CITY OF CLAYTON

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AGENDA
PLANNING COMMISSION
Regular Meeting
7:00 P.M. on Tuesday, May 13, 2014

Hoyer Hall, Clayton Community Library, 6125 Clayton Road, Clayton, California

1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

2. ADMINISTRATIVE

2.a. Review of agenda items.
2.b. Declaration of Conflict of Interest.
2.c. Commissioner Sandra Johnson to report at the City Council meeting of May 20, 2014 (alternate Vice Chair Dan Richardson).

3. PUBLIC COMMENT

4. MINUTES

4.a. Approval of the minutes for the April 22, 2014 regular meeting.

5. PUBLIC HEARINGS

5.a. **GPA-02-13, City of Clayton, General Plan Housing Element Update.** Public hearing to consider the draft 2015-2023 Housing Element update for the City of Clayton. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15063, an Initial Study will be prepared to determine if the document may have a significant effect on the environment. It is anticipated that an Initial Study with a Negative Declaration (IS/ND) will be prepared. The IS/ND will be noticed and made available for public hearing consideration at a future meeting date concurrent with the final City of Clayton 2015-2023 Housing Element update document.

Staff Recommendation: Receive and consider the staff report and consultant presentation on the draft 2015-2023 Housing Element update, receive and consider any public comment, and if determined to be appropriate, recommend the City Council direct staff to submit the draft 2015 2023 Housing Element update to HCD for review.

6. OLD BUSINESS

None.

7. NEW BUSINESS

7.a. **CDD-10-14, Clayton Historical Society,** 6101 Main Street (APN: 119-011-004). Review of the Clayton Historical Society's proposed garden plaza and site improvement modifications to the outdoor area adjacent to the Clayton Museum building. The proposed new improvements include, but are not limited to, an entryway arbor, circular garden plaza (referred to as the "Wagonwheel Plaza"), decorative seatwalls, memorial bench, fencing, trellis, hardscape and walkway paths, historic tractor display, and associated water efficient landscaping. Categorically exempt per Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines.

Staff Recommendation: Review and consider the proposal and recommend City Council approval.

8. COMMUNICATIONS

8.a. Staff.
8.b. Commission.

9. ADJOURNMENT

9.a. The next regularly-scheduled meeting of the Planning Commission will be held on **Tuesday, May 27, 2014 at 7:00 p.m.**

Most Planning Commission decisions are appealable to the City Council within ten (10) calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in oral testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter. If you have a physical impairment that requires special accommodations to participate, please contact the Community Development Department at least 72 hours in advance of the meeting at 925-673-7340. An affirmative vote of the Planning Commission is required for approval. A tie vote (e.g., 2-2) is considered a denial. Therefore, applicants may wish to request a continuance to a later Commission meeting if only four Planning Commissioners are present.

Any writing or documents provided to the majority of the Planning Commission after distribution of the agenda packet regarding any item on this agenda will be made available for public inspection in the Community Development Department located at 6000 Heritage Trail during normal business hours.

Minutes
Clayton Planning Commission Meeting
Tuesday, April 22, 2014

1. CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Chair Manning called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Chair Gregg Manning
Vice Chair Dan Richardson
Commissioner Keith Haydon
Commissioner Sandra Johnson

Absent: Commissioner David Bruzzone (excused)

Staff: Community Development Director Charlie Mullen

2. ADMINISTRATIVE

2.a. Review of agenda items.

2.b. Declaration of Conflict of Interest.

None.

2.c. Vice Chair Dan Richardson to report at the City Council meeting of May 6, 2014.

3. PUBLIC COMMENT

None.

4. MINUTES

4.a. Approval of the minutes for the March 11, 2014 regular meeting.

Commissioner Johnson moved and Commissioner Haydon seconded a motion to approve the minutes with a minor correction. The motion passed 4-0.

5. PUBLIC HEARINGS

5.a. **SP-02-14 & VAR-01-14, City of Clayton/Transwestern Property Company.** 6011 Main Street (APN: 118-560-010). A request to consider a Sign Permit Variance for the size and number of commercial real estate advertising signs on a vacant undeveloped 1.66-acre City-owned property for sale in the Clayton Town Center. Categorically exempt per Sections 15311 of the California Environmental Quality Act (CEQA) Guidelines.

Community Development Director Mullen presented the staff report.

Commissioner Haydon asked if the sign photograph diagram on the last sheet accurately depicted the size of the sign. Director Mullen responded it was not entirely accurate and noted this diagram was intended primarily to show the proposed sign location.

Chair Manning noted that the proposed sign location could be obstructed by landscaping located to the east and suggested that the sign may be more visible if moved further west. The Commission agreed to give flexibility to the Director to work with the sign installer on the final placement of the sign in order to maximize its visibility from Clayton Road.

Chair Manning opened the public hearing and asked for public comment. Seeing none, the public hearing was closed.

Commissioner Haydon moved and Vice Chair Richardson seconded a motion to adopt Resolution No. 03-14 approving the Sign Permit Variance. The motion passed 4-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff.

Director Mullen provided a brief update on the following:

- Draft Housing Element to be considered at the May 13, 2014 Planning Commission meeting.
- Handed out a CEQA article from the February edition of Western City magazine.
- Status of the Silver Oak Estates and Oak Creek Canyon subdivision projects.
- Residential home improvement projects appear to be on the rise.

8.b. Commission.

Commissioner Haydon reported on his attendance at a Transpac meeting.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:27 p.m. to the regularly-scheduled meeting of the Planning Commission on May 13, 2014.

Submitted by
Charlie Mullen
Community Development Director
Com Dev\Plng Comm\Minutes\2014\0422

Approved by
Gregg Manning
Chair

CITY OF CLAYTON
PLANNING COMMISSION
STAFF REPORT

Meeting Date: **May 13, 2014**

Item No.: **5.a**

From: **Charlie Mullen**
Community Development Director CM

Subject: **Public Hearing to Consider the Draft 2015-2023 Housing Element Update (GPA-02-13).**

Applicant: **City of Clayton**

REQUEST

Public hearing to consider the draft 2015-2023 Housing Element update for the City of Clayton.

PROJECT INFORMATION

Location:	Citywide
General Plan Designation:	Various
Zoning:	Various
Environmental Review:	Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15063, an Initial Study will be prepared to determine if the document may have a significant effect on the environment. It is anticipated that an Initial Study with a Negative Declaration (IS/ND) will be prepared. The IS/ND will be noticed and made available for public hearing consideration at a future meeting date concurrent with the final City of Clayton 2015-2023 Housing Element update document.
Public Notice:	On May 2, 2014, a public hearing notice was published in the Contra Costa Times, posted at the notice boards and mailed to interested parties, housing advocacy groups and public agencies. The public hearing notice and draft Housing Element were also posted on the City's website on May 2nd.

BACKGROUND

State law recognizes the vital role local governments play in facilitating the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term General Plan for the physical development of the city or county. The Housing Element is one of the seven mandated elements of the local General Plan. The Clayton General Plan comprises eight elements: Land Use, Circulation, Housing, Community Design, Open Space/Conservation, Safety,

Noise, Community Facilities and Growth Management. All of the goals, policies, and programs contained in these elements are consistent with this Housing Element. The City will continue to review the General Plan for internal consistency as amendments are proposed and adopted.

State law requires that local governments identify and plan for the existing and projected housing needs of all economic segments of the community in their Housing Elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. Housing policy in the State rests largely upon the effective implementation of local General Plans and, in particular, local Housing Elements.

State law lists specific timetables in regard to the schedule for updating local Housing Elements. In the previous Housing Elements cycles, the updates were required to occur every five (5) years to address and respond to Regional Housing Needs, site inventory, housing constraints and any new provisions in State Law. For this current Housing Element update cycle, the State has changed the update cycle period to allow up to eight (8) years, from January 31, 2015 to January 31, 2023, provided the document is reviewed and certified by California Department of Housing and Community Development (HCD).

State law requires that local governments "make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element." To satisfy this requirement, the City is conducting a series of community meetings and public hearings to receive community input regarding housing needs and policy direction in the City of Clayton.

The City kicked off the public participation process with a Public Workshop on November 5, 2013. City staff and the City's Housing Element consultant, Pacific Municipal Consultants (PMC) made a presentation at a joint meeting before the City Council and Planning Commission, and members of the public regarding the Housing Element update. The presentation included an overview of the update process and schedule, a description of the required components, and initial findings from the needs assessment. The comments received at the meeting included general questions and comments regarding the Housing Element process, which were addressed at the meeting. There were no comments from the public provided at this workshop (see attached meeting minutes).

DISCUSSION

This staff report, along with the meeting presentation and public hearing are a continuation of the public participation process for Clayton's 2015-2023 Housing Element update. The Housing Element update picks up and takes off were the current 2009-2014 Housing Element ends. The Housing Element update consists of the following chapters/sections:

- Section 1.0 provides an introduction and overview of the Housing Element process.
- Section 2.0 provides a housing needs assessment, with a description and analysis of Clayton's population and household characteristics, employment and economic trends, housing stock, and existing and future housing needs.
- Section 3.0 examines opportunities and resources for residential energy conservation.
- Section 4.0 describes potential governmental and non-governmental constraints to the production of affordable housing.

- Section 5.0 provides an overview of existing financial and programmatic resources available to assist in housing production and improve affordability, as well as an inventory of existing affordable housing developments and properties.
- Section 6.0 analyzes land available for residential development and demonstrates the City's capacity to meet its Regional Housing Needs Allocation (RHNA).
- Section 7.0 reviews the implementation status, effectiveness, and continued appropriateness of implementation measures from the City's 2009-2014 Housing Element.
- Section 8.0 establishes goals, policies, implementation measures, and quantified objectives for the 2015-2023 Housing Element planning period. Following the housing goals, policies, and implementation measures section is a table that outlines quantified objectives for the 2015-2023 planning period.

Regional Housing Needs Allocation

Much of the specific detail, data, and resultant goals, policies, implementation measures stem from the RHNA numbers discussed in Section 6.0 of the Housing Element. State law requires that HCD project statewide housing needs and allocate the anticipated need to regions throughout the state. For the Bay Area, HCD provides the regional need to the Association of Bay Area Governments (ABAG), which then distributes the RHNA to the cities and counties within the ABAG region. ABAG allocates housing production goals for cities and counties based on their projected share of the region's household growth, the state of the local housing market and vacancies, and the jurisdiction's housing replacement needs.

Projected housing needs in the RHNA are described by income categories as established by HCD: very low, low, moderate, and above moderate. Additionally, recent state legislation requires jurisdictions to project housing needs for extremely low-income households, which is assumed to be half of the very low-income allocation (see next report section for more detail on household income).

Clayton's share of the 2014-2022 RHNA is 141 units. As shown in the table below (Table 44 excerpt from the Housing Element) the RHNA includes 25 extremely low-income units, 26 very low-income units, 25 low-income units, 31 moderate-income units, and 34 above moderate-income units. Clayton's RHNA represents less than one percent of the total Contra Costa County RHNA of 20,630 units.

City of Clayton Regional Housing Needs Allocation, 2014-2022

Income Category	ABAG Need Determination	Percentage of Total
Extremely Low	25	18%
Very Low	26	18%
Low	25	18%
Moderate	31	22%
Above Moderate	34	24%
Total Units	**141**	**100%**

Capacity to Accommodate the RHNA
As detailed in Section 6.2 Adequate Sites Inventory and summarized in the Table below (Table 45 excerpt from the Housing Element), Clayton has capacity in planned or approved projects and adequate land zoned at densities appropriate to meet the 2014–2022 RHNA for all income categories. Projects already approved or planned can accommodate 74 units, vacant residential sites can accommodate 77 units, and underutilized sites can accommodate 126 units. Identified sites have realistic capacity for a total of 277 units, 151 of which may be appropriate for lower-income households.

As stated in Implementation Measure I.1.1, the City will continue to track and monitor the inventory of available sites throughout the planning period to ensure that adequate sites remain available to accommodate the City's RHNA.

City of Clayton Capacity to Accommodate the 2014–2022 RHNA

Income Category	RHNA	Planned/ Approved	Vacant Land	Underdeveloped Sites	Remaining Need (Surplus)
Extremely Low	25	8	57	86	(75)
Very Low	26				
Low	25				
Moderate	31	66	20	40	(61)
Above Moderate	34				
Total Units	**141**	**74**	**77**	**126**	**(136)**

Household Income
Each year, HCD publishes median income amounts and State Income Limits for five categories of household income for each county in the state. The 2014 State Income Limits were released on February 28, 2014, and provide income limits based on income category and household size. As shown in the table below (Table 16 excerpt from the Housing Element) the income range (based on a percentage of the area median income for Contra Costa County in 2014 of $93,500) and annual income amount for a four-person household range from $28,020 or less for extremely low-income households to more than $112,200 for above moderate income households.

Contra Costa County Income Categories, 2014

Income Category	Percentage of Median Income	Annual Household Income*
Extremely Low	≤30%	$28,050 or less
Very Low	31%–50%	$28,051–$46,750
Low	51%–80%	$46,751–$67,600
Moderate	81%–120%	$67,601–$112,200
Above Moderate	>120%	More than $112,200

Existing Housing Element Accomplishments
Clayton has made significant progress toward achieving one-time and ongoing goals set forth in the existing Housing Element, which was adopted by the City and certified by HCD in 2010. The following is a summary list of the existing Housing Element implementation actions completed, from 2010 through 2014:

- Established the Multi-Family High Density General Plan land use designation, re-designated and rezoned several sites, and amended Planned Development District regulations (I.1.1)
- Established regulations for manufactured homes, consistent with State law (I.3.1)
- Prepared and distributed a Development Handbook (I.5.2)
- Established regulations and a Zone for emergency shelters (II.1.1)
- Established regulations and a Zone for transitional and supportive housing (II.1.2)
- Established regulations and a Zone for single-room occupancy (SRO) units (II.1.3)
- Modified zoning to require a Use Permit for single-family homes in multi-family districts (II.2.1)
- Revised the City's definition of "family" (IV.1.2)
- Adopted a reasonable accommodations ordinance (IV.3.1)

New Implementation Actions Added
The following is a summary list of implementation actions proposed to be added to the 2015-2023 Housing Element:

- Monitor the residential land inventory and maintain adequate sites (I.1.1)
- Establish zoning regulations for employee housing for six (6) or fewer persons (II.1.2)
- Explore financing and programs for home efficiency improvements (V.1.3)

Housing Element Update Schedule
The draft 2015-2023 Housing Element update for the City of Clayton is on track to meet the State recommended adoption schedule per the following table:

City of Clayton 2015-2023 Housing Element Update Schedule

November 5, 2013	Joint Planning Commission/City Council Workshop
May 13, 2014	Planning Commission Public Hearing
June 3, 2014	City Council Public Hearing
June–August, 2014	HCD review (up to 60 days)
September/October, 2014	Planning Commission and City Council Adoption hearings
October 2014 –January 2015	Final HCD review (up to 90 days)
January 2015	HCD Certified Housing Element

RECOMMENDATION

Staff recommends that Planning Commission receive and consider the staff report and consultant presentation on the draft 2015-2023 Housing Element update, receive and consider any public comment, and if determined to be appropriate, recommend the City Council direct staff to submit the draft 2015-2023 Housing Element update to HCD for review.

ATTACHMENTS

1. Minutes from Joint City Council/Planning Commission Workshop of 11/5/13
2. PMC's PowerPoint Presentation for the draft 2015-2023 Housing Element update, for 5/13/14 meeting.
3. Draft 2015-2023 Housing Element update, dated April 18, 2014 (cover sheet only, the entire document is available on City's website [http://ci.clayton.ca.us/?page_id=150], and a complete hard copy was previously transmitted to the Planning Commission).

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MINUTES
OF THE
REGULAR MEETING
CLAYTON CITY COUNCIL

TUESDAY, November 5, 2013

1. **CALL TO ORDER & ROLL CALL** – The meeting was called to order at 5:33 p.m. by Mayor Pierce in Hoyer Hall of the Clayton Community Library, 6125 Clayton Road, Clayton, CA. Councilmembers present: Mayor Pierce, Vice Mayor Stratford Councilmembers Diaz, Geller, and Shuey (arrived at 6:38 p.m.). Staff present: Assistant to the City Manager Laura Hoffmeister, City Attorney Mala Subramanian, Community Development Director Charlie Mullen, and City Clerk Laci Kolc.

2. **PLEDGE OF ALLEGIANCE** – led by Mayor Pierce.

3. **PUBLIC COMMENTS**- None.

4. **PUBLIC WORKSHOP**

(a) Joint Study Session to discuss and provide general instructions to staff and its consultant on the City's Housing Element Update, as required by State law.
(Community Development Director & Jennifer Gastelum, Project Manager, PMC)

The Community Development Director stated this is the kick-off workshop for the Housing Element Update. He introduced the consultant team from Pacific Municipal Consultants (PMC), Jennifer Gastelum and Kim Opsfeld. He stated in May 2013 PMC competitively won the contract to be the consultant for the Housing Element update. He stated this cycle is eight years from 2014-2022. He noted the eight year cycle should reduce the impact on staffing and the cost associated with this process. He noted PMC and Ms. Gastelum were the consultants on the City's previous Certified Housing Element Update.

Ms. Gastelum stated this cycle is a minor technical update for the City. She stated this process provides for the implementation of the Regional Housing Needs Assessment (RHNA) numbers assigned by ABAG for the next eight years. She stated the Housing Element is one of the elements of the General Plan and it is important the City has an Certified Housing Element to be able to access state and local funding.

She stated there are new laws that must be implemented in this process (SB 812, SB 375, SB 2 (2007), AB 2634, and AB 2511) to facilitate housing for persons with disabilities, emergency shelters, and very low income households.

She stated the goal is a streamlined approach based on the work done during the implementation of the last Housing Element. She noted staff will be modifying the language of the PD Districts to identify standards for density. She stated once that happens the City can move forward and streamline the process with HCD.

Ms. Opsfeld provided an overview of the Housing Needs Assessment and stated it was difficult to find market homes at "affordable" prices in the City limits. She also noted the rental listing price information may be skewed because there are very few rentals in the community.

Ms. Gastelum stated staff and PMC are working on a draft which will be presented to the Planning Commission in February 2014 and should be completed well before the deadline for HCD.

ATTACHMENT - 1

Councilmember Geller offered to help PMC get information from local property managers to provide more accurate information.

Mayor Pierce stated she would like to see a new picture for the front cover of the report.

Planning Commissioner Dan Richardson stated it was nice to see the City has moved so many initiatives forward since the last Housing Element cycle.

Planning Commissioner Sandy Johnson stated there doesn't seem like there is much more work to do given all of the previous efforts. Ms. Gastelum stated indeed this a minor technical update.

Ms. Gastelum stated staff would eventually identify land inventory and change the default development standards for the PD zoned districts to meet HCD's requirements.

Mayor Pierce asked if the intention to have categories of planned development yet satisfy HCD's requirement? Ms. Gastelum stated that is the intention.

No public comments were received and no action was taken.

The Council recessed at 6:10 p.m.

Mayor Pierce reconvened the Council Meeting at 7:00 p.m.

5. **PLEDGE OF ALLEGIANCE** – Mayor Pierce asked the students being recognized for the "Do The Right Thing" campaign to lead the pledge.

6. **CONSENT CALENDAR- It was moved by Councilmember Diaz, seconded by Councilmember Geller, to approve the Consent Calendar as submitted (Passed; 5-0).**

(a) Approved the minutes of the regular meetings of October 1 and October 15, 2013, and the special meeting of November 27, 2012.

(b) Approved Financial Demands and Obligations of the City.

(c) Adopted Resolution 34-2013 approving the 3rd Amendment to the Stormwater Utility Area Agreement between the Contra Costa County Flood Control and Water Conservation District and the City of Clayton.

(d) Adopted Resolution 35-2013 approving a one (1) year Memorandum of Agreement with the City's Miscellaneous Employees Unit effective 01 July 2013.

(e) Approved a multi-year lease with Konica Minolta Business Systems for replacement of the existing City Hall copier machine.

(f) Approved authorization for City application to the County Board of Supervisors for $29,000 in County Park Dedication Funds to replace three (3) sport scoreboards at Clayton Community Park, and allocate $7,500 in Deferred Maintenance funds.

7. **RECOGNITIONS AND PRESENTATIONS**

(a) Certificates of Recognition to "Do The Right Thing" public school students chosen for exemplifying the character trait of "Respect".

Mayor Pierce and Mt. Diablo Elementary School teachers Ms. Howard and Ms. Mori recognized students Kaden Rose and Sophia Carcamo.

