

UNIT 559

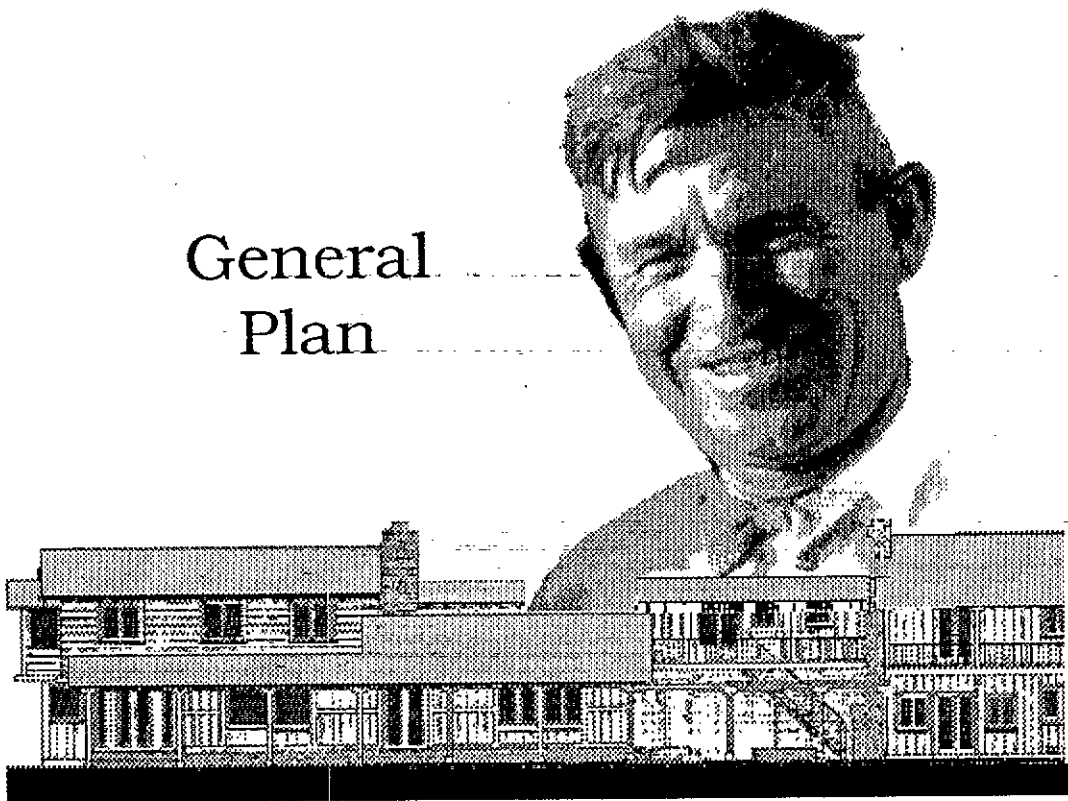
WILL ROGERS STATE HISTORIC PARK

GENERAL PLAN

March 1992

Will Rogers State Historic Park

General Plan



California State Parks

State Park And Recreation Commission Approval - March 1992

Will Rogers State Historic Park

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The planning team appreciates the guidance provided by the department's management and all the help from staff, particularly the park unit staff, typists, and technical specialists, that made this document possible.

Special Thanks

The department and especially the planning team wishes to thank the Will Rogers SHP Docent Association and the Pacific Palisades Historical Society for their help and assistance in providing guidance and support during development of the General Plan.

Will Rogers State Historic Park
1601 Will Rogers State Park Road
Pacific Palisades
California, 90272

Will Rogers State Historic Park

General Plan



California State Parks

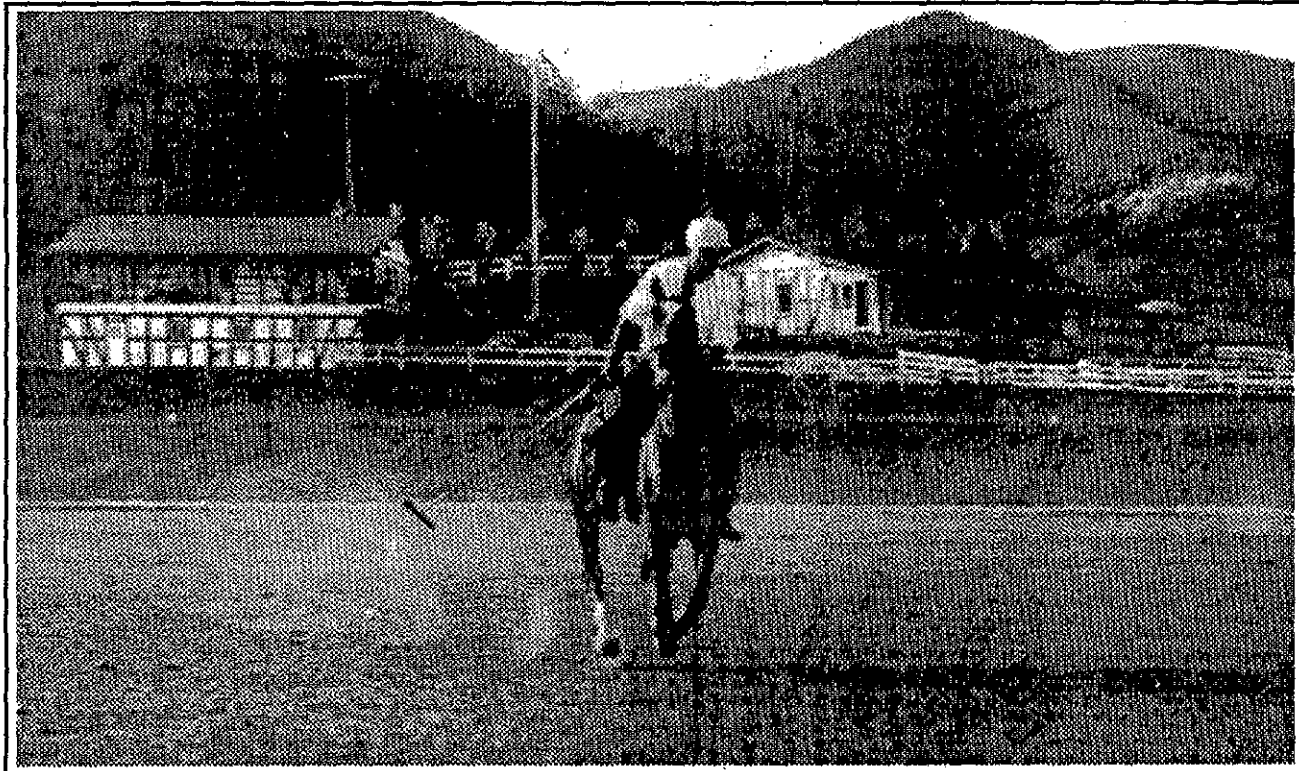
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State Park and Recreation Commission Approval - March 1992

Clearinghouse Number 87072924



View of the polo field, the guest house, and Rogers' first house, ca. 1929. Photo on file with the Department of Parks and Recreation.

