR BUILDING PERMIT

CITY of SAN RAFAEL  
1400 FIFTH AVENUE, P.O. BOX 60, SAN RAFAEL  
CALIFORNIA 94915-0060

PHONE  
(415) 485-3365

DEPARTMENT OF  
**PUBLIC WORKS**  
LAND DEVELOPMENT DIVISION - RM. 300

PERMIT NUMBER 24991  
JOB ADDRESS 670 Del Canale Dr  
ASSESSOR'S PARCEL

DATE RECEIVED 1-8-87 \* 269,000  
DATE ISSUED 1-9-87 VALUATION \$  
BUILDING PERMIT FEE  
PLAN CHECK FEE  
PLAN RETENTION FEE  
S.M.I.P.  
CITY ORD. #1046

## APPLICANT TO FILL IN WITHIN HEAVY LINES - TYPE OR PRINT

OWNER City of San Rafael  
ADDRESS 1400 Fifth Ave  
CITY San Rafael PHONE 485-3365

CONTRACTOR Joseph E Redmond, Inc  
ADDRESS 33 Joseph Ct  
CITY San Rafael, CA PHONE 479-1047  
CITY LIC. NO. 01 File STATE LIC. NO. 424848

PLANS SUBMITTED YES ☒ NO ☐

PLANS PREPARED BY

ADDRESS

CONSTRUCTION LENDER

VALUATION \$

269,000

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City ordinances and State laws regulating building construction.  
I hereby agree to save, indemnify, and keep harmless the City of San Rafael, its officers, and duly appointed representatives against all liabilities and judgments resulting from this permit.

FIRM NAME Joseph E Redmond, Inc  
BY Ray E Redmond

THIS PERMIT EXPIRES AND BECOMES NULL AND VOID IF THE WORK IS NOT COMMENCED WITHIN 180 DAYS. LOCATION OF THE STRUCTURE ON THE PROPERTY IS THE RESPONSIBILITY OF THE PERMITTEE.

OCCUPANCY: ☐ A.1 ☐ A.2-2.1-3-4 ☐ E ☐ I  
☐ H ☐ B.1.2.3. ☐ B.4 ☐ R.1 ☐ R.3 ☐ M  
CONSTRUCTION: ☐ I ☐ II ☐ III ☐ IV ☐ V NO. OF STORIES:  
FLOOR AREA (MAIN BUILDING) NO. OF UNITS  
FLOOR AREA (GARAGE) ACCESS. BLDG.

### DESCRIPTION OF WORK:

Rowant Improvement

\* Includes Electrical  
Mechanical & Plumbing

PLAN CHECKED BY: DATE:

THE FOLLOWING CONDITIONS TOGETHER WITH THE SUBMITTED PLANS AND/OR SPECIFICATIONS ARE MADE A PART OF THIS PERMIT:

ISSUED BY: SOB

DISTRIBUTION:  
WHITE - FILE  
YELLOW - APPLICANT  
PINK - ASSESSOR  
ORANGE - FIRE DEPT



B

# SAN RAFAEL BUILDING INSPECTION RECORD

Joseph E. Redmond

BUILDING	PLUMBING	ELECTRICAL	MECHANICAL	SWIM POOL
Permit No. 24991	Permit No.	Permit No.	Permit No.	Permit No.
Fee Fees waived	Fee	Sq. Ft.	Sq. Ft.	Pre-Gunite
Foundation 1/16/87	Under Floor	Fee	Fee	Rough Elect.
Under Floor	Gas Test 3/11/87	Temp. Elect.	Under Floor	Gas Test
Conc. Panels	Sewer	Service	Ducts	R.O. Pibg
Columns	Rough 2/28/87	Under Floor	HVAC	Pre-Plaster
Ret. Walls	Top-out	Rough	Heads. Comm	Heating
* Frame 2/12/87	Water Htr	Heating	Final	Final
Roof	Flue	Sign	Miscellaneous	
Ext. Lath			HAND RAMP - 1/16/87	
Gyp-Board			* TIE DOWN S FOR	
Slab			A.C. ENCL. 2-24-87	
Energy			PART TRANS BATH Upr 8/12/87	
Final 5/4/87	Final 5/4/87	Final 5/4/87		

Address

670 Del Canado (Tenant) TERRA LINDA REC. Chicago

A P #



B



Fred Vincenti  
 Department of Building Inspection  
 City of San Rafael  
 1400 Fifth Avenue  
 San Rafael, CA 94901

1292 Lincoln Avenue  
 San Rafael California 94901  
 415 459 1445

February 23, 1987  
 Re: Railings at Handicap Ramp, Terra Linda Recreation Center

Dear Fred,

DEPT. OF PUBLIC WORKS				
Info	Act	Route To:	Copy	Init.
		Director		
		Asst. Dir.		
		Offic. Eng.		
		Supt. P.W.		
		Park Supt.		
		Senior Eng.		
		Assoc. Eng.		
		Traffic Eng.		
		File		

Enclosed please find one copy of the railings (revised) for the handicap ramp in front of the Bath House, Terra Linda Recreation Center. At your earliest opportunity, please review these details, especially in the area of conformance with the requirements of Title 24, Accommodation of the Disabled. The plans presented are designed to address as many of these requirements as possible, considering that the ramp and stairs are already in place. I regret that this oversight wasn't picked up any sooner. Now, not many alternatives are feasible, short of tearing the ramp out and starting over.

The main differences between this plan and the original version are the following: 1) Wherever possible, the railings on the inside have been made continuous, and extend 12" beyond the ramp at the low end. 2) A second railing has been added on the face of the Bath House so that the requirement for railings on both sides of the ramp is met.

If I don't hear from you first, I will call in a few days to discuss this with you. I'm interested in getting this one settled as soon as possible. Thanks in advance for your consideration.

Sincerely

*Rick Cranmer*

Richard Cranmer  
 FORSHER+GUTHRIE



B



End of document.