City of Clayton
2015–2023
HOUSING ELEMENT UPDATE

Planning Commission Hearing

May 13, 2014

CITY OF CLAYTON

ATTACHMENT - 2

OVERVIEW

- Housing Element overview and update process
- Regional Housing Needs Allocation (RHNA) and residential sites inventory
- Housing plan changes for the 2015–2023 planning period
- Questions/comments

Housing Element Requirements

- One of seven mandated General Plan elements
- Existing and projected housing needs of all economic segments of the community
- 4- or 8-year update time frame (2015–2023)
- Review by California Department of Housing and Community Development (HCD)

Housing Element Components

- Review of previous Housing Element
- Housing needs assessment
- Analysis of potential constraints
- Inventory of sites available for housing development
- Goals, policies, and programs

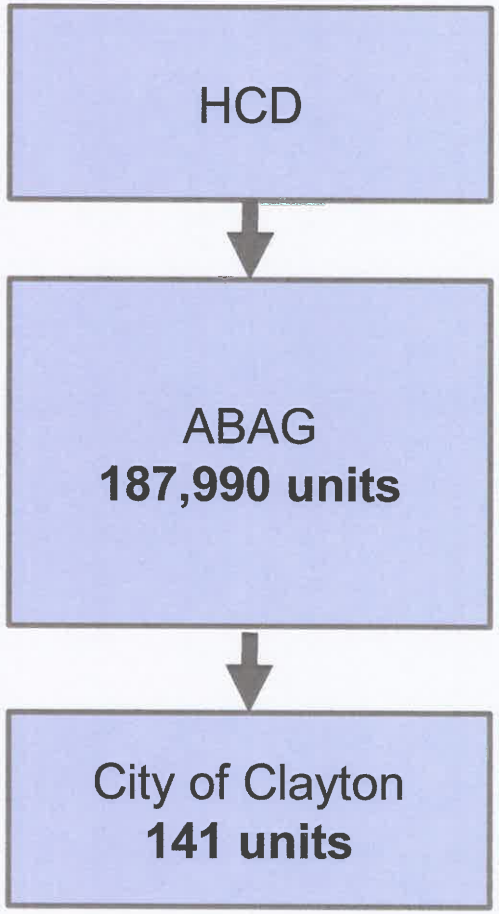
UPDATE SCHEDULE

November 5	Joint Planning Commission/City Council workshop
May 13	Planning Commission hearing
June 3	City Council hearing
June–August	HCD review (up to 60 days)
September/October	Adoption hearings
October–January	Final HCD review (up to 90 days)
January	Certified Housing Element

Regional Housing Needs Allocation (RHNA)

RHNA

- State law requires HCD to determine total regional housing needs
- ABAG allocates the regional number among its jurisdictions
- Allocation is distributed among 5 standard income categories



2014–2022 RHNA

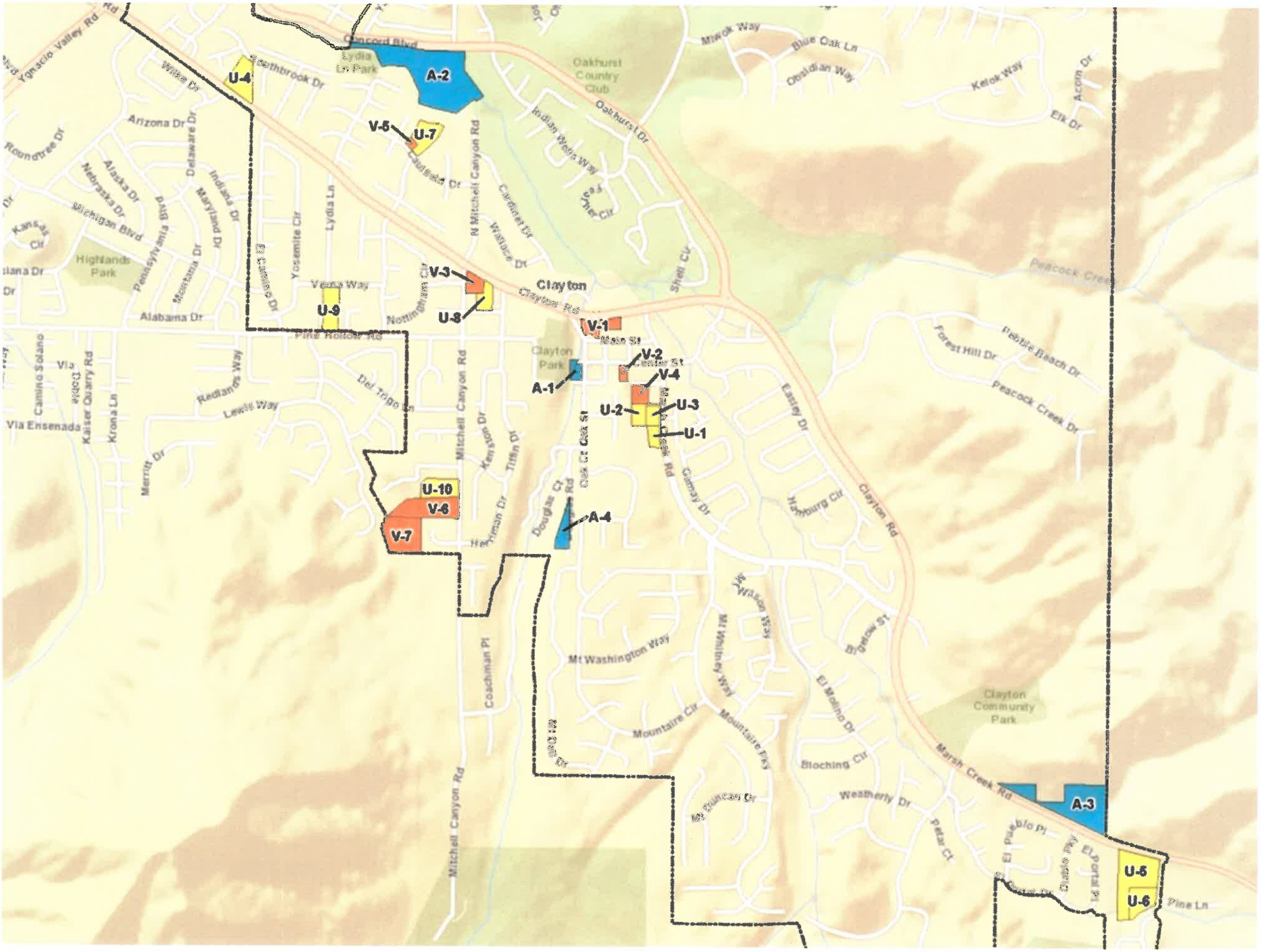
Income Category	Income Range	Number of Units	Percentage of Total
Extremely Low	<$28,050	25	18%
Very Low	$28,051 – $46,750	26	18%
Low	$46,751 – $66,250	25	18%
Moderate	$66,251 – $112,200	31	22%
Above Moderate	>$112,200	34	24%
Total		141	100%

Contra Costa County Median Income (2014): $93,500

Sources: ABAG 2014–2022 RHNA, 2013; HCD Income Limits, 2014

RESIDENTIAL CAPACITY

Income Category	RHNA	Planned/ Approved	Vacant Land	Under-developed Sites	Remaining Need (surplus)
Extremely Low	25	8	57	86	(75)
Very Low	26				
Low	25				
Moderate	31	66	20	40	(61)
Above Moderate	34				
Total		**74**	**77**	**126**	**(136)**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U-4
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U-7
U-8
U-9
U-10
V-1
V-2
V-3
V-4
V-5
V-6
V-7
Clayton
Clayton Rd
Clayton Park
Clayton Community Park
Highlands Park
Oakhurst Country Club
Lydia Ln Park
Concord Blvd
Marsh Creek Rd
Mitchell Canyon Rd
Peacock Creek
Peacock Creek Dr
Pine Ln

2015–2023
HOUSING PLAN

Implementation Actions Eliminated (completed)

- Establish the Multi-Family High Density General Plan land use designation and rezone several sites (I.1.1)
- Allow manufactured homes, consistent with state law (I.3.1)
- Prepare and distribute a Development Handbook (I.5.2)
- Zone for emergency shelters (II.1.1)
- Zone for transitional and supportive housing (II.1.2)

Implementation Actions Eliminated (completed)

- Zone for single-room occupancy (SRO) units (II.1.3)
- Modify zoning to require a Use Permit for single-family homes in multi-family districts (II.2.1)
- Revise the City's definition of family (IV.1.2)
- Adopt a reasonable accommodations ordinance (IV.3.1)

Implementation Actions Eliminated (No Longer Relevant)

- Use of Redevelopment Agency (RDA) Low and Moderate Income Housing Fund (I.2.2)
- Use RDA funds to encourage second dwelling unit development (I.4.2)
- Use RDA funds to subsidize units at Diamond Terrace (III.1.4)
- Develop design standards for energy generation projects (V.1.2)

Implementation Actions Added

- Monitor the residential land inventory and maintain adequate sites (I.1.1)
- Zoning for employee housing (II.1.2)
- Explore home efficiency improvement financing opportunities through PACE programs (V.1.3)

QUESTIONS/COMMENTS

CITY OF CLAYTON
2015-2023
Housing Element

Public Review Draft
April 18, 2014

CITY OF CLAYTON

City of Clayton
6000 Heritage Trail
Clayton, CA 94517-1250

RECEIVED
APR 30 2014
CITY OF CLAYTON
COMMUNITY DEVELOPMENT DEPT

Technical Assistance By:

PMC

2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

ATTACHMENT - 3

CITY OF CLAYTON
PLANNING COMMISSION
STAFF REPORT

Meeting Date:	**May 13, 2014**
Item Number:	**7.a**
From:	**Milan J. Sikela, Jr.** MS **Assistant Planner**
Subject:	**Review of proposed garden plaza and site improvement modifications to the existing outdoor area adjacent to the Clayton Museum building (CDD-10-14).**
Applicant:	**City of Clayton/Clayton Historical Society**

REQUEST

Review of proposed garden plaza and site improvement modifications to the existing outdoor area adjacent to the Clayton Museum building.

PROJECT INFORMATION

Location:	6101 Main Street APN: 119-011-004
General Plan Designation:	Town Center Commercial
Town Center Specific Plan Designation:	Town Center Commercial
Zoning:	L-C (Limited Commercial)
Environmental Review:	Categorically exempt per Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines.
Public Notice:	On May 2, 2014, a courtesy meeting notice was posted at the notice boards and mailed to property owners directly adjacent to, across the street from, and within the general vicinity of the project site.
Authority:	Clayton Town Center Specific Plan.

DISCUSSION

The Clayton Historical Society is proposing garden plaza and site improvement modifications to the existing outdoor area adjacent to the Clayton Museum building located on a City-owned property at 6101 Main Street in Clayton's Town Center (see **Attachment 1** for vicinity map). The proposed modification improvements to the existing garden plaza and site include such amenities as an entryway arbor, garden plaza, decorative seatwalls, memorial bench, fencing, trellis, hardscape and walkway paths, historic tractor display, and associated landscaping (see **Attachment 2** for project plans, **Attachments 3 - 6** for additional project information, and **Attachment 7** for existing site photographs).

The existing garden plaza area located on the west side of the Clayton Museum building currently contains ornamental landscaping, a small informal gravel plaza, pathways, a picnic table, and, near the rear (north) area of the lot, are located several interpretive display items including horse-drawn agricultural equipment, an ore box, dipping pot, and structural outhouse and jail exhibits (see **Sheet L2** of **Attachment 2**).

The applicant is proposing to install a white picket fence (to match existing) along the front of the site as well as a new entryway arbor in the center of the front fence. Furthermore, the existing small informal gravel plaza, picnic table in the center of the plaza, and pathways leading to the plaza are proposed to be removed to allow installation of slightly larger circular garden plaza area (referred to as the "Wagonwheel Plaza"). The plaza would be surrounded by a low decorative seatwall with three connecting access pathways. The plaza and pathways are proposed to be adorned with inset laser engraved bricks. Ornamental boulders would be used to embellish the pathways with each boulder progressively getting larger as one approaches the plaza (see **Sheet L3** of **Attachment 2**).

At the north end of the garden plaza, the applicant is proposing installation of a memorial bench adjacent to the Clayton Museum building on the east side of the existing main concrete walk. The existing "S" path connecting the main concrete walk to the walkway accessing the Clayton Business and Community Association (CBCA) storage building will be re-surfaced, and an additional pathway will also be installed connecting the concrete walk running along the west side of project site to the CBCA storage building access walkway.

At the rear of the property, the applicant is proposing installation of a decorative iron fence that will encompass a portion of the agricultural display area between the main concrete walk and the CBCA storage building. This new agricultural display area would include installation of a pathway, grapevine trellis, and a historic tractor display as well as relocation of the existing horse-drawn agricultural equipment, dipping pot, and agricultural pump. Just outside the enclosure would be a relocated bench, picnic table, and "Keller" post.

Although most of the existing landscaping will be retained with nominal additional vegetation in and around the entryway and front fence area, the bulk of new plantings are proposed to be located in the center of the lot between the plaza, CBCA storage building, and enclosed agricultural display area (see **Sheet L4** of **Attachment 2**). The new landscaping would include installation of water-efficient shrubs and low-growing plants and grasses. Grapevines are also proposed to be installed on the trellis within the agricultural display area. The remaining existing and proposed landscaping are intended to create a more water-efficient and drought-tolerant

garden area. The City Maintenance Department has reviewed the proposal and recommends that an arborist report be prepared to assess the potential impacts of the proposed improvements slated to occur within the dripline of the existing oak tree located adjacent to and north of the rear property line of the subject property.

ANALYSIS

Staff believes that the garden plaza and site improvement modifications proposed by the applicant are consistent with and follow the vision of Clayton's Town Center. The applicant has made good use of materials identified in the Town Center Specific Plan such as traditional wood pickets, common brick, and concrete masonry units. Furthermore, the proposed project complies with the Town Center Specific Plan guidelines including, but not limited to, the following:

- Maintains the Town Center's landscape and natural vegetation as a means to provide greenery, open space, development buffers, and a rural atmosphere.
- Retains the Town Center's existing patterns of yards and open spaces.
- Shared or individual courtyards are encouraged to provide pedestrian connections from rear parking areas to the street frontage and building entrances.
- Arbor structures with vines and flowers (in courtyards and between buildings) are a good way to link buildings and define exterior spaces with planted canopies.

From staff's perspective, the use of agricultural display equipment reinforces and augments the historical character and spirit of Clayton and will be an aesthetic and educational benefit to the community.

RECOMMENDATION

Staff recommends the Planning Commission review and consider the proposal, receive and consider any public comment, and recommend City Council approval of the project.

ATTACHMENTS

1. Vicinity Map
2. Clayton Historical Society Museum Garden Improvements Project Plans, prepared by Steven M. Lane, date stamped April 29, 2014
3. Letter from JoAnn Casper, President of the Clayton Historical Society, date stamped May 2, 2014
4. Clayton Historical Society Museum Garden Improvements Proposal Statement, submitted by the applicant, date stamped April 28, 2014
5. Clayton Historical Society Museum Garden Improvements Site History, submitted by the applicant, date stamped April 28, 2014
6. Clayton Historical Society Museum Garden Improvements Supplemental History Document, submitted by the applicant, date stamped April 28, 2014
7. Site Photographs, submitted by the applicant, stamped April 28, 2014

Com Dev\CDD\2014\CDD-10-14 - Clayton Museum Garden and Site Improvements\10-14.sr.pc.mtg.5.13.14

VICINITY MAP

CITY OF CLAYTON	**Clayton Museum** **CDD-10-14** **Garden Plaza and Site Improvements** **6101 Main Street** **APN: 119-011-004**	N (Not to Scale)

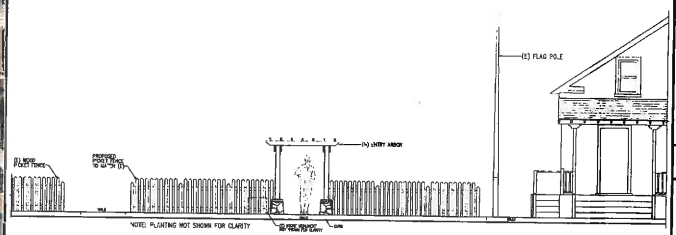
ATTACHMENT - 1

CLAYTON HISTORICAL SOCIETY (CHS) - MUSEUM GARDEN IMPROVEMENTS

EXISTING MAIN STREET VIEW PHOTO

MUSEUM GARDEN - EXISTING MAIN STREET VIEW PHOTOGRAPH - LOOKING NORTH, SPRING 2012
PHOTO: MARY SPRYER

PROPOSED IMPROVEMENTS - MAIN STREET VIEW SKETCH



STANDARD ABBREVIATIONS

&	AND	GA	GAUGE	RELO	RELOCATE(D)
@	AT	GALV	GALVANIZED	REQ'D	REQUIRED
℄	CENTER LINE	HORIZ.	HORIZONTAL	RWD	REDWOOD
ø	DIAMETER	IRRIG	IRRIGATION	SF	SQUARE FEET/FOOT
ADJ	ADJUSTABLE	MAX	MAXIMUM	SIM	SIMILAR
BLDG	BUILDING	MFR	MANUFACTURER	SQ	SQUARE
CLR	CLEAR	MIN	MINIMUM	SURF.	SURFACE
CONC	CONCRETE	MISC	MISCELLANEOUS	TYP	TYPICAL
CONT	CONTINUOUS	(N)	NEW	UON	UNLESS OTHERWISE NOTED
D.G.	DECOMPOSED GRANITE	NIC	NOT IN CONTRACT	VERT	VERTICAL
EQ	EQUAL	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
(E)	EXISTING	OC	ON CENTER	W/	WITH
FIN	FINISH	P.T.	PRESSURE-TREATED	W/O	WITHOUT
FT	FOOT OR FEET			WP	WATERPROOF OR WEATHERPROOF

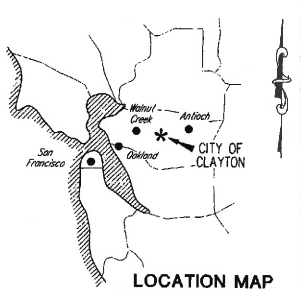
DESCRIPTION OF PROPOSED WORK

A. VISUAL AND OPERATIONAL INSPECTION / "SURVEY" OF EXISTING SITE CONDITIONS PLANTING, IRRIGATION SYSTEM AND RELATED EQUIPMENT, PRIOR TO ANY REMOVAL WORK.
B. REMOVAL OF EXISTING DECOMPOSED GRANITE, CONCRETE WALL BLOCKS, AND PLANTING AS REQUIRED FOR NEW WORK.
C. MOVEMENT OF SOIL AND NEW DRAINAGE IMPROVEMENTS AS REQUIRED FOR NEW WORK.
D. NEW HARDSCAPE CONSTRUCTION AS INDICATED AND DETAILED IN THIS PLAN SET.
E. IRRIGATION SYSTEM ALTERATIONS AS REQUIRED FOR NEW HARDSCAPE WORK, AND FOR NEW AND EXISTING PLANTING LOCATIONS. EXISTING SPRAY IRRIGATION TO BE RETROFITTED WITH COMMERCIAL QUALITY BUBBLERS AND DRIP IRRIGATION.
F. NEW CALIFORNIA NATIVE AND HISTORIC PLANTING INSTALLATION AS INDICATED AND DETAILED IN THIS PLAN SET.
G. NEW PICKET FENCING AND MAIN STREET GARDEN ENTRY ARBOR AS INDICATED AND DETAILED IN THIS PLAN SET.
H. NEW DISPLAY FOR CLAYTON BUSINESS AND COMMUNITY ASSOCIATION'S (CBCA'S) HISTORIC 1930's McCORMICK & DEERING TRACTOR; PAINTING OF CBCA BLDG. TO MATCH MUSEUM; IMPROVEMENTS TO (E) AGRICULTURAL DISPLAYS AS INDICATED.