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Resolution 13-92

Meeting of the
California State Park And Recreation Commission
City Hall
One Manchester Boulevard
Inglewood, California.
March 5, 1992

WHEREAS, the Director of the Department of Parks and Recreation has presented to this commission for approval the Will Rogers State Historic Park

WHEREAS, on January 10, 1992 this commission held a public hearing on the proposed General Plan and decided to continue deliberation to the next meeting;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's Will Rogers State Historic Park Preliminary General Plan dated June 1991, including the modifications noted in the staff reassessment of February 1992, and the amendment adopted today, subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement the provisions of said plan. The amendment reads as follows:

That only organized polo and soccer sporting events be conducted at Will Rogers SHP until a suitable replacement soccer field can be found and that soccer games be allowed only twelve days per year for children six to seven and under.

Commissioner DeVore moved and commissioner Rangel seconded the motion to adopt Resolution 13-92, which passed by

Commissioners Present

Marcia Hobbs, Chairman
Sarah Flores
Nathan Rangel

Pauline des Granges
Judith Frank

Frank DeVore
Robert Katz

Commissioners Absent

Robert Welk

Complete minutes of the Park and Recreation Commission hearing are available at the California State Department of Parks and Recreation headquarters in Sacramento, CA.

Summary

The Department of Parks and Recreation staff used standard planning methodology in developing the General Plan for Will Rogers State Historic Park. Results from this process led to the proposals and recommendations discussed in the plan.

The department's primary goal is to preserve and maintain the historic features associated with Will Rogers and his family's life at the ranch.

The park's natural and cultural resources are described in the **Resource Element** chapter, as well as directives for management of these resources. The Resource Element also describes the purpose and function of a historic unit in the State Park System, as specified by the Public Resources Code.

Listed below are highlights of the Resource Elements chapters.

Natural Resources

- Outside of the historic zone, the department shall maintain existing significant natural areas and enhance or restore deteriorated areas.
- Native plants shall be used on lands other than those supporting facilities or historic ornamental landscaping.
- Rare, endangered, or sensitive plant species shall be protected.
- Outside of the historic zone, exotic and non-native plant species shall be removed.
- Brush burning shall be restored in the wild ecosystem of the park, according to an adopted wildfire management plan.
- Car usage shall be limited to essential park-related activities.
- Intrusions, excessive and inappropriate noise shall be minimized in the park.

Cultural Resources:

- Will Rogers State Historic Park is a National

Register Landmark.

- The primary historic period shall reflect the years 1927 to 1935, within the historic zone.
- All identified historic resources will be carefully documented and investigated before any restoration.
- When replacing historic fabric is essential contemporary fabric shall be used whenever possible, rather than using modern materials.
- Where possible, the department will restore all historic structures and features from the primary historic period to appear as they did in 1935, which reflects the latest remodeling.
- Landscaping in the historic zone shall be based on Rogers' 1927-35 period.

The **Interpretive Element** describes how these cultural and natural resources will provide education and enjoyment for park visitors.

Two objectives are:

First, to relate to the public, for its enjoyment and experience, the life and times of Will Rogers in the context of American culture and second, the natural history and ecology of the Santa Monica Mountains portion of the park. Interpretative media and facilities include:

- interpretive concessions, for example, equestrian use
- a visitor center
- environmental studies
- demonstrations
- house museums
- self-guided tours and identification signs
- exhibits

The **Land Use and Facilities Element** provides an overview of the way Will Rogers and his family lived on the land, and how the park is different today. These differences helped to set goals and define the problems that are addressed by this plan.

The two problems are: (1) how to restore and preserve the existing historic structures and features to their original and historically authentic condition, and (2) how to provide public use that will complement the goals of preserving historic integrity in the park, while maintaining public health, welfare, and safety.

To solve these problems, the plan recommends:

- restoration, protection, and preservation of all existing historic structures.
- interim improvements to the guest house, garage, and entrance driveway that can be accomplished before new facilities are constructed.
- Proposed long-range restorations of the guest house, garage, and the approach driveway entrance will displace an existing parking lot, the visitor center, and park administration offices.
- Long range plans call for relocating the displaced parking lot, visitor center and park administration offices out of the historic zone.
- maintain approximately the existing level of parking for the public.
- Retain and improve the existing trail system.
- Retain the existing picnic area and improve it with a new restroom, while expanding picnicking outside of the historic zone; provide new restrooms.

The **Operations Element** describes future operation of the park under the plan's proposals. This includes:

- maintaining and protecting the park's resources.