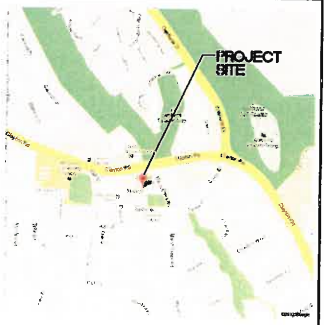
GOOGLE AERIAL PHOTO OF DOWNTOWN ca. 1938

GOOGLE SATELLITE SITE MAP ca. 2011

LOCATION MAPS



LOCATION MAP
N.T.S



DRAFT PROJECT PROPOSAL STATEMENT

Clayton Historical Society Museum Garden Improvements – DRAFT Proposal Statement
Background:
The Clayton Historical Society (CHS) Museum has been valuable educational resource to our community since it's doors opened to the public in 1978. The Museum maintains a collection of historic artifacts, antiques, photos and other items, dating back to Native American habitation up to present day. Items are either stored in the Museum archives, or are on display in the Museum's limited indoor and outdoor exhibit spaces.
Since it's inception in 1974, the CHS's mission has been to educate the public of Clayton's history - of being a major Bay Miwok Indian village and burial site; into an evolving Pioneer community, named after it's founder, Joel Clayton in 1857; to it's incorporation as a City in 1964 to limit development and maintain it's historical charm; onward to it's more recent history as ranking number 83 of the top 100 best places to live in the United States (Money magazine, 2011).
Since 1976, the City of Clayton has subleted the CHS the property in which the Museum and Historical Society operate from, including the parcel directly west of the museum building, where the Clayton Business and Community Association's (CBCA's) storage building is located; a site where agricultural and blacksmith artifacts are displayed; and the site where the Museum's 'Educational Garden' has been evolving since the year 2000.
NOTE: A detailed history of the Museum Garden site is a part of the 'Museum Garden Improvements' drawing submittal package.

Proposed Museum Garden Site Improvements:
At this time, the CHS Board of Directors is proposing to City of Clayton Staff – Improvements to the Museum's current Educational Garden.
The proposed Improvements to the Garden are intended to educate the public of the site's historical significance, including: 1) it's Native American Indian heritage, 2) it's Native California Plant and imported Ornamental Plant heritage, 3) it's former history as a Blacksmith site, 4) it's acquired landscape stones – once the foundation stones of the historic Endeavor Hall, originally built in 1862.
In addition – as part of this Improvements Proposal – the Clayton Business and Community Association (CBCA) wishes to propose a display for one of their historic tractors a 1930's McCormick and Deering W-30 steel-wheeled tractor. The proposed display would have a backdrop of an historic grapevine trellis and living grapevine as a reminder of Clayton's agricultural history, and of Clayton's earliest award-winning agricultural crops, first planted by it's City's founder. Additionally, the CBCA wishes to propose improvements to the existing agricultural displays, and repaint their storage building in the same color scheme as the Museum building – giving the buildings and site a unified look, and the charm of an historic building complex and garden in the heart of Downtown.

The proposed improvements will aid with new(*) and existing educational goals for the following:
A. Visiting 3rd grade Elementary school children, learning-of, playing-with, and creating – toys of early Pioneer games – serving as an outdoor, hands-on classroom.
B* Visiting 4th grade Elementary school children, learning about Native American peoples and the artifacts and plants used for sustenance, including Native California plants – serving as a living, visual, tactile and interactive Native American plant reference library.
C. Museum visitors, and the greater community – to learn-of, see, touch and smell various flowering and drought-tolerant California plants native to the Clayton Valley, in a home garden setting – serving as an evolving and inspirational Native California Plant educational, "Demonstration Garden" for the Community.
D. *Museum visitors, and the greater community – to learn-of and see various "Historic / Cottage Garden" plant selections (annuals & perennials), and an appropriate-to L.1800's style picket fence and trellis/arbor structure typical of a modest Clayton home cottage/pioneer garden, constructed in a convincing manner – making for a true 'Destination Garden' (especially in the Spring) for visitors within the local community and areas beyond.
E. Museum visitors, and the greater community – as an extension of the indoor Museum Exhibit space – an outdoor "classroom" and botanical exhibit space.
F. A uniquely public, yet intimate, downtown, 'Main Street' historic and educational garden.
NOTE: The Museum Garden is open to the public 365 days a year; is frequently visited by employees of Downtown Businesses during lunch hours on weekdays, and up to hundreds of visitors during Special Events on Main Street throughout the year.
Currently, the Museum and Garden host 2000+ visitors annually.

The intended Museum Garden Improvements of this 2014 proposal include the following:
A. New, approx. 400 sq. ft. oval-shaped flagstone central garden plaza / "Wagonwheel Plaza"; replacing the existing, odd-shaped decomposed granite central garden plaza.
B. New, approx. 52 lin. ft. stone and/or brick faced, low garden/seat wall; replacing existing, irregular-shaped, dilapidated-looking concrete block and random stone garden wall.
C. Three new salt finish "gold fine" colored, gently sloping walks from central patio to surrounding perimeter sidewalks and Museum's concrete walk; remedying the existing elevation drops from existing concrete walks to existing decomposed granite walking surfaces.
D. New flat pebble, exposed aggregate concrete "S" shaped path at North side of Garden (from CBCA Storage Building walk to West Porch of Museum); replacing the existing decomposed granite "S-path" with elevation drops at each end.
E. New concrete pad for a "Memorial" bench on the West side of the Museum - looking into the improved Garden.
F. New, laser engraved "donor" bricks in (6) radiating "spokes" of proposed "Wagonwheel Plaza"; and in the proposed low Garden/Seat Wall. Engraved bricks – in addition to being a unique design feature – would recognize a person's donation to the proposed Museum Garden Improvements project. Engraved bricks are intended to be a major funding component for the proposed Museum Garden Improvements project - ideally funding 1/3 - 1/2 of the project cost.

CODE INFO AND REQUIREMENTS

ALL NEW WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE (CBC) WHERE APPLICABLE, 2013 CALIFORNIA PLUMBING CODE (CPC), COUNTY AND LOCAL CODES, INCLUDING:
CITY OF CLAYTON 'STANDARD SPECIFICATIONS' AND 'STANDARD PLANS'

PROJECT SITE INFO

BLOCK and LOT INFO:	BLOCK 1, LOT 5 (AS PER JOEL CLAYTON'S ORIGINAL 1853 TOWN MAP)
APN:	119-011-002
ZONING:	L-C (LIMITED COMMERCIAL)
TOTAL PARCEL AREA:	10,000 SF (PER COUNTY ASSESSOR'S DATA)

PROPOSED GARDEN IMPROVEMENTS AREA OF WORK: 2,247 SF (APPROX. 23% OF TOTAL PARCEL AREA)
PROPOSED AGRICULTURAL DISPLAY IMPROVEMENTS AREA OF WORK: 824 SF (APPROX. 8% OF PARCEL AREA)

PROJECT CONTACTS

PROJECT DEVELOPERS:
CLAYTON HISTORICAL SOCIETY (CHS)
(LANDSCAPE & HARDSCAPE IMPROVEMENTS)
P.O BOX 94
CLAYTON, CA 94517
CONTACT: JoANN CASPAR, PRESIDENT
PH: (925) 672-7680

CLAYTON BUSINESS AND COMMUNITY ASSN. (CBCA)
(TRACTOR & AGRICULTURAL DISPLAY IMPROVEMENTS)
P.O BOX 436
CLAYTON, CA 94517
CONTACT: GREGG MANNING, CURRENT PRESIDENT
OR, KEITH HAYDON, PAST PRESIDENT
PH: (925) 672-8262

PROPERTY OWNER / REVIEWING AGENCY:
CITY OF CLAYTON
6000 HERITAGE TRAIL
CLAYTON, CA 94517
CONTACT: CHARLIE MULLEN,
COMMUNITY DEVELOPMENT DIRECTOR
PH: (925) 673-7340

PROJECT DESIGNER / PROJECT MANAGER
STEVEN M. LANE
245 MOUNTAIRE CIRCLE
CLAYTON, CA 94517
PH: (925) 698-7057
EMAIL: slane23@msn.com

LANDSCAPE CONTRACTOR:
TBD

RECEIVED
APR 29 2014
CITY OF CLAYTON
COMMUNITY DEVELOPMENT

SHEET INDEX

L0 COVER SHEET
L0.1 PROPOSED, CONCEPTUAL "BIRD'S EYE" ILLUSTRATION, AND CONCEPT IMAGES
L1 MUSEUM GARDEN SITE HISTORY
L2 EXISTING CONDITIONS PLAN; DEMOLITION PLAN / HARDSCAPE LOCATION PLAN
L3 PROPOSED HARDSCAPE PLAN; STREET ELEVATIONS; SITE SECTIONS; WALL DETAIL
L4 PROPOSED PLANTING PLAN; PLANTING KEY (HISTORICAL & STREETSCAPE PLANTS)
L4.1 PLANTING KEY (CONTINUED - NATIVE AMERICAN & CALIFORNIA NATIVE PLANTS)
L5 EXISTING IRRIGATION PLAN, IRRIGATION ALTERATION PLAN
L6 PLANTING, IRRIGATION, CONSTRUCTION DETAILS, NOTES - DEFERRED SUBMITTAL

REVISIONS	BY

STEVEN M LANE DRAFTING DESIGN
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CLAYTON, CALIFORNIA 94517
PH:(925)698-7057 FAX:(925)673-0603
EMAIL: slane23@msn.com

COVER SHEET

CLAYTON HISTORICAL SOCIETY (CHS)
MUSEUM GARDEN IMPROVEMENTS
6101 MAIN STREET
CLAYTON, CA 94517
Owner: CITY OF CLAYTON

Date	4/28/14
Scale	AS NOTED
Drawn	SML
Job	
Sheet	L0
Of	Sheets

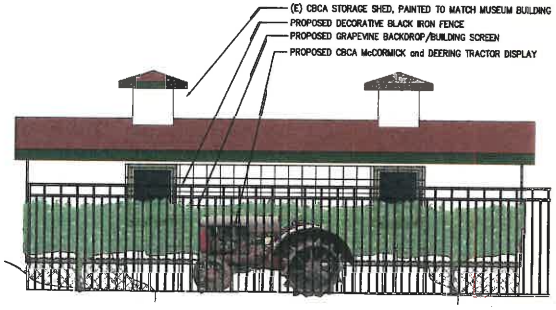
CITY STAFF REVIEW SET

ATTACHMENT - 2

CLAYTON HISTORICAL SOCIETY (CHS) - MUSEUM GARDEN IMPROVEMENTS

PROPOSED CBCA HISTORIC TRACTOR DISPLAY

IMAGES OF CBCA-OWNED HISTORIC 1930's McCORMICK and DEERING W-30, STEEL-WHEELED TRACTOR (STORED AT THE CLAYTON QUARRY), AS PROPOSED FOR THE CBCA-SPONSORED HISTORIC TRACTOR DISPLAY AT THE CHS MUSEUM.



EXAMPLES OF AREA MUSEUM'S HISTORIC TRACTOR DISPLAYS

(ABOVE) PHOTOS OF HISTORIC TRACTOR DISPLAYS AT FOREST HOME FARMS HISTORIC MUSEUM, SAN RAMON

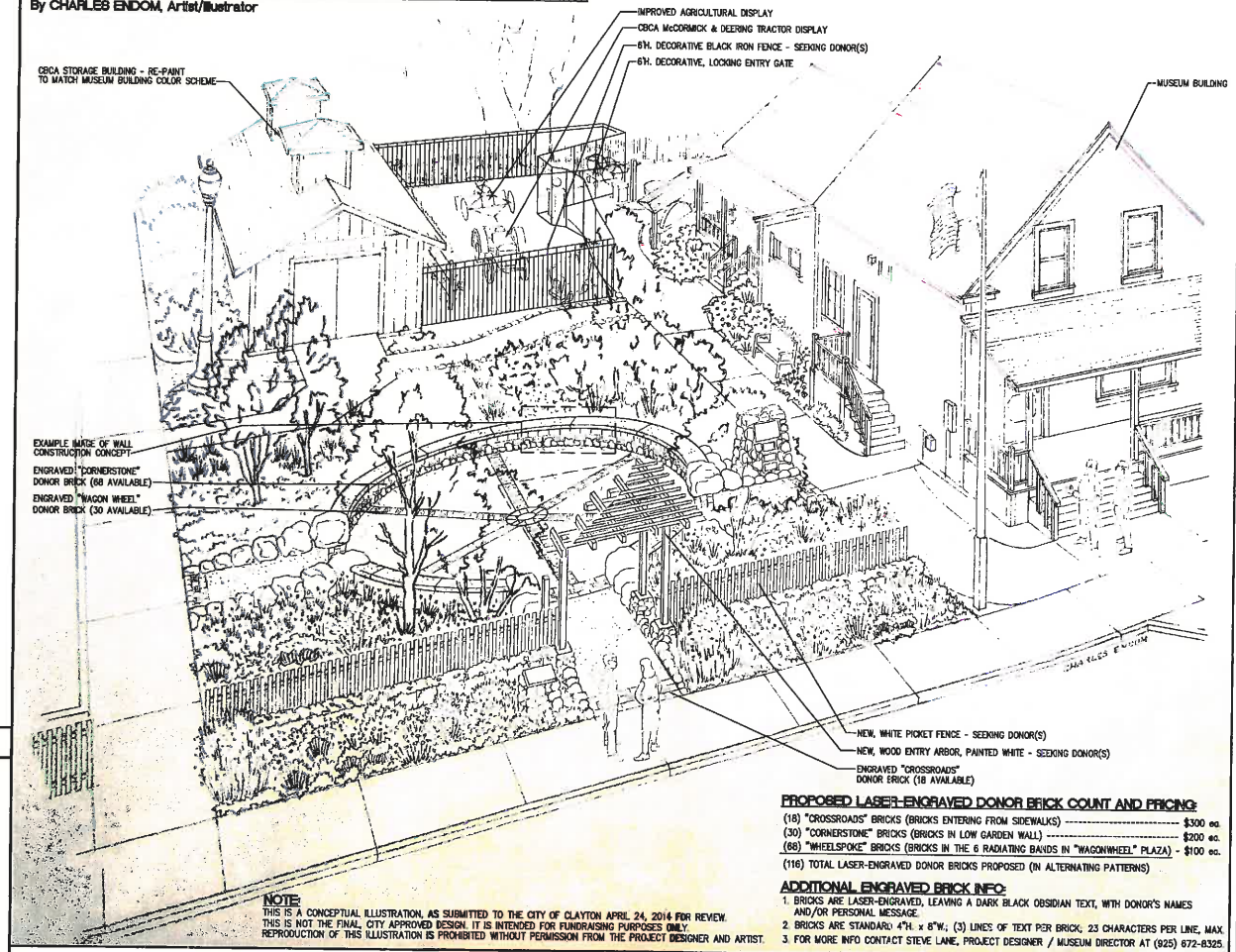
(BELOW) PHOTO AND CAPTION OF THE HISTORIC TRACTOR DISPLAY AT THE MANTECA HISTORICAL MUSEUM

D2 Caterpillar Tractor

This original 40" narrow gauge Trackleyer 3400, with it's giant 38 HP engine, Was used in the fields around Manteca and Roberts Island by the Frank Avilla Family. Donated by Rhonda Avilla. Rustic Outhouse "Privy" Circa 1939. Built by Jim Tocco to replace another, this was a well-known part of farm and even city-living at one time. Donated by Ed & Margaret Tocco-Sequeira.

PROPOSED IMPROVEMENTS - "BIRD'S EYE" ILLUSTRATION / PRELIMINARY FUNDRAISING and PROMOTIONAL ILLUSTRATION

PROPOSED MUSEUM GARDEN IMPROVEMENTS - CONCEPTUAL "BIRD'S EYE" ILLUSTRATION
By CHARLES ENDOM, Artist/Illustrator



PROPOSED LASER-ENGRAVED DONOR BRICK COUNT AND PRICING:

(18) "CROSSROADS" BRICKS (BRICKS ENTERING FROM SIDEWALKS) ---------- $300 ea.
(30) "CORNERSTONE" BRICKS (BRICKS IN LOW GARDEN WALL) ---------- $200 ea.
(68) "WHEELSPOKE" BRICKS (BRICKS IN THE 6 RADIATING BANDS IN "WAGONWHEEL" PLAZA) - $100 ea.
(116) TOTAL LASER-ENGRAVED DONOR BRICKS PROPOSED (IN ALTERNATING PATTERNS)

ADDITIONAL ENGRAVED BRICK INFO:

1. BRICKS ARE LASER-ENGRAVED, LEAVING A DARK BLACK OBSIDIAN TEXT, WITH DONOR'S NAMES AND/OR PERSONAL MESSAGE.
2. BRICKS ARE STANDARD 4"H. x 8"W.; (3) LINES OF TEXT PER BRICK; 23 CHARACTERS PER LINE, MAX.
3. FOR MORE INFO CONTACT STEVE LANE, PROJECT DESIGNER / MUSEUM DIRECTOR AT (925) 672-8325

NOTE:
THIS IS A CONCEPTUAL ILLUSTRATION, AS SUBMITTED TO THE CITY OF CLAYTON APRIL 24, 2014 FOR REVIEW.
THIS IS NOT THE FINAL, CITY APPROVED DESIGN. IT IS INTENDED FOR FUNDRAISING PURPOSES ONLY.
REPRODUCTION OF THIS ILLUSTRATION IS PROHIBITED WITHOUT PERMISSION FROM THE PROJECT DESIGNER AND ARTIST.

EXAMPLE OF LOW GARDEN WALL CONCEPTUAL DESIGN and MATERIALS

EXAMPLE OF 'LASER IMPRESSIONS' (COMPANY) - LASER ENGRAVED BRICK

23 CHARACTERS PER LINE
3 LINES PER BRICK
LASER-ENGRAVING CREATES PERMANENT, BLACK OBSIDIAN LETTERING THAT WILL LAST FOREVER
RUSTIC, HISTORICALLY CORRECT-LOOKING BRICK

REVISIONS	BY

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340 MOUNTAIN VIEW DRIVE
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EMAIL: slane@sbcglobal.net

PROPOSED CONCEPTUAL "BIRD'S EYE" ILLUSTRATION and IMAGES

CLAYTON HISTORICAL SOCIETY (CHS)
MUSEUM GARDEN IMPROVEMENTS
6101 MAIN STREET
CLAYTON, CA 94517
Owner: CITY OF CLAYTON

Date	4/28/14
Scale	AS NOTED
Drawn	SML
Job	
Sheet	L0.1
Of	Sheets

CITY STAFF REVIEW SET

CHS MUSEUM GARDEN SITE HISTORY - EARLY HISTORY to PRESENT

Clayton Historical Society Museum Garden – Site History

Early History – to the year 2000:

The earliest history of the Clayton area has been studied since the late 1800s. Several Native American Indian sites with cultural deposits, indicating long-term habitation have been designated. The former Keller Ranch and surrounding areas near the Downtown area contain some of the most important Native American Indian archaeological sites.

According to a 1983 environmental consulting firm [LSA] report - the Keller Ranch site, just north of the Museum Garden site, was "probably" the principal 'Bay Miwok' Indian tribe settlement in the area; believed to have been the largest settlement site in interior Contra Costa County. The 1983 LSA report references an earlier 1982 [Holman and Associates] study, which concludes that the southern portion of the Keller Ranch site [and surrounding areas] have significant cultural deposits of habitation of over approximately 3000 years. This 1982 study also states that the Keller Ranch site [and surrounding areas], were once the location of a large. Indian village, including a religious-cultural center with a large formal cemetery; having been an area of major importance to the local Bay Miwok Indian tribe.

The Native American Heritage Preservation Project - a local group, quoted in the 1983 LSA report, states "... *the Keller Ranch site* [and surrounding areas] *are one of the few locations where the opportunity exists to revive Native American traditions and ceremonies as a result of its location adjacent to Mt. Diablo* ... [given, the] *size of the site, indicating an important village*, [with] *the presence of the buried areas, and sufficient undisturbed portions of the site* [still] *available on which to conduct ceremonies.*"

Based from the reports and statements above – the Keller Ranch site and surrounding areas (likely including the current, **Museum Garden site**) – were a part of the principal village site of Bay Miwok Indian tribe, where religious & cultural ceremonies took place, including burials, births, and everyday events, spanning a period beyond 3000 years.

Given this history – one may ask - *what happened to the Bay Miwok Indians of Clayton?*

The Bay Miwok and other local Contra Costa Native Indian tribelets were affected by diseases introduced by Spanish Missionaries and Mexican Land Owners; diseases including Cholera in 1833, and smallpox in 1838, which decimated local tribes so rapidly that the dead could not always be buried. By 1879 scarcely 50 Native Americans lived in Contra Costa County, according to a Smith and Elliott publication.

The Natives disappeared without leaving any written or oral history of their long existence in the Clayton Valley, or elsewhere. They left behind a valley of unspoiled natural beauty - a testimony to their reverence for the land, its native plants and wildlife, providing inspiration for future inhabitants.

Clayton was previously known as the *Deadfall*, named such according to one source, for the accumulation of numerous dead trees. Another source states the name 'Deadfall' came from an entry in the journal of William H Brewer of the Whitney US Geological Survey Party, whom camped near Joel Clayton's house. (A landmark fallen giant oak tree or trees likely accounted for the name).

Interestingly, 'Deadfall' was never part of any Mexican Land Grant, and was earliest discovered in 1850 by unsuccessful gold miners who continued west of Stockton in search better places. By 1852 about ten families squatted on several square miles of level. 'Deadfall' land.

In 1853 Joel Clayton purchased 40 acres from an early 'Deadfall' settler, EJ Clark. Clayton's wife, Margaret Ellen McLay Clayton, and their three children settled in the Mitchell Canyon area. Joel had two homes built in the Deadfall - one in Mitchell Canyon, and one near what would eventually become the Keller Ranch site.

1.

(above) 1964 photo of the remaining Black Walnut orchard - today's Museum Garden site.
(right) Pope House (the rear half of today's Museum building) being moved into position in 1976 over the former Morris Street right-of-way / dirt lot into it's present-day location - north of the moved Clayton / Keller house, fronting Main Street. The two buildings form today's Clayton Historical Society Museum building. Notice the vacant dirt lot adjacent to the truck (far right of photo) - the present-day Museum Garden site.

(left) Also, in 1976, Clayton's first Mayor, Bob Hoyer, and Historical Society volunteers, including Bob's wife Eldora, and daughter Helen, installed the Museum's flagpole, at its present-day location, between the Museum Building and the Museum Garden.

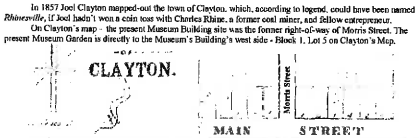
(left) 1978 Museum Dedication Master of Ceremonies – Bob Hoyer speaks to a crowd of Historical Society and Museum supporters, volunteers and bystanders from the front porch of the Museum building.
Note: Vacant Museum Garden site over Bob's left shoulder.

(right) 1978 Dedication ceremonies at the present-day **Museum Garden** site. Note: the (**faux**) recently erected Joaquin Murrieta stone monument, one of the relocated stone Keller pillars, surrounded by Boy Scouts, and a remaining Black Oak tree.

3.

In 1857 Joel Clayton mapped-out the town of Clayton, which, according to legend, could have been named *Rhinesville*, if Joel hadn't won a coin toss with Charles Rhine, a former coal miner, and fellow entrepreneur.

On Clayton's map – the present Museum Building site was the former right-of-way of Morris Street. The present Museum Garden is directly to the Museum's Building's west side - Block 1, Lot 5 on Clayton's Map.



As Clayton's town grew in population, needs for goods and services arose. New businesses soon began occupying the vacant lots along Main Street.

In 1864, Shadrich Jones had a **Blacksmith Shop** on the current Museum Garden site. The shop closed on an unknown date. The former building was razed, and the site remained vacant of any other buildings, until 1999, when a storage building was moved from the former Jawad property and rebuilt on the northwest corner of the Museum Garden site.

By 1939 the current Museum Garden site had several non-native [English] Black Walnut trees. Many trees were cut-down, and the site remained a vacant lot & orchard for 60+ years, with few trees surviving. The site is believed to have been owned by the former owners of the Clayton Hotel - up to the Pioneer Inn (the Jawad family).

In 1976, when the presumed, former Joel Clayton /Ister John and Celestia Keller house (located in the field across from today's City Hall) became available, the City granted use of the former Morris Street right-of-way to the Clayton Historical Society, and allocated Bicentennial era Federal Block Grant funding to help relocate the former Clayton/Keller House to its present location, and establish the Clayton Museum.

Clayton / Keller ranch house BEFORE move, circa 1923 at original location - southwest of the Keller House &

Relocated Clayton / Keller ranch house, today's Museum building, circa 2012 on Main Street, with Museum Garden west of the building.

2.

Museum Garden site. The 'Butterfly Garden' was designed by Clayton Landscape Designer, Grete Ringenberg, with seating for 4-8 around a concrete picnic table.

From **1998-on** the current Museum Garden site remained a vacant, fenced lot (with 'brick red' painted grape-stake fence boards), with all but a few surviving black oak trees, for a brief period of 2 years.

Recent History – year 2000 to present:

In the year **2000**, a new shared public parking lot & newly-built KinderCare Preschool were built to the west and to the north of the current Museum Garden site. Also in **2000**, a new *Butterfly Garden* was planned for the former vacant lot / current Museum Garden site.

(above) Grete **Ringenberg's Landscape Plan for the Museum Garden, dated February 21, 2000**

In **2001** the 'Butterfly Garden' was planted with assistance and donations from the City of Clayton. The Clayton Business and Community Association (CBCA) donated the picnic table and funds for the irrigation system - totaling nearly $3500!). Historical Society, Clayton Valley Garden Club, community volunteers, and individual donors. Much of the stones along the walkways of the 'Butterfly' and present-day Museum Garden are the original foundation stones of the Endeavor Hall's former stone foundation, which was improved to concrete when the building was restored & renovated in 2000. At this time, Laura Hoffmeister, Assistant to the City Manager, witnessed elder Historical Society members, Bob Hoyer and Don Arundell hauling several wheelbarrow loads of the historic foundation stones through downtown, from the Endeavor Hall site to the Main Street Museum Garden site - to be preserve them as historical artifacts, as Garden border stones.

4.

From **2001 to mid-2011** / approximately 10 years – the 'Butterfly Garden' was maintained by volunteers from both the Clayton Historical Society (CHS) and the Clayton Valley Garden Club (CVGC).

In 2008, during the Summer and Fall – a Museum Garden Landscape Committee was formed, including: Jeff Crady, Mary Spryer, JoAnn Caspar, Peggy Arundell, and Renee Wing. The Committee met approximately 2 times per month. Originally, the Committee was formed to address a large water bill, and eventually evolved into planning committee for a potential Water-wise and Educational downtown Museum Garden.

In August 2008 - a garden clean-up day was organized by Museum Volunteers. Green **Waste** containers for this event were donated by BFI.

(Above) **2008** image of an overgrown "Butterfly Garden," prior to major weeding and clean-up efforts by Museum Volunteers

2009 to present – Historical Society Board members begin looking for ways to raise money, including a Christmas Home Tour fundraiser, and a wall-hanging raffle, for potential Museum Garden Improvements.

In the **Spring 2010** – Volunteers from the Historical Society and Clayton Valley Garden Club helped with another major weeding and cleanup of the Museum Garden.

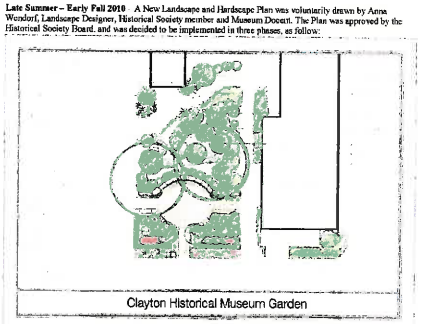
(Above) Clayton Valley Garden Club and Historical Society Volunteers doing a major weeding and clean-up, Spring, 2010

(Above) Spring, 2010 clean-up Volunteers:
(Back row – L to R): Tami Pierce, Barbara Hill
(Front row – L to R): Dennis Kamps, Linda Cruz, Sue Fletcher, Dan Richardson, Dick Ellis

5.

Late Summer 2010 - the Clayton Valley Garden Club Board and Membership approve a proposal to fund $200 to help purchase educational, Native California plants and a Black Oak tree - plants used by Native American Indians on, and around the Museum Garden site many, many years ago.

Late Summer – Early Fall 2010 - A New Landscape and Hardscape Plan was voluntarily drawn by Anna Wendorf, Landscape Designer, Historical Society member and Museum Docent. The Plan was approved by the Historical Society Board, and was decided to be implemented in three phases, as follow:



(above) **Museum Docent and Landscape Designer, Anna Wendorf's volunteered 2011 Landscape & Hardscape Improvements Plan**

Early Fall 2010 – Phase I – Native American Plant Garden: The Historical Society and the Clayton Valley Garden Club partnered together for the Volunteer Center of the East Bay's *"Week of Caring"* event, coordinating Chevron and Bank of the West employee/volunteers to help with preparation and planting of the *Native American Plant Garden*. Volunteers from the CHS and CVGC helped in many ways during the two days of work. Through this event - the 2008 Garden Committee's objectives were implemented - to display locally native plants, which were used by the native people of the Mt. Diablo area, and to label the native plants to identify their uses to educate the public. Eventually, the Native American Garden will become a "living" part of an educational Field Trip program the Museum will soon be starting for local 4th Graders studying Native American Indians.

(Above) **Fall 2010** *Week of Caring* Volunteers:
(Back row – L to R): Tami Pierce, Linda Cruz, *Kathy Duff
(Front row – L to R): Dick Ellis, *Jessica Geronimo, Steve Lane, Anna Wendorf, *Evelyn Sieno, and *Amy Chan
* indicates Bank of the West employee volunteers

6.

(Left) **Fall 2010** *Week of Caring* Museum Garden Volunteers:
(Back row – L to R): *Sue Lakin, Debbie Eistrom, *Chris Cloud, Mary Spryer, *Marie Magat, Linda Cruz
(Front row – L to R): *Alex Golitz, *Cathy Burgess, *Elaine Petkovich, *Christine Heine, *Vickie Babcock, *Pooki Huang, Steve Lane, and Dick Ellis
*indicates Chevron employee volunteers

Early Fall 2011 – Phase II: Native California Plant and "Historic" Plant Educational Garden:

Further implementing the 2008 Museum Garden Committee's plan - an attractive display of various California native plants were planted, including pure species & hybrids developed for gardens, in hopes to encourage visitors to consider planting natives in their gardens, and to place emphasis on "Pollinators" - plants that attract butterflies and hummingbirds. In addition, a "Historical" or traditional 'cottage-type' garden strip along the sidewalk was planted, preserving the historical atmosphere of downtown Clayton.

Phase II work was, again scheduled in coordination with the Fall *"Week of Caring"* event. 2011 Volunteers came from Dow Chemical, Chevron, the CHS, and the CVGC. Volunteers from the CHS and CVGC helped install new sprinkler heads prior to the Week of Caring work days.

Thanks to donations and funds dedicated to the garden, the CHS was able to reconfigure the sprinkler lines, add new sprinkler heads, purchase quality soil amendment, install chicken wire under each plant to deter gophers, plant 48 - 4" color plants, 40 - 1-gallon shrubs and 10 - 5-gallon shrubs, and apply black mulch. During the two September 2011 'Week of Caring' work days; nearly 50 hours of free labor were volunteered. This along with discounted plants, and plants started by cuttings, and other donated supplies, made Phase II a real bargain.

(Above) Fall, 2011 'Week of Caring' Museum Garden Work Day: Steve Lane (standing, far left) and Anna Wendorf (kneeling), with Dow Chemical employee volunteers, take a break after planting ½ of the Historical Streetscape Garden plants, September 13, 2011. Photo: Mary Spryer

(Above) Fall, 2011 'Week of Caring' Museum Garden Work Day: Steve Lane (far right) and Anna Wendorf (3rd from right), with Chevron employee volunteers, take a break after planting the 2nd ½ of the Historical Streetscape Garden plants, September 13, 2011. Photo: Mary Spryer

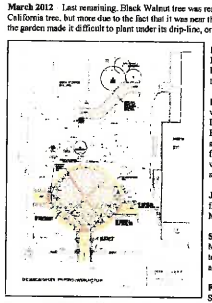
2012 - Improved garden regularly maintained by paid gardeners hired by the CHS.

January 2012 – Steve Lane, 2012 Clayton Valley Garden Club VP, and Clayton-raised and based Designer and Project Management Consultant, was contracted by the CHS to help see through the Proposed Landscape and Hardscape Improvements of Anna Wendorf's 2010 plan, as well as prepare the necessary proposed Improvements package to be submitted to the City of Clayton for review & approvals; followed by Landscape Contractor bidding; and eventual construction: ideally to be completed in 2014 - Clayton's 50th Anniversary as a City.

7.

Late Winter 2012 – A new, 2012 'Museum Garden Committee' formed consisting: of Steve Lane; **Dick** Ellis, CHS VP; JoAnn Caspar, CHS Treasurer; with Garden Advisor, Mary Spryer, Museum Curator.

March 2012 - Last remaining, Black Walnut tree was removed from the site, due to not being a non-Native California tree, but more due to the fact that it was near the end of it's effective life. In addition - it's location in the garden made it difficult to plant under its drip-line, or to be comfortably under, due to excessive droppings.



Early May 2012 - Preliminary Hardscape Improvements Plans and Cost Estimates were presented to the CHS Board of Directors by Steve Lane, and were approved by the Board.

Late May 2012 - 2012 Museum Garden Committee met with David Woltering, City of Clayton Community Development Director, to discuss the proposed Hardscape, Planting and Irrigation Improvements, as well as the CHS & Museum's aesthetic and educational goals for the proposed Museum Garden Improvements. David was very helpful with comments and City Staff submittal suggestions and follow-up information.

July 2012 – Clayton Valley Garden Club donates $500 from their Annual Plant Sale to go towards the proposed Museum Garden Improvements Project.

Summer – Fall 2012 - Steve Lane begins preparing Museum Garden Improvements documents for submittal to the City of Clayton for Staff review; eventual approval; and for engraved brick project fundraising efforts.

Fall – Winter 2013 - Discussions between the Historical Society and the Clayton Business and Community Association (CBCA) take place to consider displaying one of the CBCA's antique tractors on the Museum grounds; and include a CBCA Tractor Display as part of the Museum Garden Improvements submittal to the City.

February 2014 - The Museum Garden Improvements Brick Fundraiser goes public - promoting engraved bricks, designed as a part of the Hardscape Improvements, providing an opportunity for project supporters to be recognized in the Museum Garden hardscape for generations. Sign-ups inquiring of persons interested in purchasing a brick are pending. No bricks will be sold until project is approved by the City.

April 2014 - Museum Garden Improvements - Staff Review Submittal is submitted to the City of Clayton for City Staff Review.

Improvements Project Funding Sources [in addition to Brick Fundraiser] - will come from the Historical Society's Memorial Fund. Additional support is anticipated from other community organizations, such as the CBCA, and local businesses that would be willing to donate funds, services, materials, and labor to this worthwhile and visible Downtown community improvement project and educational resource on Clayton's Main Street.

Ongoing Maintenance and Annual Donations – The aesthetic and educational aspects of the proposed Museum Garden Improvements ensure that continued volunteer maintenance work and funding from the Clayton Valley Garden Club (CVGC) will continue as long as the CVGC and Museum Garden exist, as the project is inline with Club's objectives: *to encourage interest in all phases of gardening, to promote conservation of natural resources, to aid in civic beautification, and to the education of the community and to our members.*

8.

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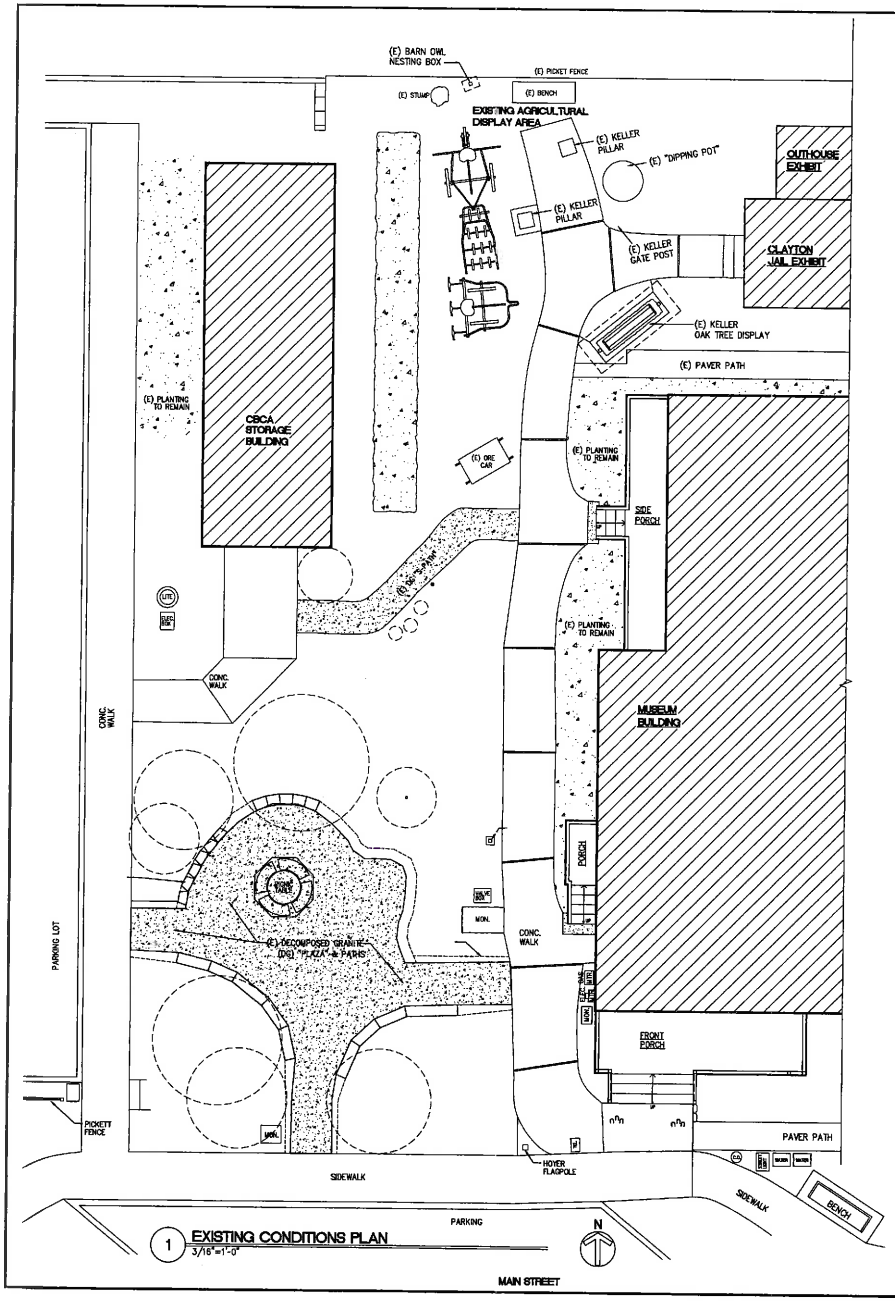
6101 MAIN STREET
CLAYTON, CA 94517
Owner: CITY OF CLAYTON