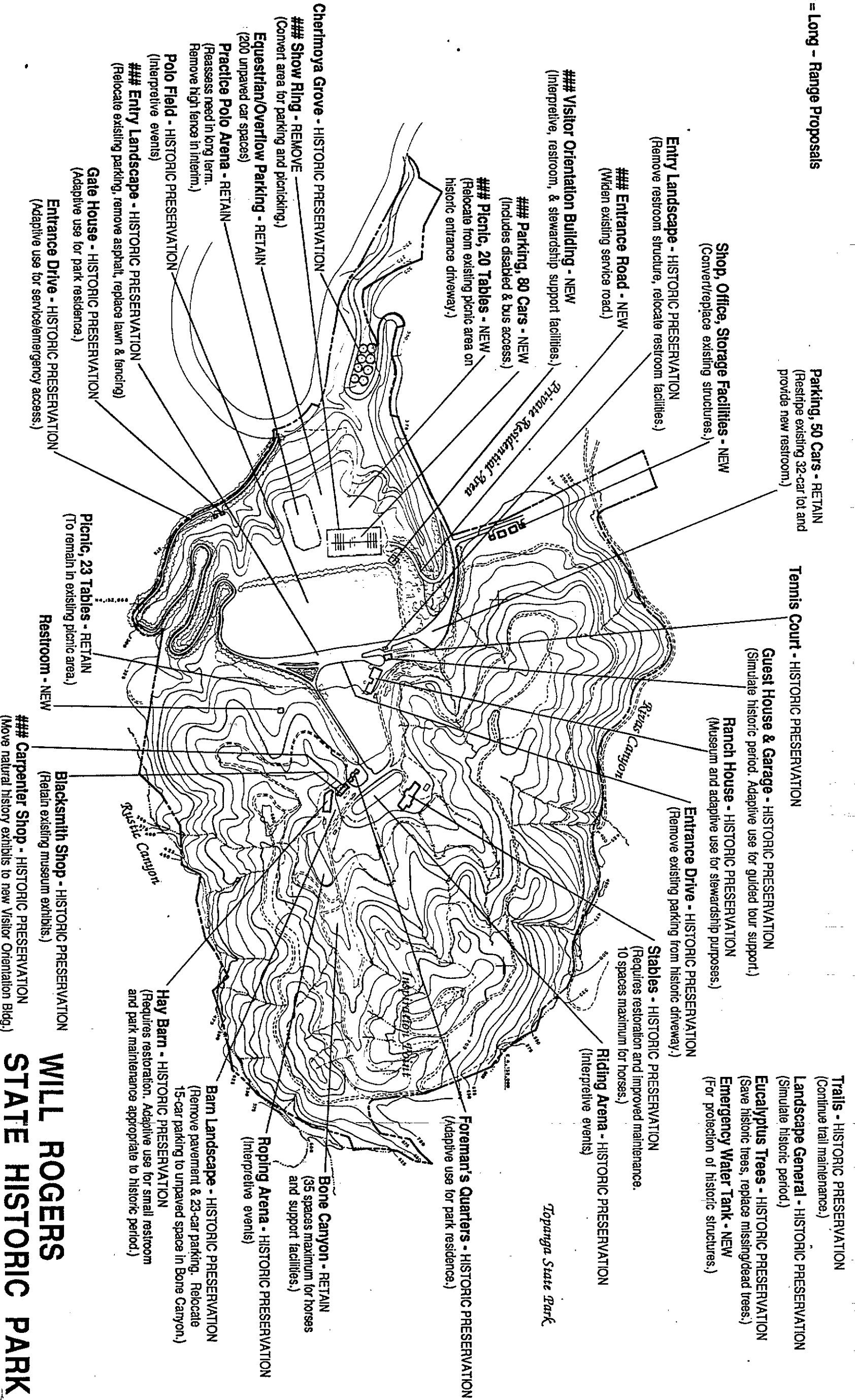
- remaining a day use only facility.
- supporting and maintaining historic activities, such as polo.
- relocating the park administration from the historic zone to the new visitor orientation building.
- relocating most park maintenance facilities from the historic zone to the existing park residence area.
- relocating the park entrance kiosk.

The **Concessions Element** describes future operation of the park under the plan's proposals. The plan recommends:

- continuing an interpretive concession for horse-back riders.
- expanding of equestrian uses in Bone Canyon and decreasing them in the historic barn.

Finally, the **Environmental Impact Element** reviews alternative planning proposals, and describes the plan's environmental impacts.