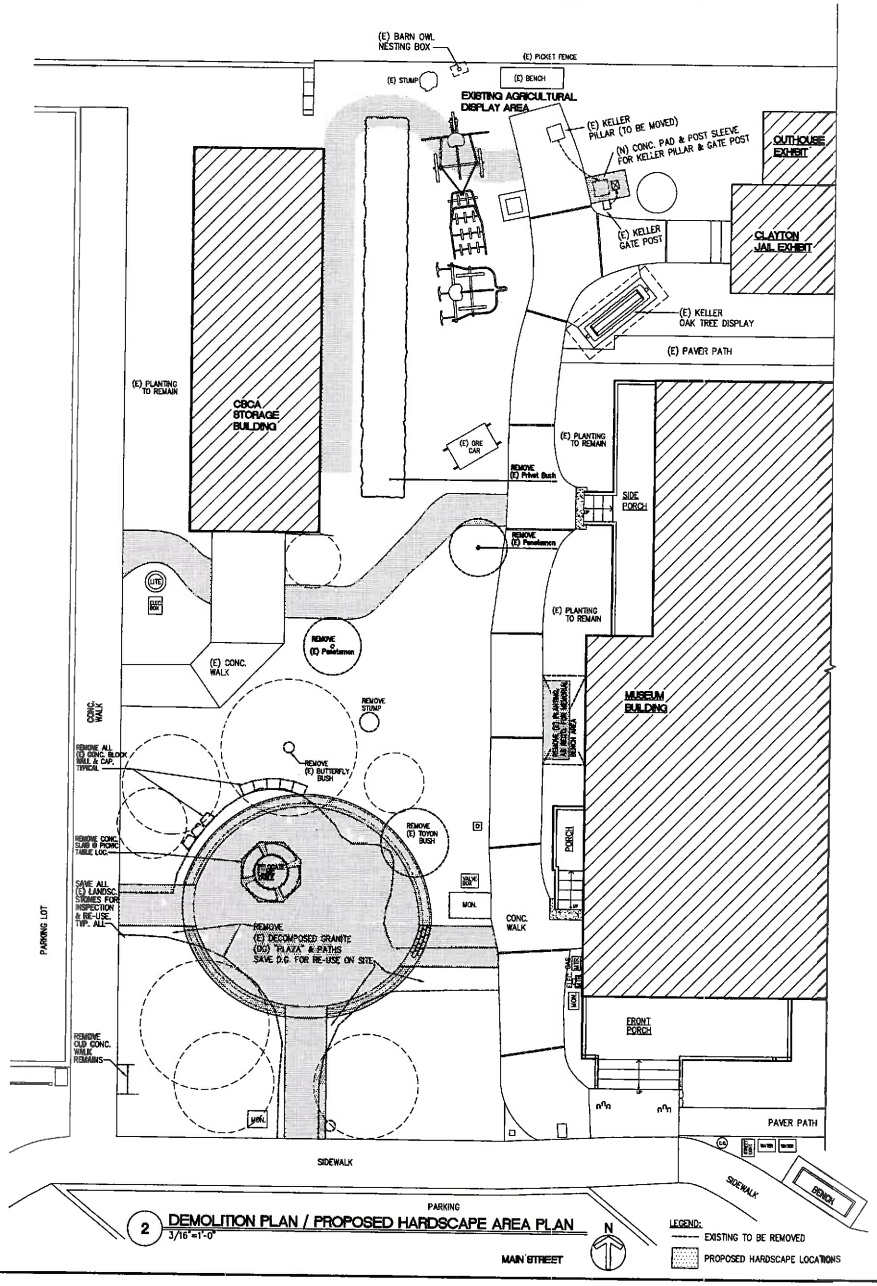
CHS MUSEUM GARDEN SITE HISTORY -
EARLY HISTORY to PRESENT

Date	4/28/14
Scale	AS NOTED
Drawn	SML
Job	
Sheet	L1
Of	Sheets

CITY STAFF REVIEW SET



1 EXISTING CONDITIONS PLAN
3/16"=1'-0"



2 DEMOLITION PLAN / PROPOSED HARDSCAPE AREA PLAN
3/16"=1'-0"

LEGEND:
EXISTING TO BE REMOVED
PROPOSED HARDSCAPE LOCATIONS

REVISIONS	BY

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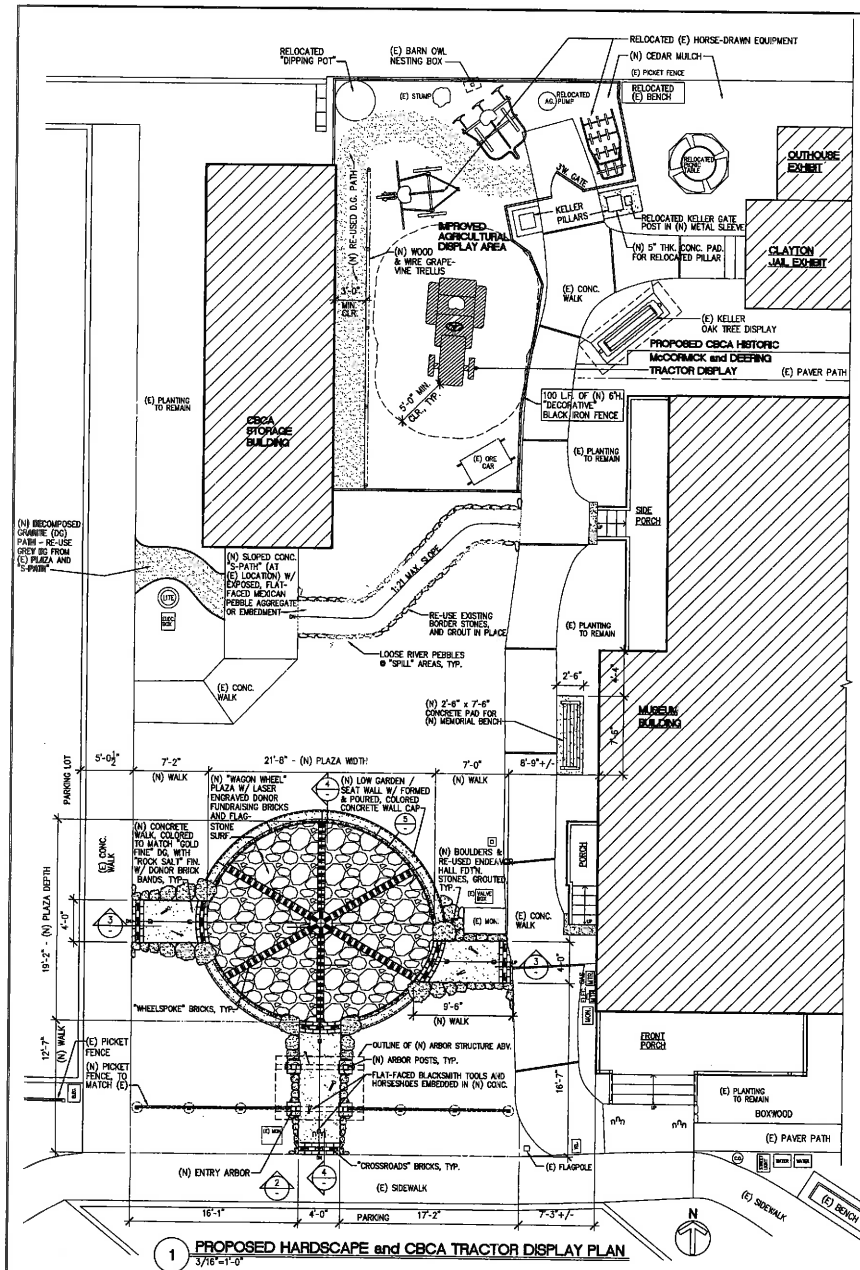
EXISTING CONDITIONS PLAN
DEMOLITION / PROPOSED HARDSCAPE AREA LOCATIONS

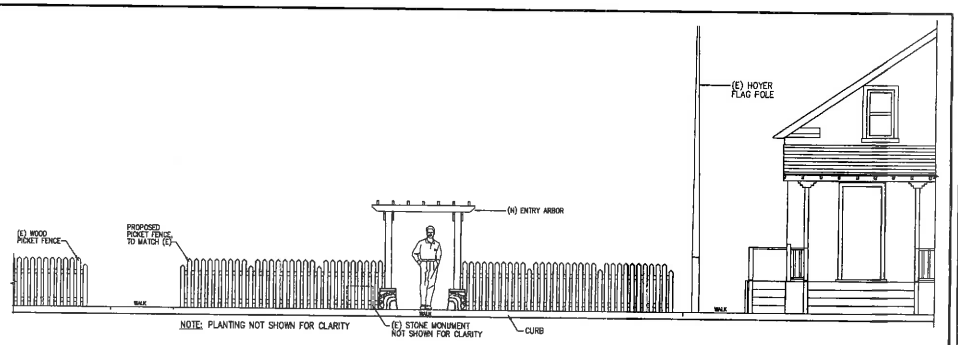
CLAYTON HISTORICAL SOCIETY (CHS)
MUSEUM GARDEN IMPROVEMENTS
6101 MAIN STREET
CLAYTON, CA 94517
Owner: CITY OF CLAYTON

Date	4/28/14
Scale	AS NOTED
Drawn	SML
Job	
Sheet	L2
Of	Sheets

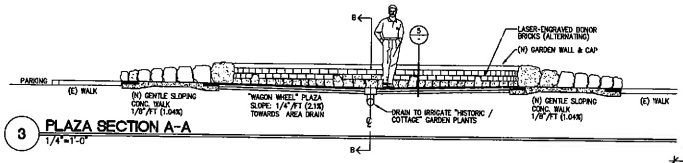
CITY STAFF REVIEW SET



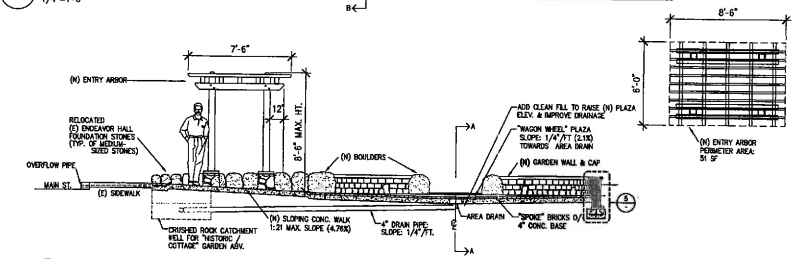
1 PROPOSED HARDSCAPE and CBCA TRACTOR DISPLAY PLAN
3/16"=1'-0"



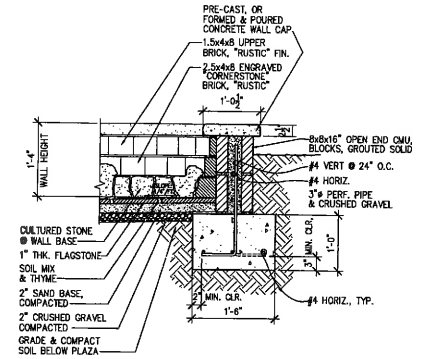
2 PROPOSED PICKET FENCE AND NEW ENTRY ARBOR - MAIN STREET VIEW
1/4"=1'-0"



3 PLAZA SECTION A-A
1/4"=1'-0"



4 PLAZA SECTION B-B
1/4"=1'-0"



5 GARDEN WALL and FLAGSTONE PLAZA DETAILS
1"=1'-0"

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PROPOSED HARDSCAPE PLAN, MAIN STREET ELEVATION, SITE SECTIONS, DETAILS

CLAYTON HISTORICAL SOCIETY (CHS)
MUSEUM GARDEN IMPROVEMENTS
6101 MAIN STREET
CLAYTON, CA 94517
Owner: CITY OF CLAYTON

Date	4/28/14
Scale	AS NOTED
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Sheet	L3
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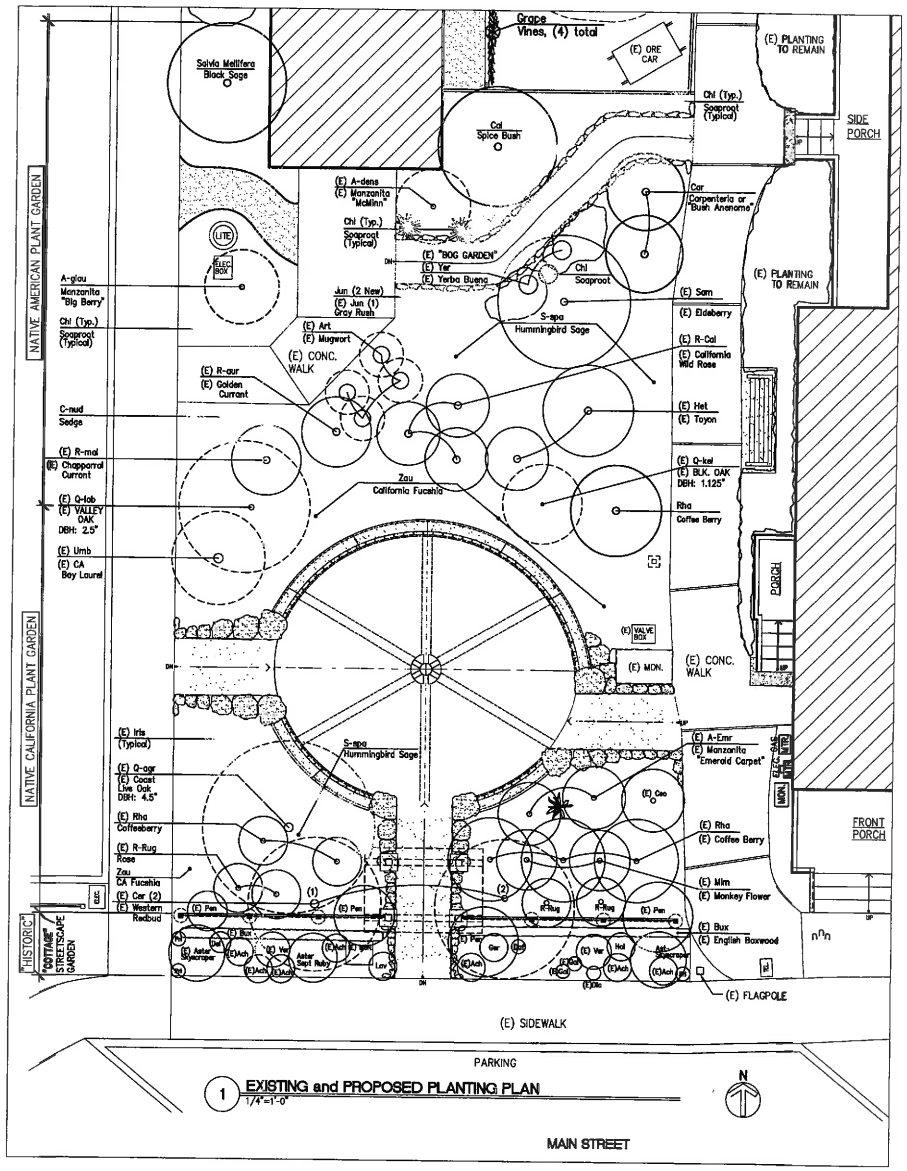
CITY STAFF REVIEW SET



1 EXISTING and PROPOSED PLANTING PLAN
1/4"=1'-0"

CHS MUSEUM - HISTORIC / STREETSCAPE GARDEN - EXISTING (E) AND PROPOSED PLANTING KEY

IMAGE	ABBREVIATION ON PLAN	SCIENTIFIC NAME / COMMON NAME / PLANT SIZE / WUCOLS IV RATING (2014) PLANT TYPE - COMMENTS	QUANTITY	POT SIZE
	(E) Ach	(E) Achillea millefolium 'Summerwine' / Yarrow, 'Summerwine' / Up to 2' Tall Perennial; Low Water Use / WUCOLS IV rating: M Gray to gray-green fern-like foliage / fine leaves; Deep, wine-red finely divided flower pads from Spring thru Early Summer; Full Sun; Clayton tolerant; Some maintenance - cut back flowers after bloom and divide into clumps when plant becomes crowded.	7 (Existing)	
	(E) Ast	(E) Aster novae angliae / Aster, New England / 3-5' Tall and Wide Flowering Perennial; Moderate Water Use / WUCOLS IV rating: M Stout-stemmed plant with hairy, green 5" long leaves; 2" long violet-blue flowers with some shades of blue, white-pink, nearly red, and deep-purple; Full Sun; Clayton tolerant; Low Maintenance - dead-head spent flower blooms.	3 (Existing)	
	(E) Bux	(E) Buxus sempervirens / English Boxwood / Up to 12-15' Tall and Wide (if un-sheared) Evergreen Shrub; Moderate Water Use / WUCOLS IV rating: M Dense foliage with medium-size, dark green oval leaves; Clayton tolerant; Low Maintenance - shear as a low box hedge, as needed.	(Existing)	
	(E) Dia	Dianthus barbatus 'Sweet William' / Dianthus - 'Sweet William' / 20" Tall and 12" Wide Flowering Biennial; Moderate Water Use / WUCOLS IV rating: M Evergreen clumps, with flat, 1-1/2 - 3" long dark green leaves; Single, semi-double or double pink, red, white to near-white flowers in mid-Summer; Full sun to Light Shade; Clayton tolerant, low maintenance - remove spent flower heads as needed	2 (Existing)	
	(E) Gal	Gaillardia 'Goblin' / Gaillardia 'Goblin' / to 12" Tall and Wide Flowering Perennial; Low water use / WUCOLS IV rating: M Downy, Olive-Green leaves; Orange petals with yellow serrated tips that surround an amber-red center, which bloom from Early Summer to Fall; Full Sun; Clayton tolerant, low maintenance - remove spent flower heads as needed	2 (Existing)	
	Iris	Iris germanica / Bearded Iris / from 1'-3' Tall and 1' - 1-1/2' Wide Flowering Bulb Plants; Low water use / WUCOLS IV rating: L Typically herbacious bulbs with long pointed green to gray-green foliage and Spring, Summer (and some Fall) Blooms. Several different varieties to be selected from Robert Hoyer's (Clayton's First Mayor's) Garden; Full sun, Clayton tolerant, low maintenance	... Bulbs	n/a
	Lav	Lavandula angustifolia / 'Lady' Lavender / 12-18" Tall and Wide Flowering Perennial; Low water use / WUCOLS IV rating: L Silvery-gray foliage with narrow, smooth-edged leaves to 2" long; Flower stalks rise 4-12" above foliage, topped with narrow 1-4" spikes of white-pink to lavender-blue flowers with Early thru mid-Summer blooms; Full Sun; Requires excellent drainage - use pea gravel or decomposed granite for bulk of backfill; Full sun; Clayton tolerant, low maintenance - no fertilizer; trim spent stalks to foliage height.	1	1 Gal.
	(E) Pen	Penstemon garnet / Penstemon, 'Beard Tongue' / 2-5' Tall (and nearly as wide) Flowering Perennial / Low water use / WUCOLS IV rating: Low Dark green foliage with 2-4" long leaves with smooth margins; Blooms with narrow 1" long bright orange-red blossoms Summer to Early Fall; Full sun; Clayton tolerant, low maintenance - thrives on neglect; prune fading stalks after flowering	4 (Existing)	
	(E) R-rug	(E) Rosa rugosa / 'Sea Rose' or 'Japanese Rose' / 4-6' Tall and Wide Flowering Shrub; Low Water Use / WUCOLS IV rating: L Deep green foliage with 1 - 2-1/2" elliptic leaves; pink 2-1/2" - 3-1/2" blooms from June to frost; Orange to red Rose Hips to Late Fall; Full Sun; Clayton tolerant; Low maintenance - deadhead flowers for longer blooms, and prune hard in mid-Winter.	4 (Existing)	
	(E) Sal	Salvia nemerosa 'Mai Nacht' / Salvia, 'May Night' / 18" Tall and 16-18" Wide Flowering Perennial; Low Water Use / WUCOLS IV rating: n/a Dull green foliage; 3-6" stems which hold dense spikes of 1/4"-1/2" violet-purple flowers which bloom early Summer; Full Sun; Clayton tolerant; Low maintenance - deadhead spikes for longer blooms.	1 (Existing)	
	(E) Ver	Verbena bonariensis / Verbena, Tall / 2 - 4' Tall and 2 - 3' Wide Flowering Perennial; Very Low Water Use / WUCOLS IV rating: VL Green foliage with airy stems that rise tall, supporting tiny rose-violet flowers, which bloom from Summer until Winter frost; Airy, see-through qualities make it an excellent foreground or border plant; Full Sun; Clayton tolerant; Low maintenance - remove spent flowers	2 (Existing)	

NOTE: WUCOLS IV RATING BASED ON 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' 2014 LISTING, FOR ZONE 1 (SUNSET 14,15) - CLAYTON, CA AREA SOURCE: http://ucanr.edu/sites/WUCOLS/files/183488.pdf / (c) February, 2014

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PROPOSED PLANTING PLAN,
PLANTING KEY (NATIVE AMERICAN and CALIFORNIA NATIVE PLANTS)