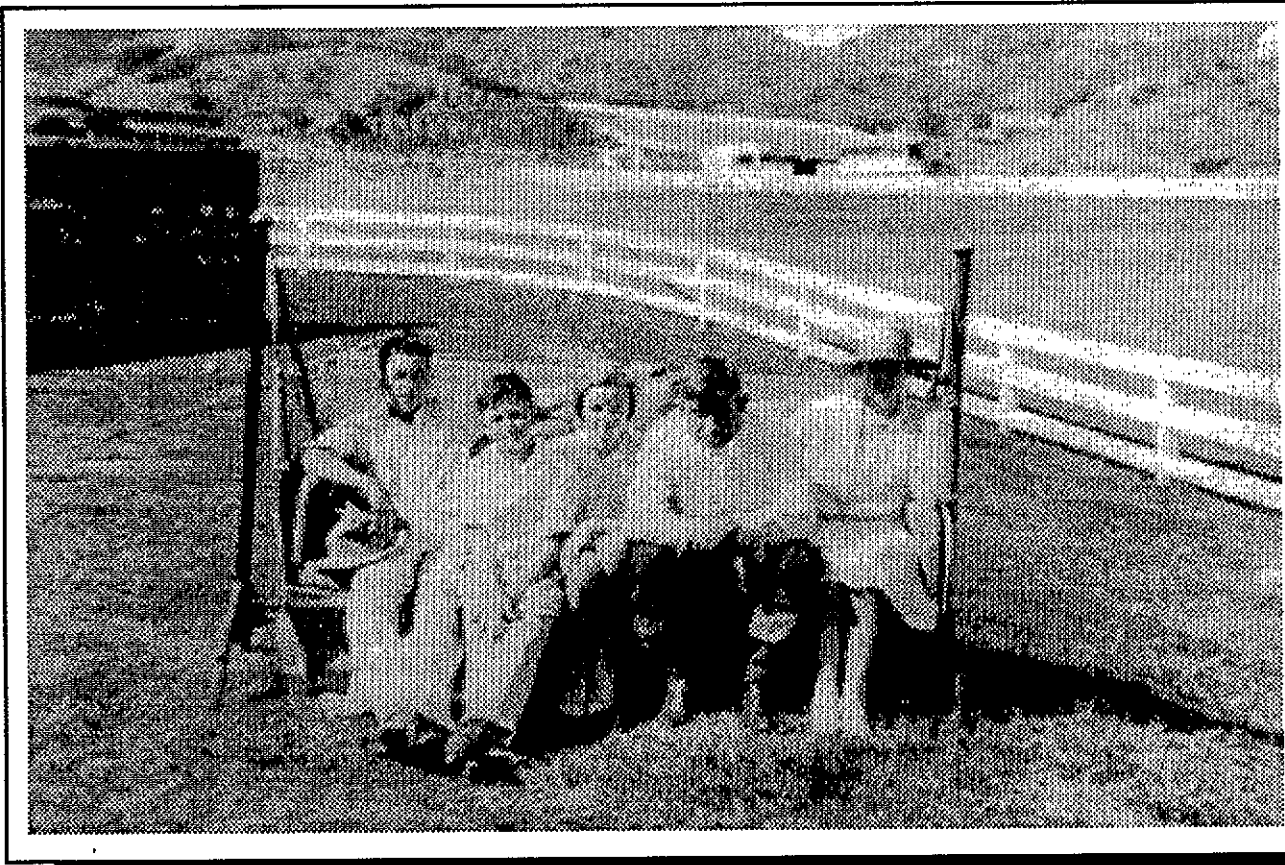
= Long - Range Proposals



**WILL ROGERS
STATE HISTORIC PARK
FACILITIES PLAN**

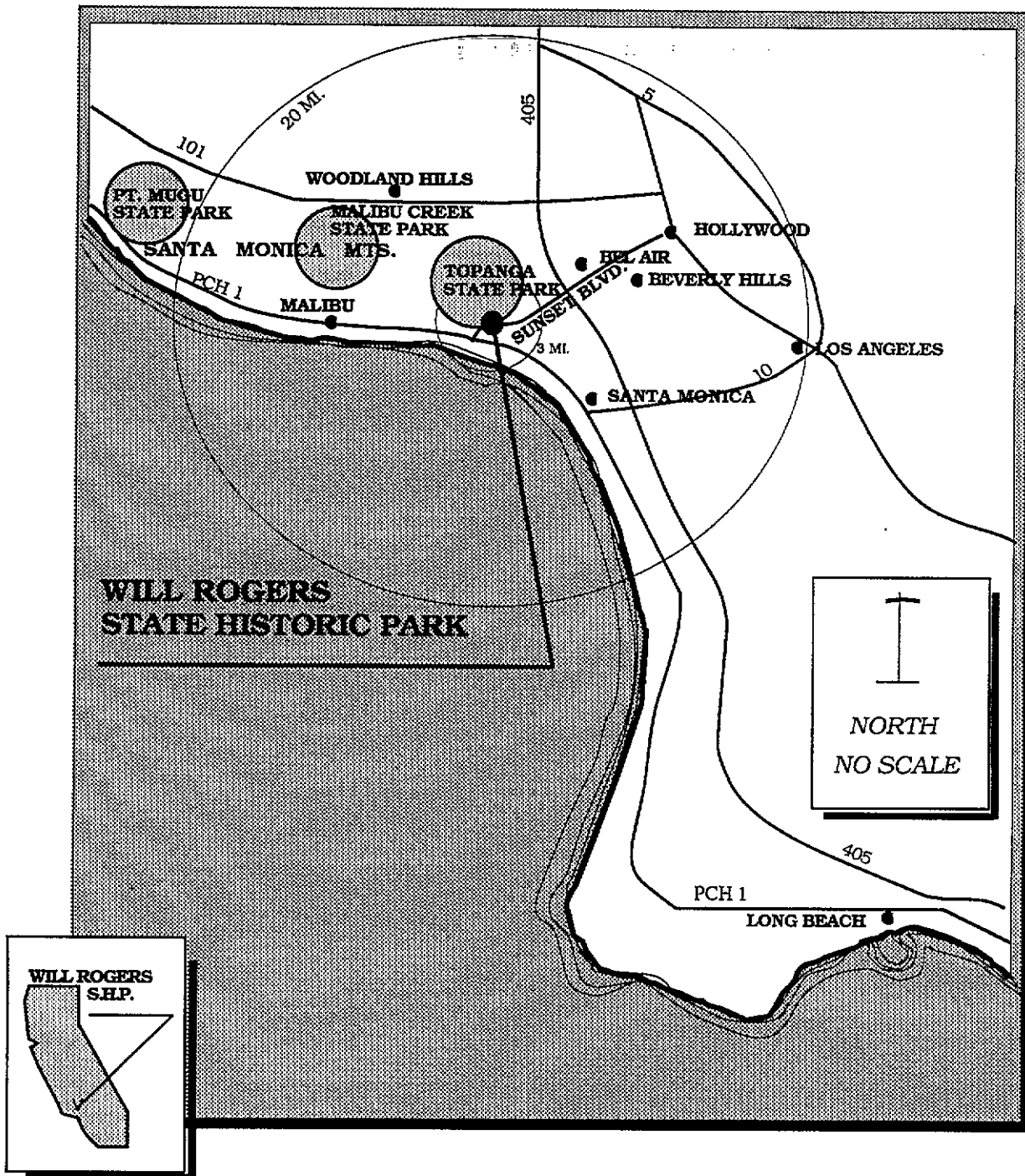


DRAWING NO. 26871	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS	DATE	DESIGNED
	APPROVED _____ DATE _____				DRAWN
	WILL ROGERS STATE HISTORIC PARK FACILITIES PLAN GENERAL PLAN				CHECKED



Will Rogers' family (ca. 1929), left to right: Will Jr., Jim, Mary, Will, and Betty, relaxing on the lawn in front of the ranch house. Photo on file with the Department of Parks and Recreation.

Vicinity Map



Introduction

Will Rogers State Historic Park is listed on the National Register of Historic Places. It is significant as the home of Will Rogers, a person of historical importance for both California and the nation. Its buildings and grounds have remarkable historical integrity.

Purpose of the plan

The General Plan is to provide guidelines for development, interpretation, and management of this unit in accordance with its approved classification as a state historic park.

The Public Resources Code, requires that a general plan be submitted to the State Park and Recreation Commission for approval before any major development takes place in a unit of the State Park System. In addition, the plan includes an Environmental Impact Element, conforming to requirements of the California Environmental Quality Act.

Objectives of the Plan

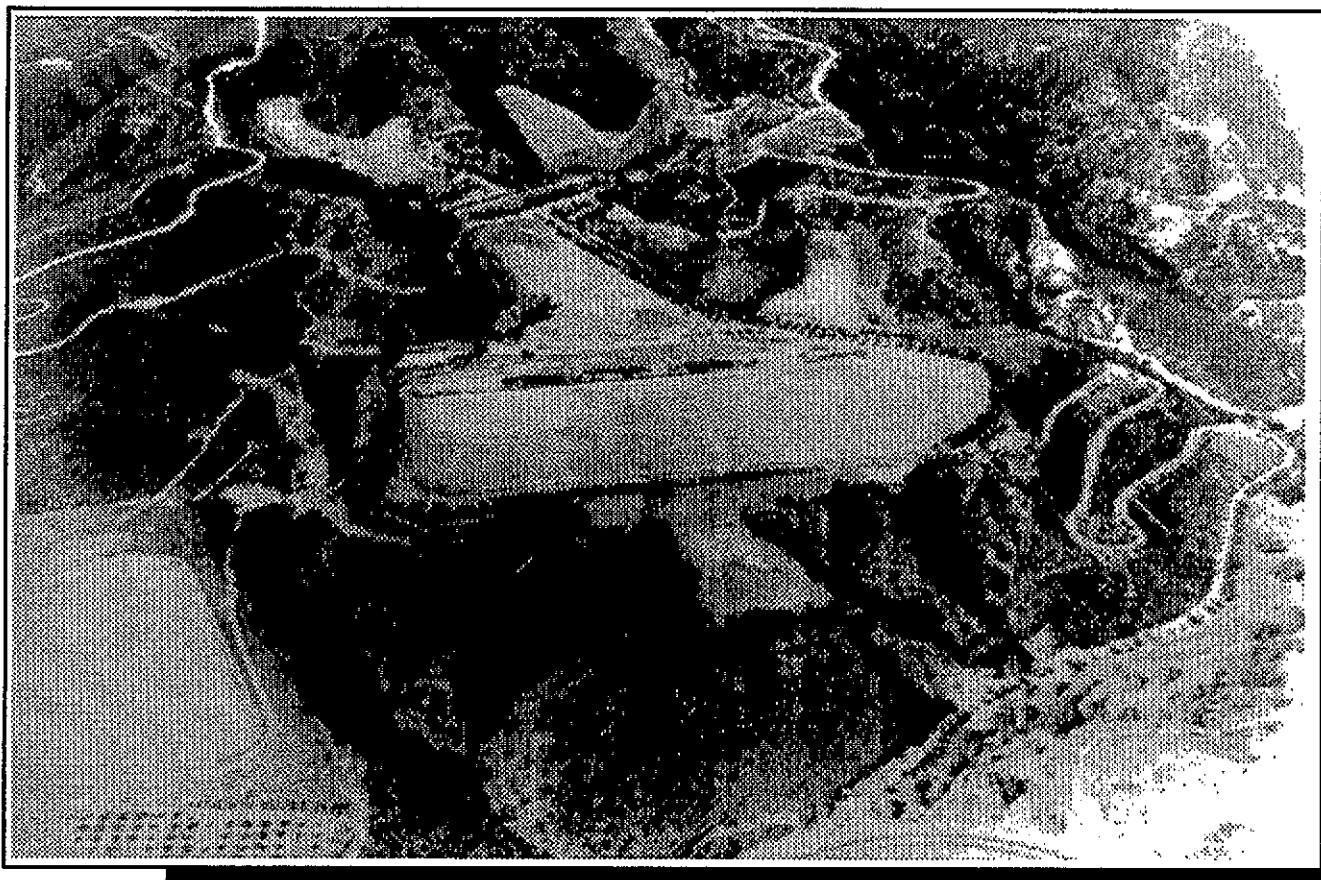
There are six objectives to this general plan. These are:

1. To identify the cultural, natural, and recreational resources of the historic unit.
2. To establish policies for management, protection, research, and interpretation of these resources.
3. To determine visitor activities and uses compatible with the purpose of the park, the available resources, and the surrounding area.
4. To determine the potential environmental impact of visitor activities, use of the structures and grounds, and related development.
5. To establish guidelines for the recommended sequence and scope of restoration and development.
6. To provide an informational document for the public, the legislature, department personnel, and other government agencies.

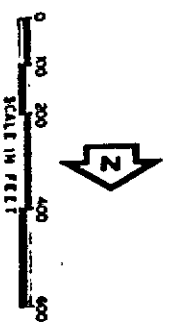
Public Involvement

The planning team identified organizations and individuals with an interest in this plan and encouraged their participation in the decision-making process. Participation was enthusiastic and very helpful. A mailing list of about 350 names and addresses was developed.

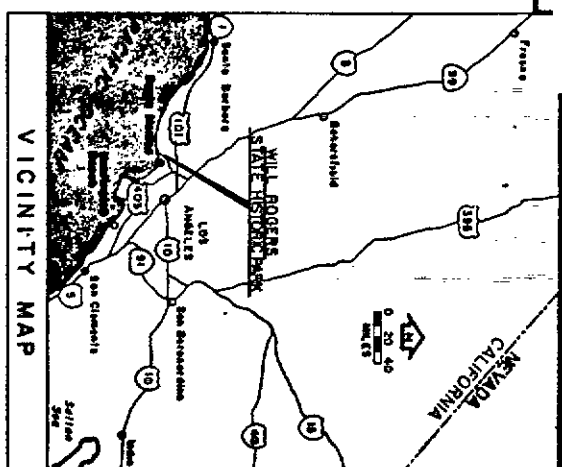
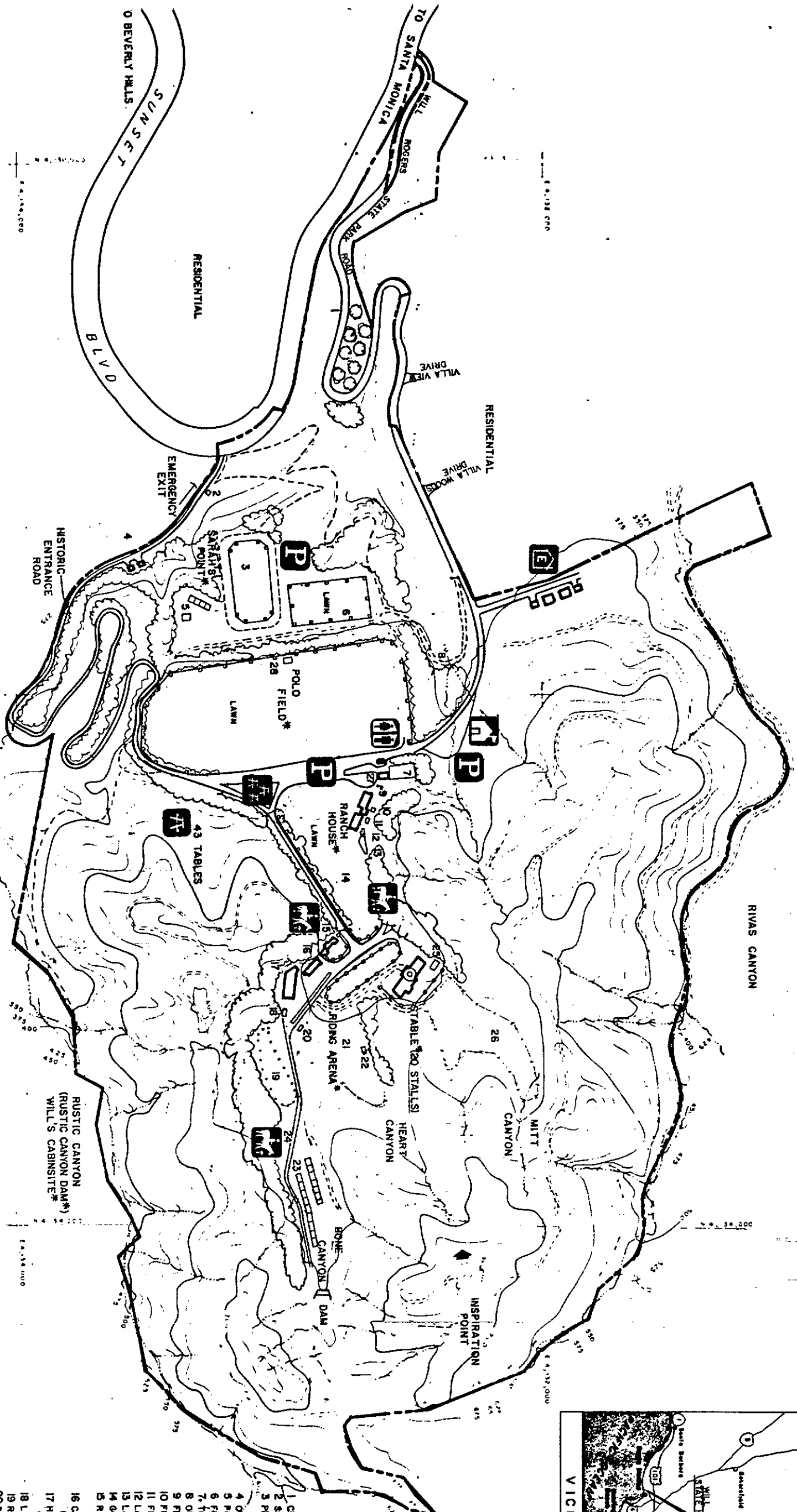
The planning team held workshops at critical stages of the plan's development. Planning assumptions and Public Resources codes were explained to public participants. Workshop recommendations and discussions were used as a guide by the planning team. Newsletters reported the ideas and issues that resulted from the workshops and were used to request continued public participation.