CLAYTON HISTORICAL SOCIETY (CHS)
MUSEUM GARDEN IMPROVEMENTS
6101 MAIN STREET
CLAYTON, CA 94517
Owner: CITY OF CLAYTON

Date 4/28/14
Scale AS NOTED
Drawn SML
Job
Sheet L.4
Of Sheets

CITY STAFF REVIEW SET

CHS MUSEUM - NATIVE AMERICAN & NATIVE CALIFORNIA GARDEN - EXISTING (E) AND PROPOSED PLANTING KEY

IMAGE	ABBREVIATION ON PLAN	SCIENTIFIC NAME / COMMON NAME / PLANT SIZE / WUCOLS IV RATING (2014) PLANT TYPE - COMMENTS	QUANTITY	POT SIZE
	(E) A-dens	**(E) Arctostaphylos densiflora / *Manzanita, 'Howard McMinn'*** / 3-6' Tall and 6' Wide, Hardy, Evergreen Shrub - Small Tree / Low Water Use / WUCOLS IV rating: L Clusters of white-to-pink flowers in Spring; Rich, green foliage; Reddish-brown stems & bark; Full sun; Clayton tolerant - Native tp Mt. Diablo; Very low maintenance; Edible berries **Native American Indian Uses:** The berries were eaten and made into a cider drink, high in vitamin C. The berries were dried, pounded and stored; made into pinole or mixed with water and eaten. The wood was made into digging sticks, bows, pipes and awl handles by various tribelets; the Coast Miwok used fire-hardened manzanita for arrow points. Some groups mixed the exfoliating bark and leaves with tree tobacco (Nicotiana spp.) for a more mellow smoke. The tea bark was used medicinally for diarrhea. Boiled manzanita berry water was used for poison oak rash.	1 (Existing)	
	A-glau	**Arctostaphylos glauca / *Manzanita, 'Big Berry'*** / 7-10' Tall and Wide Hardy, Evergreen Shrub - Small Tree / Very Low Water Use / WUCOLS IV rating: VL Clusters of pink-to-white flowers from Late Winter to Early Spring; Blue-gray foliage and dark reddish-brown bark year-round. Large, sticky edible berries used by Indians for food, and today made into jams. Full sun: Clayton tolerant - Native to Mt Diablo; Very low maintenance **Native American Indian Uses:** Much the same as ***Archtostaphylos densiflora*** (see above)	1 plant	5 Gal.
	(E) Art	**(E) Artemisa douglasiana / *Mugwort*** / Up to 6' Tall Evergreen Shrub / Low water use / WUCOLS IV rating: L Lush riparian shrub with coarsly serrated leaves, which are dark green above and silvery below; Full sun to shade; Clayton tolerant; low maintenance - cut down to ground in late Winter. **Native American Indian Uses:** there are over 55 known, catalogued entries for how indigenous people's of the southern United States used this plant. Some uses by the more, local Bay Miwok and Chupcan tribes: The leaves were placed in their nostrils to treat headaches. Leaves were boiled into a drink for excessive menstruation, asthma, stomachaches, sore throats, and cramps related to diarrhea. Fresh leaves were placed on wounds, skin rashes and the belly buttons of newborn babies to facilitate the healing process. Earaches were treated by wrapping fresh leaves around hot coals and allowing the steam to enter the ears. Leaves were applied as a plaster for sore muscles. Fresh leaves were used for dream induction and ground into a poultice for headaches and toothaches, and a soothing bath for measles and poison oak. Leaves were used to treat burns, infections and cauterizing sores as well as for removing spots from the face. The leaf stalks were dried into incense and ceremonial smudging sticks. Mugwort bark infusion was used for washing sore eyes. Sources: Dr James M Hale, http://dochale.org and http://indigenousknowledgeproject.org	1 (Existing)	
	Cal	**Calycanthus occidentalis / *Spice Bush*** / Round, 5-9' Tall Winter-Deciduous Shrub / Moderate water use / WUCOLS IV rating: M Moist Woodland habitat shrub with solitary maroon 1-2" flowers, glossy green to pale golden leaves on slate brown stems; Sun to Partial Shade; Clayton tolerant; low maintenance. **Native American Indian Uses:** Some American Indians used scraped bark of Calycanthus occidentalis medicinally in treating severe colds. Source: D. E. Moerman 1986.	1 plant	5 Gal.
	Car	**Carpenteria californica / *'Bush Anenome'*** / 4-6' Tall and Wide Evergreen Shrub, Moderate Water Use / WUCOLS IV rating: M Flowering shrub with 1-1/2 - 3" Yellow-centered "Anenome"-looking flowers late Spring - Early Summer; Thick narrow leaves - dark green above and whitish below; Light-colored older bark and purplish-colored new; Sun to Shade, Clayton tolerant; very low maintenance	2 plants	5 Gal.

CHS MUSEUM - NATIVE AMERICAN & NATIVE CALIFORNIA GARDEN - EXISTING (E) AND PROPOSED PLANTING KEY

IMAGE	ABBREVIATION ON PLAN	SCIENTIFIC NAME / COMMON NAME / PLANT SIZE / WUCOLS (2014) RATING PLANT TYPE - COMMENTS	QUANTITY	POT SIZE
	(E) Iris	**(E) Iris douglasiana / *Douglas Iris*** / Knee high perennial with rhizomes that spread slowly into 2-4' Wide clumps; 3-inch wide, cream to light purple flowers rise on 1-2' High stems in Spring; Prefers rich soils such as native clay with organic matter and afternoon shade; Low water use / WUCOLS IV rating: L	Numerous Existing	
	(E) Junc Junc	**(E) Juncas patens / *California Gray Rush or Wire Grass*** / 1-2' Tall clumping perennial grass; Low Water Use / WUCOLS IV rating: L Medium-green to dark blue or gray-green stems with brown bracts & flowers atop stems. Native to Clayton creeks; Very Low Maintenence. **Native American Indian Use:** Used by Indians to make roof coverings, which oftentimes leaked.	1 (Exising) 2 New	1 Gal.
	(E) Mim	**(E) Mimulus aurantiacus / *Sticky Monkey Flower*** / 4-1/2' Tall and Wide Semi-Evergreen Shrub / Very Low Water Use / WUCOLS IV rating: VL Dark green up to 1-1/2" long, pointed and sticky/oily leaves; Buff-toned to orange 1-3/4" flowers which bloom over a long Spring through Summer season; Full Sun to Part Shade; Native to Clayton; Low Maintenance	2 (Existing)	
	(E) O-agr	**(E) Quercus agrifolia / *Coast Live Oak*** / 20-70' Tall (with greater spread) Evergreen Tree; Very Low Water Use / WUCOLS IV rating: VL 1-3" L. tooth-edged, holly-like, leathery dark-green foliage year-round; Conical 3/4 - 1-1/2" acorns; Drops old leaves in Early Spring; Excellent shade or street tree; Native to Clayton; Low Maintenance - needs little to <u>no</u> irrigation water in Summer - light irrigation, or natural rainfall remainder of year.	1 (Existing)	
	(E) O-kel	**(E) Quercus kelloggii / *Black Oak*** / 30-80' Tall Deciduous Tree; Low water use / WUCOLS IV rating: L New Spring leaves unfold as a soft-pink to a dusty rose color, and mature to a dark glossy green in the Summer, turning yellow to yellow-orange in the Fall; Gray, furrowed and checkered bark on wide, short trunk with ascending branches; Native to Clayton; Low Maintenance - water needs are same as *Coast Live Oak*	1 (Existing)	
	(E) O-lob	**(E) Quercus lobata / *Valley Oak*** / Up to 70' Tall (with equal or greater spread) Deciduous Tree; Low Water Use / WUCOLS IV rating: L Straight/erect trunk which gets very large and spreads with age, as do the branches and large limbs; Rounded, dark-green lobed leaves up to 3-4" L. and 2-3" W. Native to Clayton; Low Maintenance - water needs are same as *Coast Live Oak*	1 (Existing)	
	(E) Rha	**(E) Rhamnus californica / *Coffee Berry*** / Up to 8' Tall and Wide Evergreen Shrub; Low Water Use / WUCOLS IV rating: L Glossy green, narrow, elliptical leaves; Clusters of tiny, star-shaped pale yellow flowers in late Spring; Berries turn from lime green to yellow, red, and finally dark purple. Native to Clayton; Low Maintenance. Needs no deep summer water after established. **Native Americam Indian Uses:** "Ohlone sometimes ate these berries raw." *(Bocek 198:250)*. Source: http://www.primitiveways.com/Ohlone%20Peoples2.html	1 (Existing)	
	(E) R-aur	**(E) Ribes aureum / *Golden Currant*** / Up to 10' Tall Sprawling Shrub; Low Water Use / WUCOLS IV rating: L Glossy green 1-2" W. foliage / leaves; Yellow flowers form in mid-Winter and develop a reddish cast as they fade; Produces berries that attract birds; Berries were eaten by Native American Indians, and still eaten today mostly in the form of jam. Native to Clayton; Low Maintenance **Native American Indian Uses:** The berries were harvested fresh and eaten. The leaves, fruits and roots had various medicinal qualities. Source: Dr James M Hale, http://dochale.org	1 (Existing)	

CHS MUSEUM - NATIVE AMERICAN & NATIVE CALIFORNIA GARDEN - EXISTING (E) AND PROPOSED PLANTING KEY

IMAGE	ABBREVIATION ON PLAN	SCIENTIFIC NAME / COMMON NAME / PLANT SIZE / WUCOLS (2014) RATING PLANT TYPE - COMMENTS	QUANTITY	POT SIZE
	(E) Cer	**(E) Cercis occidentalis / *Western Redbud*** / 10-18' Tall & Wide Deciduous Shrub-Sm. Tree; Very Low Water Use / WUCOLS IV rating: VL Flowering shrub-sm. tree with magenta flowers in Spring; 3" Blue-green notched or rounded leaves in Summer; Light-yellow to red leaves in the Fall; Magenta-colored seedpods in the Winter; Sun to Part Shade; Clayton Native; Very Low Maintenance **Native American Indian Uses:** Native Californian Indians used the twigs of the western redbud to weave baskets, and would prune the shrub to encourage growth of new twigs. The bark provided a faint reddish dye for the finished basketry. Flowers and young pods were eaten. Source: http://indigenousknowledgeproject.org	2 (Existing)	
	Chl	**Chlorogalum pomeridi / *Soaproot*** / Low-growing bulb plant; Very Low Water Use / WUCOLS IV rating: VL Wavy, long, strap-like leaves from Late Winter - Early Summer; 4-8' Tall Flowering stalks with tiny white flowers from Late Spring to Early Summer. Plant and bulbs used by Indians for food, fibers, soap, glue, and to stun fish. Sun to Part Shade; Clayton Native; Low maint. - remove spent stalks Late Summer. Plants go dormant in Fall to Late Winter. **Native American Indian Uses:** The juice from the pounded roots was dispersed into creeks and streams to stun fish for collection. The root was used as soap and shampoo because of its saponin content and sudsing and lathering properties. It was used to wash cooking utensils, clothing and for degreasing and softening animal hides. It has antimicrobial properties and was used to cleanse wounds and rashes. The pounded root is an excellent adhesive and the fibers surrounding the root was used in the manufacture of cordage and brushes for hair, processing acorns and cleaning residences. The root was eaten after boiling or roasting. Source: Dr James M Hale, http://dochale.org	Numerous bulbs to be planted, at areas noted on plan	Bulbs
	(E) C-nud C-nud	**Carex nudata / *Sedge* or *Bunch Grass*** / Up to 3' Tall clumping bunch grass; Moderate Water Use / WUCOLS IV: M Bright green bunch grass with blades and flowering stalks of purple-dotted or blotched coloration; Found in rocky or sandy streembeds in coastal to foothill ranges. Very Low Maintenance **Native American Indian Uses:** Roots and rhizomes were used for basketry and cordage. The cut, dried and bundled leaves were used to make torches. Source: Dr James M Hale, http://dochale.org	1 (Existing) 2 New	1 Gal.
	(E) C-gris	**(E) Ceanothus griseus horizonatalis - 'Yankee Point' / *Wild Lilac*** / 2-3' Tall and 8-10' Wide Evergreen Groundcover - Low Shrub; Low to Very Low Water Use / WUCOLS IV rating: L-VL Glossy dark green foliage with 1-1/2" leaves year-round; Medium blue 1" flower clusters in Spring. Full Sun; Clayton tolerant; Low maint.	1 (Existing)	
	(E) Het	**(E) Heteromeles arbutifolia / *Toyon*** / 8-15' Tall and Wide Evergreen, Multi-Trunked Shrub - Small Tree; Low Water Use / WUCOLS IV water-use rating: L / Green foliage; Red Winter berries; Bunches of small white flowers in Summer; Sun to Part Shade; Native to Clayton - Mt Diablo - Chaparral, Oak Woodland, and Mixed Evergreen Forest areas; Low Maintenance. **Native American Indian Uses:** Only California Native Plant still known by it's Native American Indian Name. Indians used plant for food, medicine, and to make implements.	3 (Existing) 1 to be removed	

CHS MUSEUM - NATIVE AMERICAN & NATIVE CALIFORNIA GARDEN - EXISTING (E) AND PROPOSED PLANTING KEY

IMAGE	ABBREVIATION ON PLAN	SCIENTIFIC NAME / COMMON NAME / PLANT SIZE / WUCOLS (2014) RATING PLANT TYPE - COMMENTS	QUANTITY	POT SIZE
	(E) R-mal	**(E) Ribes malvaceum / *Chaparral Current*** / To 4' Tall and Wide Tough, Deciduous Shrub; Very Low Water Use / WUCOLS IV rating: VL Green, densely hairy foliage; Blooms often from Dec. - Mar. with 2-6" long dusty-pink to rose-red long flowers. Blue-black berries with waxy, powder-like coating; Sun to Part Shade; Native to Clayton ? ; Low Maintenance. **Native American Indian Uses:** The berries were harvested fresh and eaten. The leaves, fruits and roots also had various medicinal qualities. Source: Dr James M Hale, http://dochale.org	1 (Existing)	
	(E) R-Cal	**(E) Rosa californica / *California Wild Rose*** / 3-6' Tall (nearly as wide) Deciduous Shrub; Low Water Use / WUCOLS IV rating: L Dark green foliage forms thickets that increase with age; Fragrant pink blossoms with 5 petals, from Spring - Early Summer; Native to Clayton near streams and creeks; Low Maintenance - prune to the ground in Late Summer or Fall **Native American Indian Uses:** Tea was made from the roots for colds; and from the leaves and fruits for pain and colic. Source: http://www.parksconservancy.org	1 (Existing)	
	(E) Sam	**(E) Sambucus mexicana / *Blue Elderberry*** / 8-20' Tall with nearly equal spread, Deciduous, Multi-trunked Shrub - Small Tree; Low Water Use / WUCOLS IV rating: L Interesting, ochre-brown bark that with streaks with age; Green foliage with 3-9 leaflets; Creamy-white flowers in Spring; Purple-black berries are edible - rest of plant is not. Native to Clayton - Mt. Diablo's canyon bottoms and cooler North-facing slopes; Very Low Maintenence. **Native American Indian Uses:** The berries were eaten fresh or cooked and made into cider. The blossoms were breaded and fried as fritters and made into a tea for reducing fevers. The berries were dried for winter use. Elderberry wood was used to make bows, musical instruments such as clappers, whistles, bullroarers and flutes, gambling sticks, and pipes for smoking tobacco. The roots were boiled to treat open cuts and sores. Elderberry branches were made into splints for injuries and used for fire sticks and drills. Source: Dr James M Hale, http://dochale.org	1 (Existing)	
	(E) Umb	**(E) Umbellularia californica / *California Bay Laurel*** / 15-20' Tall and Wide (in gardens), Evergreen Tree; Moderate water use / WUCOLS IV rating: M Evergreen long and pointed leaves; Tiny yellowish flowers in Spring give the tree a yellowish cast. Leaves can be dried and used for cooking. Some heavy leaf drop in Fall; Sun or Shade; Native to Clayton - Mt. Diablo - Mixed Evergreen and Oak Woodlands; Low maintenance. **Native Americans Indian Uses:** Indians roasted and ground the single large seed as a condiment. Source: *Trees and Shrubs of Mount Diablo*, Glenn Keator, 2008.	1 (Existing)	
	Zau	**Zauschneria californica mexicana / *Common California Fuchsia*** / 1-2' Tall, Low spreading Evergreen / Low Water Use / WUCOLS IV rating: L / Silver-Gray / Gray-Green evergreen foliage year-round; up to 1-1/2" long, pointed and sticky/oily leaves; Buff-toned - orange 1-3/4" flowers which bloom from late Summer thru Fall; Full Sun to Part Shade; Native to Clayton; Low Maintenance - prune hard or mow around Christmas. **Native American Indian Uses:** The Navajo and Keyenta Indians made an infusion to use as a lotion and a poultice of roots applied to muscular cramps. Potawatomi and Okanagan-Colville Indians made an infusion of roots and stems given to children for diarrhea. The Abenaki Indians prepared an infusion of roots and bark taken for persistent coughs. Ma-Wuk used fiber from the plant to line acorn caches. The Thompson Indians used the plant as a good luck charm in gambling. Source: http://indigenousknowledgeproject.org/plants/california-fuchsia	TBD	1 Gal.

NOTE: WUCOLS IV RATING BASED ON 'WATER USE CLASSIFICATION OF LANDSCAPE SPECIES' 2014 LISTING, FOR ZONE 1 (SUNSET 14,15) - CLAYTON, CA AREA
SOURCE: http://ucanr.edu/sites/WUCOLS/files/183488.pdf / (c) February, 2014

REVISIONS	BY

STEVEN M LANE DRAFTING DESIGN
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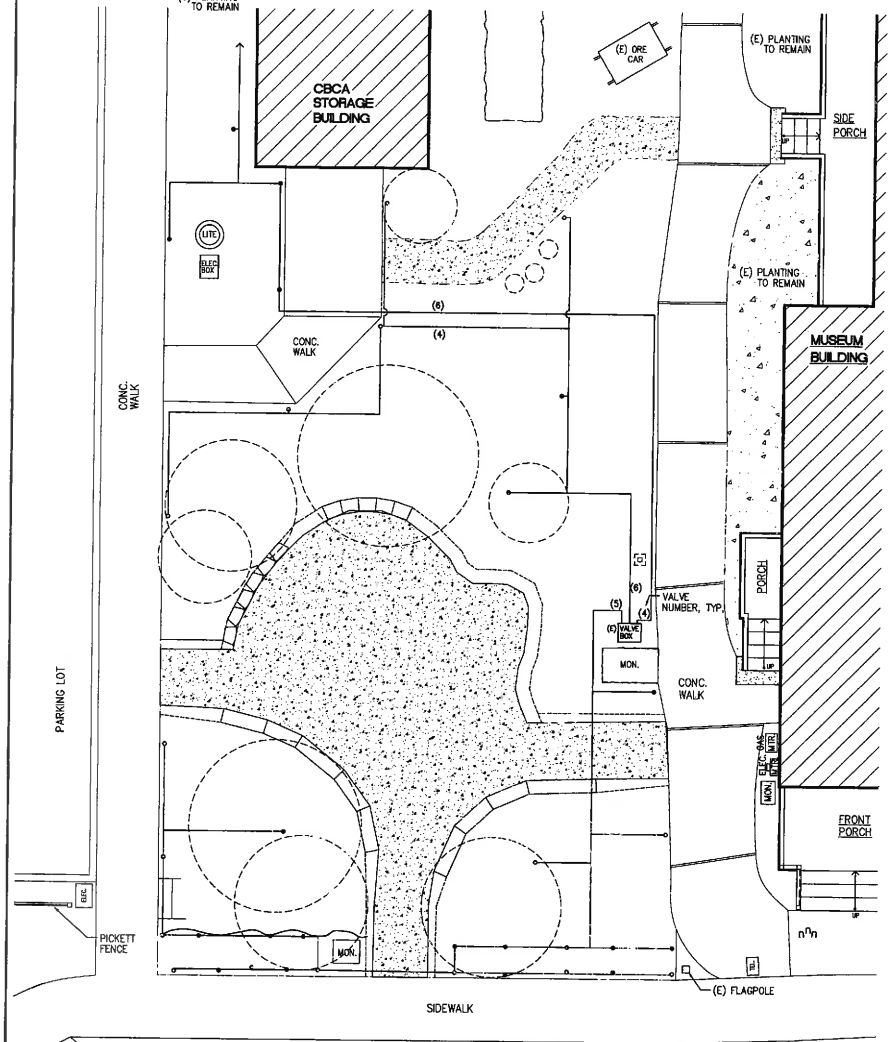
NATIVE AMERICAN and NATIVE CALIFORNIA PLANTING KEY

CLAYTON HISTORICAL SOCIETY
MUSEUM GARDEN IMPROVEMENTS
6101 MAIN STREET
CLAYTON, CA 94517
Owner: CITY OF CLAYTON

Date 4/28/14
Scale NONE
Drawn SML
Job
Sheet L4.1 Of Sheets

CITY STAFF REVIEW SET



1 EXISTING IRRIGATION PLAN

1/4"=1'-0"

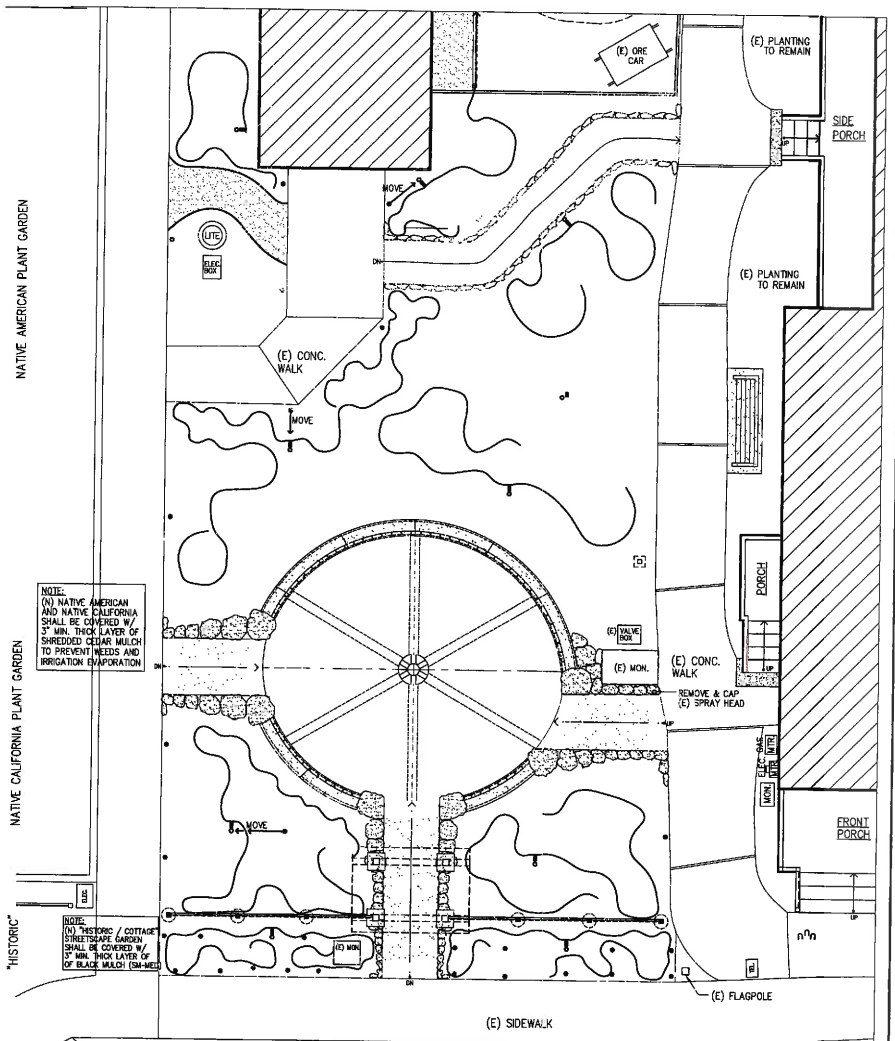
LEGEND:

- EXISTING POP-UP SPRAY HEAD
- EXISTING RISER - CAPPED-OFF / SPRAY HEAD SHUT-OFF
- 1/8" PERFORATED DRIP TUBING

NOTE:
(E) LATERAL LINE LOCATIONS INDICATED ARE APPROXIMATE WITH SOME ASSUMPTIONS.