Aerial view of Will Rogers' ranch (ca. 1935). Photo on file with the Department of Parks and Recreation.



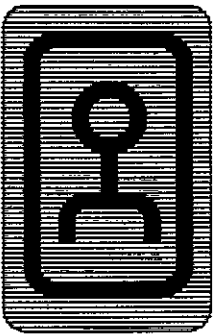
- EUCALYPTUS TREES
- PAVED ROAD
- BOUNDARY LINE
- TRAILS
- TRAIL/SERVICE ROAD



- CONTACT STATION
- EMPLOYEE HOUSING
- RESTROOMS
- FAMILY PICNIC
- GROUP PICNIC
- PARKING
- TRAILHEAD
- 1 CHIESANOVIK GROVE*
- 2 SPRING VAULT*
- 3 PRACTICE POLO ARENA AND TRACK
- 4 OLD GATE HOUSE & GARAGE*
- 5 PIPE CORRAL, WASHDOWN
- 6 FENCED PASTURE/CORRAL
- 7 TENNIS COURT*
- 8 OLD ROAD*
- 9 FLAG POLE*
- 10 FURNACE VAULT*
- 11 FILM VAULT/ELECT.*
- 12 LAUNDRY ROOM* (DOCENT OFFICE)
- 13 LATH HOUSE #1*
- 14 GOLF COURSE (PARTIAL)*
- 15 RANCH FOREMAN'S HOUSE* (BUNK HOUSE, OLD BARN)
- 16 CARPENTER/BLACKSMITH SHOP* (NATURE INTERP)
- 17 HAY BARN (SHOP & STORAGE)
- 18 LATH HOUSE #2*/SHED
- 19 ROPIING ARENA*
- 20 PRACTICE POLO CAGE*
- 21 HEART CANYON PADDOCK*
- 22 BROOD MARE BARN - SHED*
- 23 PIPE CORRAL*
- 24 MAINT./STORAGE YARD
- 25 STABLE SHED*
- 26 MITT CANYON PADDOCK*
- 27 GUEST HOUSE/GARAGE* (VISITOR CENTER/OFFICES)
- 28 POLO ANNOUNCERS BOOTH*

* HISTORIC STRUCTURE/FEATURE

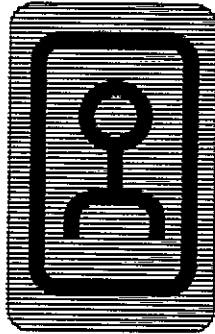
DRAWING NO. 24927	SHEET NO. 1 OF 1	WILL ROGERS STATE HISTORIC PARK		RESOURCES AGENCY OF CALIFORNIA		DESIGNED D. W. MALEY
		EXISTING FACILITIES		DEPARTMENT OF PARKS AND RECREATION		DRAWN D. W. MALEY
		APPROVED _____ DATE _____		REVISIONS Revised		DATE 7-2-90
						CHECKED _____



Will Rogers State Historic Park

RESOURCE ELEMENT

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Will Rogers' 'Dog Iron' or brand.

Resource Element

Purpose

This Resource Element satisfies the legal requirements set forth in Public Resources Code Section 5002.2 and Title 14, Section 4332, Administrative Code of California. In accordance with the law, a resource element is formulated, presented for public comment, and approved by the director of the California Department of Parks and Recreation before any substantial work is done on any other element of a general plan for any unit of the State Park System.

The resource element sets forth long-range preservation and resource management objectives and acts as a guide and constraint in developing land use patterns for a State Park System unit. It identifies a unit's resources and defines the limits to which these resources are to be maintained or developed. As such, it is one of the most important documents prepared by the department. Although typically part of a general plan, this element may stand alone to guide management of a unit's resources. This is a similar function as that of the resource element's legal predecessor, the resource management plan.

Any land not owned by the department which is discussed in this element is viewed solely in terms of conceptual planning; such discussions do not represent a firm desire, intention, or commitment for acquisition.