(E) SPRINKLER LINES SHALL BE LOCATED AND FLAGGED PRIOR TO ANY NEW WORK.

(E) SPRINKLER HEAD LOCATIONS HAVE BEEN FIELD LOCATED AND MEASURED.



1 PROPOSED IRRIGATION PLAN

3/16"=1'-0"

LEGEND:

- EXISTING POP-UP SPRAY HEAD
- EXISTING RISER - CAPPED-OFF / SPRAY HEAD SHUT-OFF
- METAFIM ANTI-CLOG, PERFORATED DRIP TUBING
- DRIP MANIFOLD / FILTER / PRESSURE VALVE COMBINATION HEAD
- (N) BUBBLE HEAD ● (E) SPRAY LOCATION

REVISIONS	BY

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EXISTING IRRIGATION PLAN:
PROPOSED IRRIGATION PLAN

CLAYTON HISTORICAL SOCIETY (CHS)
MUSEUM GARDEN IMPROVEMENTS
6101 MAIN STREET
CLAYTON, CA 94517
Owner: CITY OF CLAYTON

Date	4/26/14
Scale	AS NOTED
Drawn	SML
Job	
Sheet	L5
Of	Sheets

CITY STAFF REVIEW SET

Clayton Historical Society
P.O. Box 94
Clayton, CA 94517

Laura Hoffmeister
Assistant to the City Manager
City of Clayton
6000 Heritage Trail
Clayton, CA, 94517

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MAY 02 2014
CITY OF CLAYTON
COMMUNITY DEVELOPMENT DEPT

April 30, 2014

Dear Staff,

The Clayton Historical Society as the tenant of City property at 6101 Main Street in Clayton, where the Museum and garden are located, requests City approval as the landlord to allow the CHS to undertake a renovation and improvement to the Garden area and outdoor equipment display area . As with all prior improvements the CHS will be responsible for all installation and maintenance and will continue with its insurance policy naming the City of Clayton an additional insured which also covers the garden area.

The Historical Society appreciates the City's interest and hopeful approval of this project. We are supportive of using email as a way of communicating.

Sincerely,

JoAnn Caspar

JoAnn Caspar
President

ATTACHMENT – 3

Clayton Historical Society Museum Garden Improvements – Proposal Statement

Background:

The Clayton Historical Society (CHS) Museum has been valuable educational resource to our community since it's doors opened to the public in 1978. The Museum maintains a collection of historic artifacts, antiques, photos and other items, dating back to Native American habitation up to present day. Items are either stored in the Museum archives, or are on display in the Museum's limited indoor and outdoor exhibit spaces.

Since it's inception in 1974, the CHS's mission has been to educate the public of Clayton's history – of being a major Bay Miwok Indian village and burial site; into an evolving Pioneer community, named after it's founder, Joel Clayton in 1857; to it's incorporation as a City in 1964 to limit development and maintain it's historical charm; onward to it's more recent history as ranking number 83 of the top 100 best places to live in the United States (Money magazine, 2011).

Since 1976, the City of Clayton has subleted the CHS the property in which the Museum and Historical Society operate from, including the parcel directly west of the museum building, where the Clayton Business and Community Association's (CBCA's) storage building is located; a site where agricultural and blacksmith artifacts are displayed; and the site where the Museum's 'Educational Garden' has been evolving since the year 2000.

NOTE: A detailed history of the Museum Garden site is a part of the 'Museum Garden Improvements' drawing submittal package.

Proposed Museum Garden Site Improvements:

At this time, the CHS Board of Directors is proposing to City of Clayton Staff – Improvements to the Museum's current Educational Garden.

The proposed Improvements to the Garden are intended to educate the public of the site's historical significance, including: 1) it's Native American Indian heritage, 2) it's Native California Plant and imported Ornamental Plant heritage, 3) it's former history as a Blacksmith site, 4) it's acquired landscape stones – once the foundation stones of the historic Endeavor Hall, originally built in 1862.

In addition – as part of this Improvements Proposal – the Clayton Business and Community Association (CBCA) wishes to propose a display for one of their historic tractors – a 1930's McCormick and Deering W-30 steel-wheeled tractor. The proposed display would have a backdrop of an historic grapevine trellis and living grapevine – as a reminder of Clayton's agricultural history, and of Clayton's earliest award-winning agricultural crops, first planted by it's City's founder. Additionally, the CBCA wishes to propose improvements to the existing agricultural displays, and repaint their storage building in the same color scheme as the Museum building – giving the buildings and site a unified look, and the charm of an historic building complex and garden in the heart of Downtown.

The proposed improvements will aid with new(*) and existing educational goals for the following:

A. Visiting 3rd grade Elementary school children, learning-of, playing-with, and creating – toys of early Pioneer games – serving as an outdoor, hands-on classroom.

B* Visiting 4th grade Elementary school children, learning about Native American peoples and the artifacts and plants used for sustenance, including Native California plants – serving as a living, visual, tactile and interactive Native American plant reference library.

C. Museum visitors, and the greater community – to learn-of, see, touch and smell various flowering and drought-tolerant California plants native to the Clayton Valley, in a home garden setting – serving as an evolving and inspirational Native California Plant educational, "Demonstration Garden" for the Community.

D. *Museum visitors, and the greater community – to learn-of and see various "Historic / Cottage Garden" plant selections (annuals & perennials), and an appropriate-to L.1800's style picket fence and trellis/arbor structure typical of a modest Clayton home cottage/pioneer garden, constructed in a convincing manner – making for a true 'Destination Garden' (especially in the Spring) for visitors within the local community and areas beyond.

E. Museum visitors, and the greater community – as an extension of the indoor Museum Exhibit space – an outdoor "classroom" and botanical exhibit space.

F. A uniquely public, yet intimate, downtown, 'Main Street' historic and educational garden.

NOTE: The Museum Garden is open to the public 365 days a year; is frequently visited by employees of Downtown Businesses during lunch hours on weekdays, and up to hundreds of visitors during Special Events on Main Street throughout the year. Currently, the Museum and Garden host 2000+ visitors annually.

The intended Museum Garden Improvements of this 2014 proposal include the following:

A. New, approx. 400 sq. ft. oval-shaped flagstone central garden plaza / "Wagonwheel Plaza"; replacing the existing, odd-shaped decomposed granite central garden plaza.

B. New, approx. 52 lin. ft. stone and/or brick faced, low garden/seat wall; replacing existing, irregular-shaped, dilapidated-looking concrete block and random stone garden wall.

C. Three new salt finish "gold fine" colored, gently sloping walks from central patio to surrounding perimeter sidewalks and Museum's concrete walk; remedying the existing elevation drops from existing concrete walks to existing decomposed granite walking surfaces.

D. New flat pebble, exposed aggregate concrete "S" shaped path at North side of Garden (from CBCA Storage Building walk to West Porch of Museum); replacing the existing decomposed granite "S-path" with elevation drops at each end.

E. New concrete pad for a "Memorial" bench on the West side of the Museum – looking into the improved Garden.

F. New, laser engraved "donor" bricks in (6) radiating "spokes" of proposed "Wagonwheel Plaza"; and in the proposed low Garden/Seat Wall. Engraved bricks – in addition to being a unique design feature – would recognize a person's donation to the proposed Museum Garden Improvements project. Engraved bricks are intended to be a major funding component for the proposed Museum Garden Improvements project – ideally funding 1/3 - 1/2 of the project cost.

ATTACHMENT – 4

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CITY OF CLAYTON
COMMUNITY DEVELOPMENT DEPT

Clayton Historical Society Museum Garden – Site History

Early History – to the year 2000:

The earliest history of the Clayton area has been studied since the late 1800s. Several Native American Indian sites with cultural deposits, indicating long-term habitation have been designated. The former Keller Ranch and surrounding areas near the Downtown area contain some of the most important Native American Indian archaeological sites.

According to a 1983 environmental consulting firm [LSA] report – the Keller Ranch site, just north of the Museum Garden site, was "probably" the principal 'Bay Miwok' Indian tribe settlement in the area; believed to have been the largest settlement site in interior Contra Costa County. The 1983 LSA report references an earlier 1982 [Holman and Associates] study, which concludes that the southern portion of the Keller Ranch site [and surrounding areas] have significant cultural deposits of habitation of over approximately 3000 years. This 1982 study also states that the Keller Ranch site [and surrounding areas], were once the location of a large, Indian village, including a religious-cultural center with a large formal cemetery; having been an area of major importance to the local Bay Miwok Indian tribe.

The Native American Heritage Preservation Project – a local group, quoted in the 1983 LSA report, states *"... the Keller Ranch site* [and surrounding areas] *are one of the few locations where the opportunity exists to revive Native American traditions and ceremonies as a result of its location adjacent to Mt. Diablo ...* [given, the] *size of the site, indicating an important village,* [with] *the presence of the burial areas, and sufficient undisturbed portions of the site* [still] *available on which to conduct ceremonies."*

Based from the reports and statements above – the Keller Ranch site and surrounding areas (likely including the current, **Museum Garden** site) – were a part of the principal village site of Bay Miwok Indian tribe, where religious & cultural ceremonies took place, including burials, births, and everyday events, spanning a period beyond 3000 years.

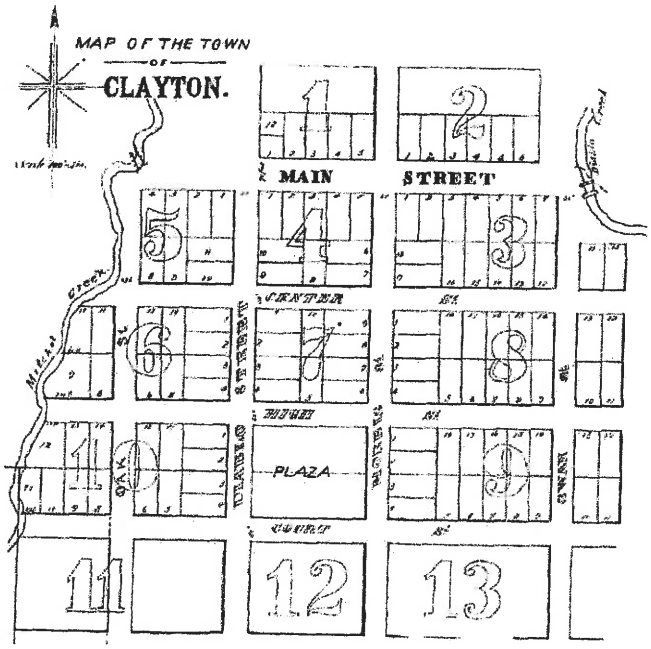
Given this history – one may ask - *what happened to the Bay Miwok Indians of Clayton?*

The Bay Miwok and other local Contra Costa Native Indian tribelets were affected by diseases introduced by Spanish Missionaries and Mexican Land Owners; diseases including Cholera in 1833, and smallpox in 1838, which decimated local tribes so rapidly that the dead could not always be buried. By 1879 scarcely 50 Native Americans lived in Contra Costa County, according to a Smith and Elliott publication.
The Natives disappeared without leaving any written or oral history of their long existence in the Clayton Valley, or elsewhere. They left behind a valley of unspoiled natural beauty – a testimony to their reverence for the land, its native plants and wildlife, providing inspiration for future inhabitants.

Clayton was previously known as the *Deadfall,* named such according to one source, for the accumulation of numerous dead trees. Another source states the name 'Deadfall' came from an entry in the journal of William H Brewer of the Whitney US Geological Survey Party, whom camped near Joel Clayton's house. (A landmark fallen giant oak tree or trees likely accounted for the name).

Interestingly, 'Deadfall' was never part of any Mexican Land Grant, and was earliest discovered in 1850 by unsuccessful gold miners who continued west of Stockton in search better places. By 1852 about ten families squatted on several square miles of level, 'Deadfall' land.

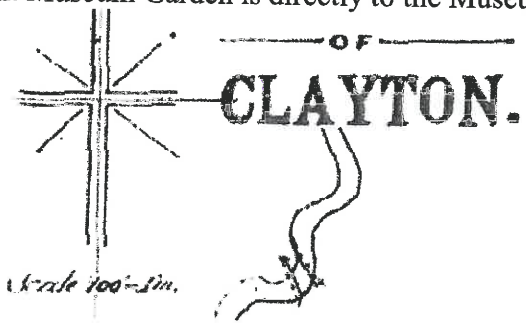
In 1853 Joel Clayton purchased 40 acres from an early 'Deadfall' settler, E.J Clark. Clayton's wife, Margaret Ellen McLay Clayton, and their three children settled in the Mitchell Canyon area. Joel had two homes built in the Deadfall – one in Mitchell Canyon, and one near what would eventually become the Keller Ranch site.

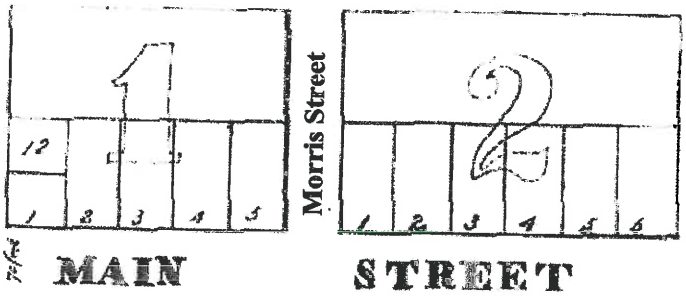


ATTACHMENT – 5

In 1857 Joel Clayton mapped-out the town of Clayton, which, according to legend, could have been named *Rhinesville*, if Joel hadn't won a coin toss with Charles Rhine, a former coal miner, and fellow entrepreneur.

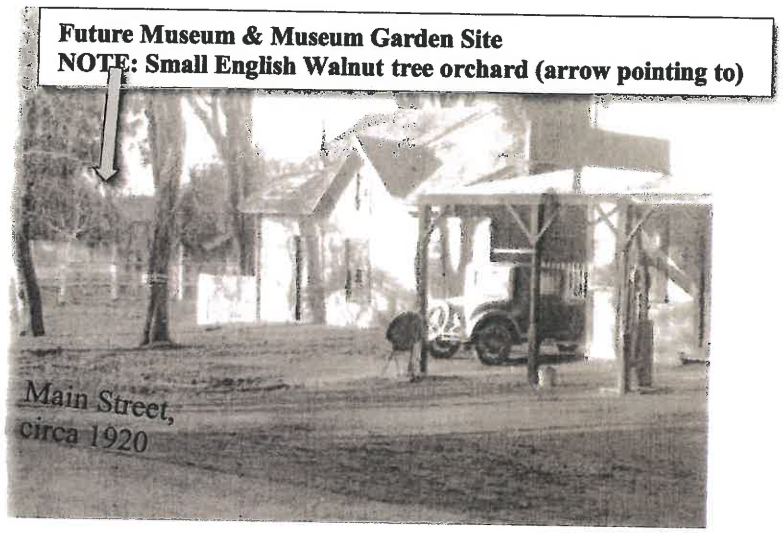
On Clayton's map – the present Museum Building site was the former right-of-way of Morris Street. The present Museum Garden is directly to the Museum's Building's west side - Block 1, Lot 5 on Clayton's Map.





As Clayton's town grew in population, needs for goods and services arose. New businesses soon began occupying the vacant lots along Main Street.

In **1864, Shadrich Jones** had a **Blacksmith Shop** on the current Museum Garden site. The shop closed on an unknown date. The former building was razed, and the site remained vacant of any other buildings, until 1999, when a storage building was moved from the former Jawad property and rebuilt on the northwest corner of the Museum Garden site.



By **1939** the current Museum Garden site had several non-native [English] Black Walnut trees. Many trees were cut-down, and the site remained a vacant lot & orchard for 60+ years, with few trees surviving. The site is believed to have been owned by the former owners of the Clayton Hotel - up to the Pioneer Inn (the Jawad family).

In **1976**, when the presumed, former Joel Clayton / later John and Celestia Keller house (located in the field across from today's City Hall) became available, the City granted use of the former Morris Street right-of-way to the Clayton Historical Society, and allocated Bicentennial era Federal Block Grant funding to help relocate the former Clayton/Keller House to its present location, and establish the Clayton Museum.

Clayton / Keller ranch house BEFORE move, circa **1923** at original location - southwest of the Keller House &

Relocated Clayton / Keller ranch house, today's Museum building, circa **2012** on Main Street, with Museum Garden west of the building.

(above) 1964 photo of the remaining Black Walnut orchard / today's Museum Garden site.
(right) Pape House (the rear half of today's Museum building) being moved into position in **1976** over the former Morris Street right-of-way / dirt lot into it's present-day location - north of the moved Clayton / Keller house, fronting Main Street. The two buildings form today's Clayton Historical Society Museum building. Notice the vacant dirt lot adjacent to the truck (far right of photo) – the present-day **Museum Garden** site.

(left) Also, in **1976**, Clayton's first Mayor, **Bob Hoyer**, and Historical Society volunteers, including Bob's wife **Eldora**, and daughter **Helen**, installed the Museum's flagpole, at its present-day location, between the Museum Building and the Museum Garden.

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COMMUNITY DEVELOPMENT D

(left) 1978 Museum Dedication Master of Ceremonies – Bob Hoyer speaks to a crowd of Historical Society and Museum supporters, volunteers and bystanders from the front porch of the Museum building.
Note: Vacant Museum Garden site over Bob's left shoulder.