Unit Identification

Currently this state historic park is 186.5 acres (75 hectares), and is bounded by Topanga State Park, except on the south side, which is residential development along Sunset Boulevard. It is in the Transverse Range Geomorphic Province and Southwest Mountains and Valleys Ecological Region. The site is in the eastern part of the Santa Monica Mountains.

Located between Pacific Palisades and Brentwood in Los Angeles County, the unit can be reached by driving west from downtown Los Angeles on the Santa Monica Freeway (Inter-

state 10) to the coast, then going about 3 miles (approximately 5 kilometers) northwest on the Pacific Coast Highway, then about 3 miles southeast on Sunset Boulevard.

The site is about an one-hour drive from downtown Los Angeles and only minutes from other State Park System units in the area. Will Rogers and Topanga State Beaches are south of the site, while Topanga and Malibu Creek State Parks lie to the north and west.

Historical Background

Spanish exploration of the Pacific Palisades area occurred before 1800, when the soldiers and padres of San Gabriel Mission and Mission San Buenaventura agreed on the mission site of San Fernando Rey de Espana, which was established in 1797.

Permanent European settlement took place in the area neighboring Rogers' ranch during the California Mexican Rancho era. Lands of Rancho San Vicente y Santa Monica, Rancho La Ballona, and Rancho Boca de Santa Monica were used for cattle grazing. Later, families owning the land entered into years of litigation over boundary disputes, some of which were not settled until 1882.

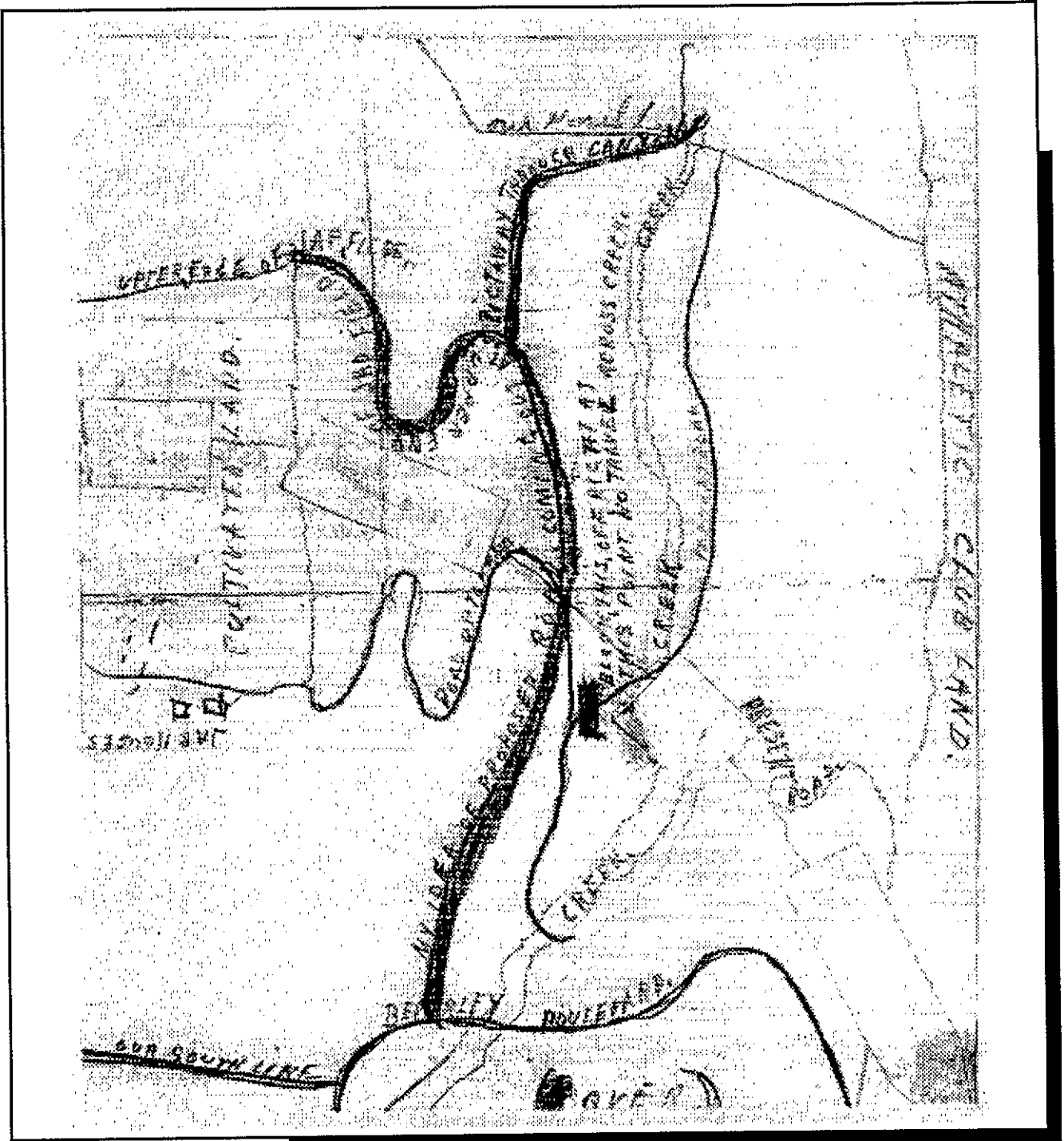
By the 1880s, Santa Monica had become a popular vacation spot for Los Angeles residents, which prompted several prominent land developers to spring into action. Among them was Robert Gillis, representing his Santa Monica Land and Water Company, who purchased thousands of acres in Pacific Palisades. In February 1923, Alphonzo Bell formed the Los Angeles Mountain Park Company. Bell was well known as a serious horseman and as the developer of Bel Air. Bell and his partners purchased 22,000 acres of the Palisades property from R. C. Gillis.