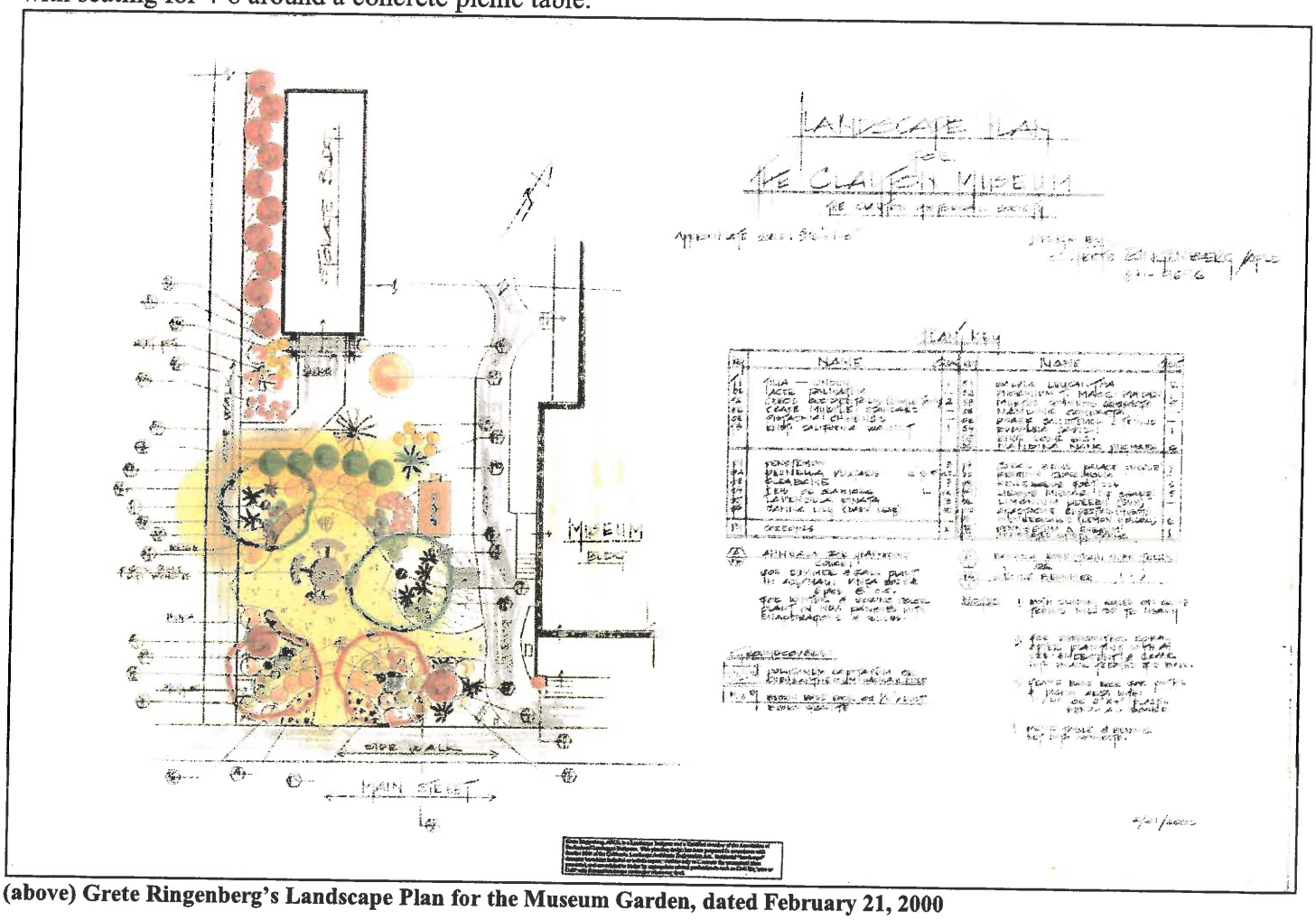
(right) 1978 Dedication ceremonies at the present-day **Museum Garden** site. Note: the (then) recently erected Joaquin Murrieta stone monument; one of the relocated stone Keller pillars, surrounded by Boy Scouts; and a remaining Black Oak tree.

ATTACHMENT – 6

From **1998-on** the current Museum Garden site remained a vacant, fenced lot (with 'brick red' painted grape-stake fence boards), with all but a few surviving black oak trees, for a brief period of 2 years.

Recent History – year 2000 to present:

In the year **2000**, a new shared public parking lot & newly-built KinderCare Preschool were built to the west and to the north of the current Museum Garden site. Also in **2000, a new *Butterfly Garden*** was planned for the former vacant lot / current Museum Garden site. The 'Butterfly Garden' was designed by Clayton Landscape Designer, Grete Ringenberg, with seating for 4-8 around a concrete picnic table.



(above) Grete Ringenberg's Landscape Plan for the Museum Garden, dated February 21, 2000

In **2001** the 'Butterfly Garden' was planted with assistance and donations from the City of Clayton, The Clayton Business and Community Association (CBCA [donated the picnic table and funds for the irrigation system – totaling nearly $3500]), Historical Society, Clayton Valley Garden Club, community volunteers, and individual donors. Much of the stones along the walkways of the 'Butterfly' and present-day Museum Garden are the original foundation stones of the Endeavor Hall's former stone foundation, which was improved to concrete when the building was restored & renovated in 2000. At this time, Laura Hoffmeister, Assistant to the City Manager, witnessed elder Historical Society members, Bob Hoyer and Don Arundell hauling several wheelbarrow loads of the historic foundation stones through downtown, from the Endeavor Hall site to the Main Street Museum Garden site – to be preserve them as historical artifacts, as Garden border stones.

From **2001 to mid-2011** / approximately 10 years – the 'Butterfly Garden' was maintained by volunteers from both the Clayton Historical Society (CHS) and the Clayton Valley Garden Club (CVGC).

In 2008, during the Summer and Fall – a Museum Garden Landscape Committee was formed, including: Jeff Crady, Mary Spryer, JoAnn Caspar, Peggy Arundell, and Renee Wing. The Committee met approximately 2 times per month. Originally, the Committee was formed to address a large water bill, and eventually evolved into planning committee for a potential Water-wise and Educational downtown Museum Garden.

In **August 2008** – a garden clean-up day was organized by Museum Volunteers. Green Waste containers for this event were donated by BFI.

(Above) 2008 images of an overgrown "Butterfly Garden," prior to major weeding and clean-up efforts by Museum Volunteers

2009 to present – Historical Society Board members begin looking for ways to raise money, including a Christmas Home Tour fundraiser, and a wall-hanging raffle, for potential Museum Garden Improvements.

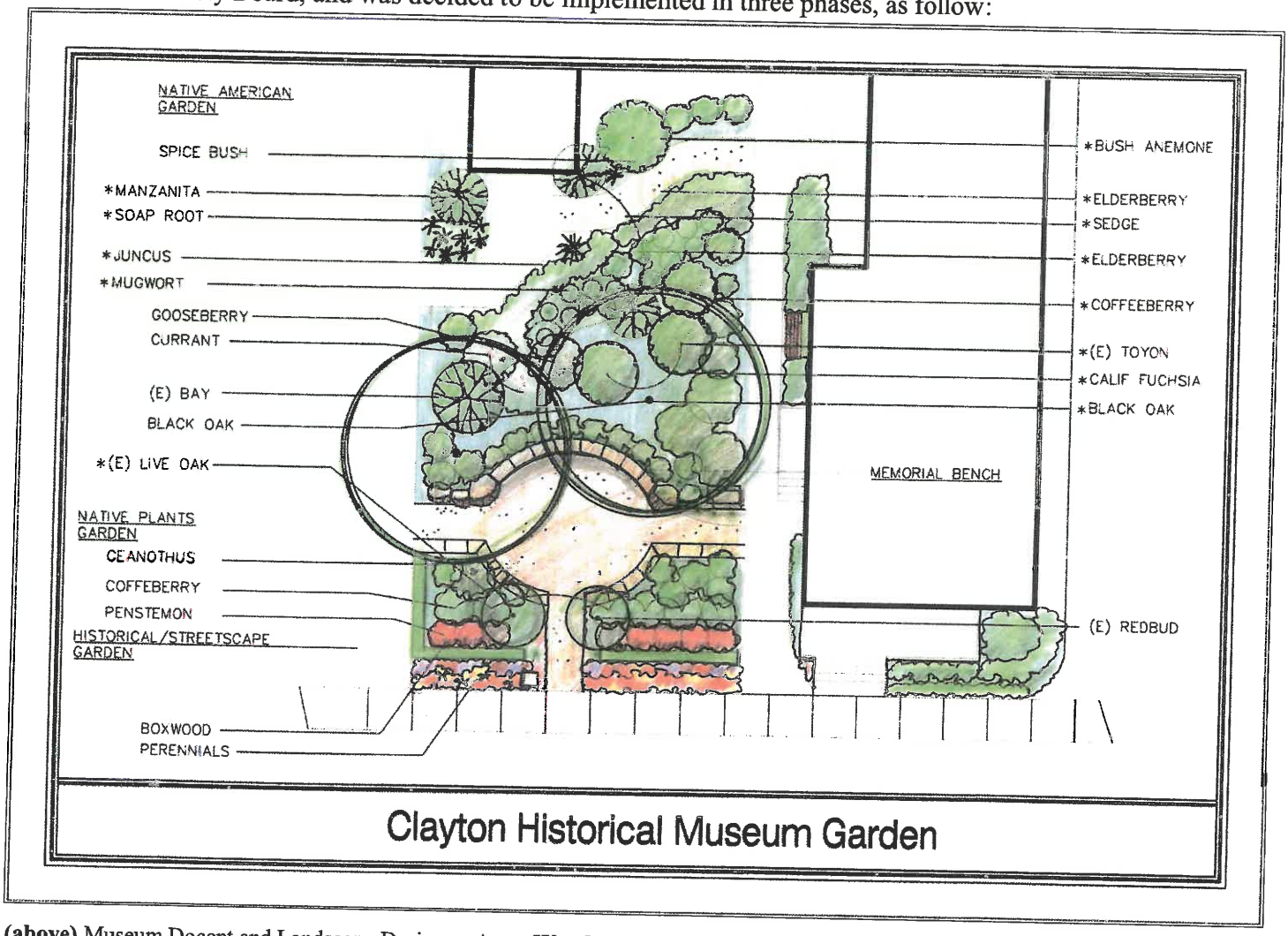
In the **Spring 2010** – Volunteers from the Historical Society and Clayton Valley Garden Club helped with another major weeding and cleanup of the Museum Garden.

(Above) Clayton Valley Garden Club and Historical Society Volunteers doing a major weeding and clean-up, Spring, 2010

(Above) Spring, 2010 clean-up Volunteers:
(Back row – L to R): Tami Pierce, Barbara Hill
(Front row – L to R): Dennis Kaump, Linda Cruz, Sue Fletcher, Dan Richardson, Dick Ellis

Late Summer 2010 – the Clayton Valley Garden Club Board and Membership approve a proposal to fund $200 to help purchase educational, Native California plants and a Black Oak tree - plants used by Native American Indians on, and around the Museum Garden site many, many years ago.

Late Summer – Early Fall 2010 – A New Landscape and Hardscape Plan was voluntarily drawn by Anna Wendorf, Landscape Designer, Historical Society member and Museum Docent. The Plan was approved by the Historical Society Board, and was decided to be implemented in three phases, as follow:



(above) Museum Docent and Landscape Designer, **Anna Wendorf's** volunteered **2011 Landscape & Hardscape Improvements Plan**

Early Fall 2010 – Phase I – Native American Plant Garden: The Historical Society and the Clayton Valley Garden Club partnered together for the Volunteer Center of the East Bay's *"Week of Caring"* event, coordinating Chevron and Bank of the West employee/volunteers to help with preparation and planting of the *Native American Plant Garden*. Volunteers from the CHS and CVGC helped in many ways during the two days of work. Through this event - the 2008 Garden Committee's objectives were implemented – to display locally native plants, which were used by the native people of the Mt. Diablo area, and to label the native plants to identify their uses to educate the public. Eventually, the Native American Garden will become a "living" part of an educational

(Above) **Fall 2010** ***Week of Caring*** Museum Garden Volunteers:
(Back row – L to R): Tami Pierce, Linda Cruz, *Kathy Duff
(Front row – L to R): Dick Ellis, *Jessica Geronimo, Steve Lane, Anna Wendorf, *Evelyn Sisco, and *Amy Chan
* indicates Bank of the West employee volunteers

Field Trip program the Museum will soon be starting for local 4th Graders studying Native American Indians.

(Left) **Fall 2010** ***Week of Caring*** Museum Garden Volunteers:
(Back row – L to R): *Sue Lakin, Debbie Eistetter, *Chris Cloud, Mary Spryer, *Maria Magat, Linda Cruz
(Front row – L to R): *Alex Goiriz, *Cathy Burgess, *Elaine Petkovich, *Christine Heinz, *Vickie Babcock, *Pochi Huang, Steve Lane, and Dick Ellis
*indicates Chevron employee volunteers

Early Fall 2011 – Phase II: Native California Plant and "Historic" Plant Educational Garden:
Further implementing the 2008 Museum Garden Committee's plan – an attractive display of various California native plants were planted, including pure species & hybrids developed for gardens, in hopes to encourage visitors to consider planting natives in their gardens, and to place emphasis on 'Pollinators' - plants that attract butterflies and hummingbirds. In addition, a "Historical" or traditional 'cottage-type' garden strip along the sidewalk was planted, preserving the historical atmosphere of downtown Clayton.
Phase II work was, again scheduled in coordination with the Fall *"Week of Caring"* event. 2011 Volunteers came from Dow Chemical, Chevron, the CHS, and the CVGC. Volunteers from the CHS and CVGC helped install new sprinkler heads prior to the Week of Caring work days.
Thanks to donations and funds dedicated to the garden, the CHS was able to reconfigure the sprinkler lines, add new sprinkler heads, purchase quality soil amendment, install chicken wire under each plant to deter gophers, plant 48 - 4" color plants, 40 - 1-gallon shrubs and 10 - 5-gallon shrubs, and apply black mulch. During the two September 2011 'Week of Caring' work days; nearly 50 hours of free labor were volunteered. This along with discounted plants, and plants started by cuttings, and other donated supplies, made Phase II a real bargain.

(Above) Fall, 2011 'Week of Caring' Museum Garden Work Day: Steve Lane (standing, far left) and Anna Wendorf (kneeling), with Dow Chemical employee volunteers, take a break after planting ½ of the Historical Streetscape Garden plants, September 12, 2011.
Photo: Mary Spryer

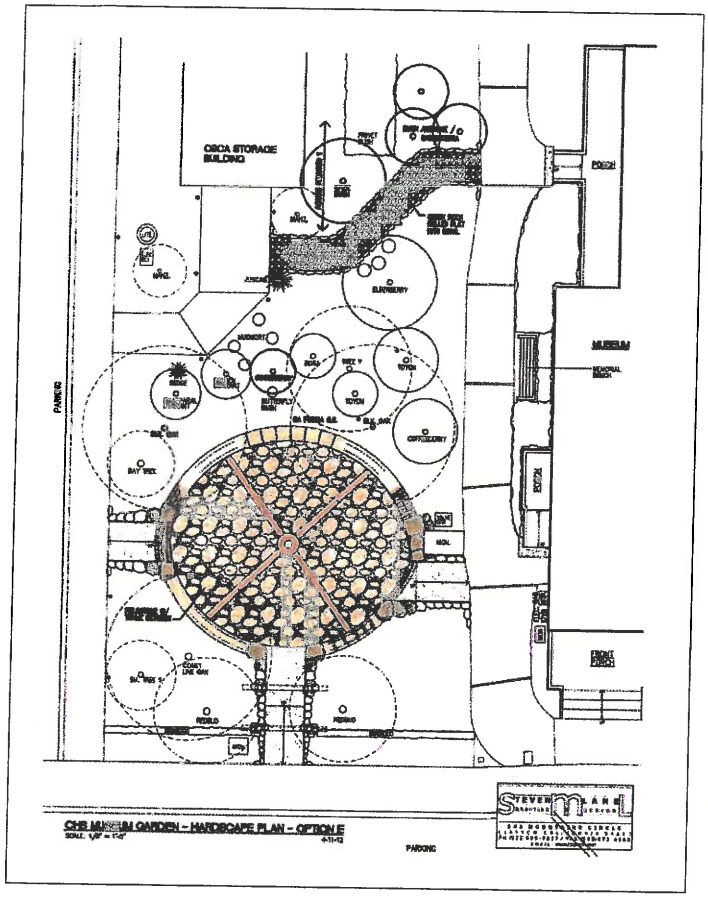
(Above) Fall, 2011 'Week of Caring' Museum Garden Work Day: Steve Lane (far right) and Anna Wendorf (3rd from right), with Chevron employee volunteers, take a break after planting the 2nd ½ of the Historical Streetscape Garden plants, September 13, 2011.
Photo: Mary Spryer

2012 – Improved garden regularly maintained by paid gardeners hired by the CHS.

January 2012 – Steve Lane, 2012 Clayton Valley Garden Club VP, and Clayton-raised and based Designer and Project Management Consultant, was contracted by the CHS to help see through the Proposed Landscape and Hardscape Improvements of Anna Wendorf's 2010 plan, as well as prepare the necessary proposed Improvements package to be submitted to the City of Clayton for review & approvals; followed by Landscape Contractor bidding; and eventual construction ideally to be completed in 2014 – Clayton's 50th Anniversary as a City.

Late Winter 2012 – A new, 2012 'Museum Garden Committee' formed consisting: of Steve Lane; Dick Ellis, CHS VP; JoAnn Caspar, CHS Treasurer; with Garden Advisor, Mary Spryer, Museum Curator.

March 2012 – Last remaining, Black Walnut tree was removed from the site, due to not being a non-Native California tree, but more due to the fact that it was near the end of it's effective life. In addition – it's location in the garden made it difficult to plant under its drip-line, or to be comfortably under, due to excessive droppings.



Early May 2012 – Preliminary Hardscape Improvements Plans and Cost Estimates presented to the CHS Board of Directors by Steve Lane, and were approved by the Board.

Late May 2012 – 2012 Museum Garden Committee met with David Woltering, City of Clayton Community Development Director, to discuss the proposed Hardscape, Planting and Irrigation Improvements, as well as the CHS & Museum's aesthetic and educational goals for the proposed Museum Garden Improvements. David was very helpful with comments and City Staff submittal suggestions and follow-up information.

July 2012 – Clayton Valley Garden Club donates $500 from their Annual Plant Sale to go towards the proposed Museum Garden Improvements Project.

Summer – Fall 2012 – Steve Lane begins preparing Museum Garden Improvements documents for submittal to the City of Clayton for Staff review; eventual approval; and for engraved brick fundraising efforts.

Fall – Winter 2013 – Discussions between the Historical Society and the Clayton Business and Community Association (CBCA) take place to consider displaying one of the CBCA's antique tractors on the Museum grounds; and include a CBCA Tractor Display as part of the Museum Garden Improvements submittal to the City.

February 2014 - The Museum Garden Improvements Brick Fundraiser goes public – promoting engraved bricks, designed as a part of the Hardscape Improvements; providing an opportunity for project supporters to be recognized in the Museum Garden hardscape for generations. Sign-ups inquiring of persons interested in purchasing a brick are pending. No bricks will be sold until project is approved by the City.

April 2014 – Museum Garden Improvements - Staff Review Submittal is submitted to the City of Clayton for City Staff Review.

Improvements Project Funding Sources [in addition to Brick Fundraiser] - will come from the Historical Society's Memorial Fund. Additional support is anticipated from other community organizations, such as the CBCA, and local businesses that would be willing to donate funds, services, materials, and labor to this worthwhile and visible Downtown community improvement project and educational resource on Clayton's Main Street.

Ongoing Maintenance and Annual Donations – The aesthetic and educational aspects of the proposed Museum Garden Improvements ensure that continued volunteer maintenance work and funding from the Clayton Valley Garden Club (CVGC) will continue as long as the CVGC and Museum Garden exist, as the project is inline with Club's objectives: *to encourage interest in all phases of gardening, to promote conservation of natural resources, to aid in civic beautification, and to the education of the community and to our members.*

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APR 28 2014

CITY OF CLAYTON
COMMUNITY DEVELOPMENT DEPT

View from Main Street to Garden Area 1

ATTACHMENT – 7

View from Main Street to Garden Area

Adjacent to the right (west) of the Garden along Main St 3

Looking east toward Museum along Main Street

Looking east along Main Street

Garden area near Main Street Looking East from City Parking Lot

Middles Section of Garden area looking East from City Parking Lot 7

Center of Garden Area looking northeast 8

Center of Garden Area looking west (toward city parking lot) 9

Center of Garden Area looking west (toward city parking lot) 10

Garden Area path next to museum looking northwest 11

Garden Area path next to museum looking northwest

Garden Path from Museum to City parking lot looking southwest 13

Path from City Parking lot looking northeast toward Museum 14