As early as 1922, the Los Angeles Department of Water and Power installed water and electrical service to the area which would later be purchased by Will Rogers. In the same year, the

Now in this plan of mine of the road Lee I knew there would be several pretty good sized Gullys and Canyons to put a sort of a Bridge over but it would be better in the long run I think, That would leave us the entire east side of the Canyon where the Trees are all clear with no Public Road through and I# also save us bridging the big Creek twice, Keep the Road as high up the side of the Hill on the west Side as you can, Then when you get to the place where you would fork it and allow for the road that is to go on across those ~~gullies~~ Gullys and give the rightaway up the main Canyon after it leaves our land, I think this is possible as I talked it over with Woodard one time. Then when you get on top of the Hill at the upper north~~west~~ east Corner of the Jap Cultivated land Keep the road going as high as possible around those little hills above the Cultivation and come up them at the back where we would want to put a House, I would like to have Lee after he does out this probably NUT scheme of mine drop me a line and see if it is practical or not, and also his idea of how to get up on the West Hill without an Aeroplane, Now I hope you can get heads and tails of this thing, By the way Art I think we should even now put up a Fence across that Road that crosses the Creek and goes into the Oak trees, and stop all Automobile traffic over there, as they cant get any further up the Creek than our land there is no reason why they should be allowed to go over in that Grove with Cars, Fowls up the Creek Crossing is all you have to do, I want to make as light a grade up there as I can Lee, not too steep. I guess you would do this with a Steam Shovel wouldnt you at so much a day, We will leave all that to Lee and fix him a checking account so he could take care of the sepense, Sandy could be of great help to him on that too,

I tore this DAM thing off on the typewriter so you get to put it together yourself, Will get busy.

Historic Document. Instructions to brother-in-law Lee Adamson on the entrance road design, approximately spring of 1925. Typical example of Rogers' complete involvement in the ranch development. Manuscript on file with the Department of Parks and Recreation at Will Rogers SHP.



Historic Map; Rogers' property and proposed entrance road, ca. 1925.

Will Rogers State Historic Park

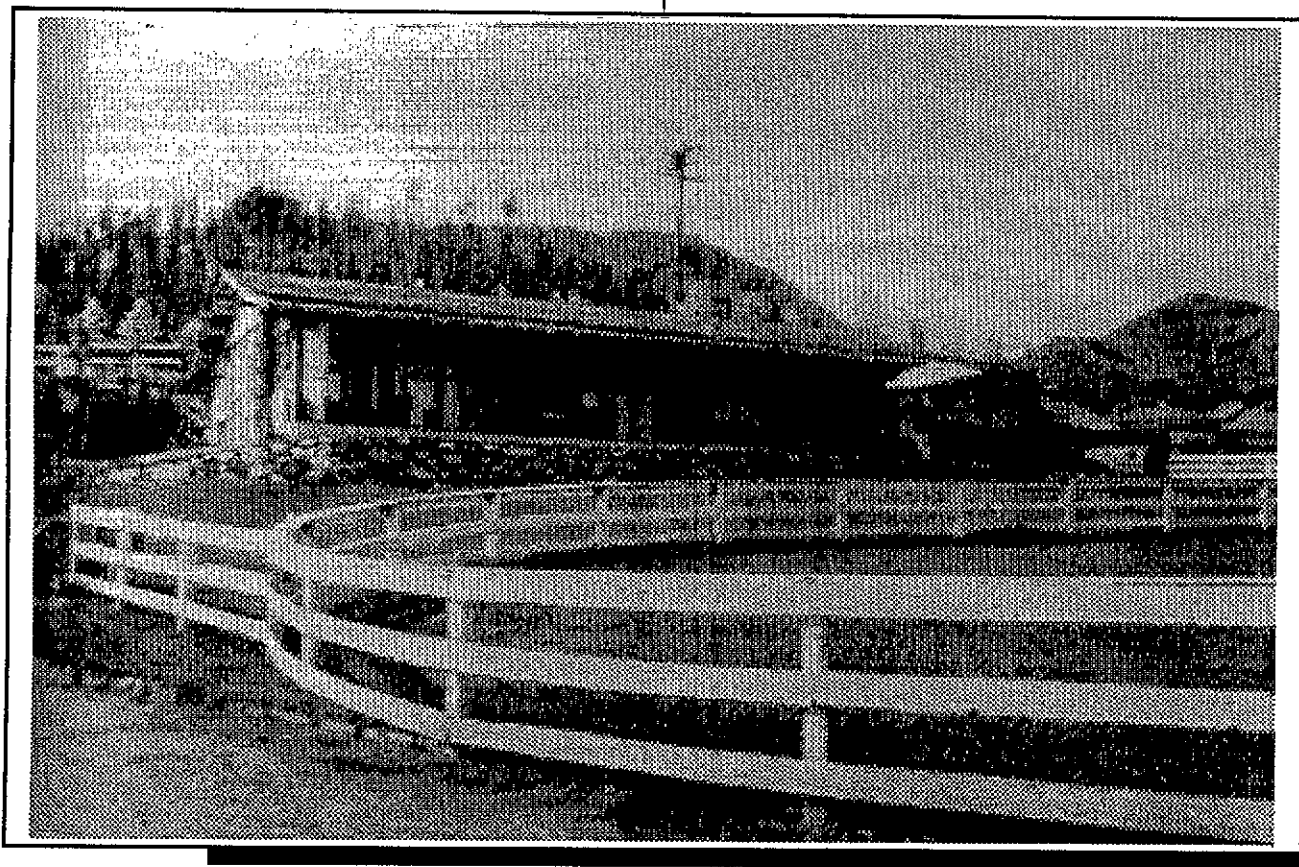
property was leased to Japanese truck farmers who raised vegetables and grain on the large mesa, which later was to be Rogers' polo field. After Bell's purchase, leases of the property to Japanese farmers continued for several years.

From late 1923, Will Rogers paid taxes on this land and planned several improvements, including new water lines. Betty and Will Rogers entered a private 1-year lease agreement for the ranch property on January 29, 1925; on January 29, 1926, Betty Rogers signed another lease agreement for the ranch property with Alphonzo Bell. Finally, a grant deed was signed for segments of the property in 1928. Additional property was purchased over the years, and by 1934, the Rogers owned 346 acres surrounded his ranch.

Will Rogers came to California from New York, where he had become a top vaudeville star. He moved to Los Angeles to begin a career in silent pictures, and at the same time, his two newspaper columns were syndicated. These two events widened his exposure to the American public,

while increasing his popularity. The ranch house, which first served as a vacation cabin retreat, became the Rogers' permanent family home just as Rogers began to enjoy his most successful years. As the nation entered into the Depression, talkies were invented, and radio began its Golden Age. Using the media to broadcast his wit across the country, Rogers' work expanded to speaking tours and international travel. Whenever he was not working, Rogers preferred to spend his time on the ranch with his family.

On April 6, 1920 Rogers and his wife purchased a house in Beverly Hills. According to his sons, Will Jr. and Jim, Rogers longed for wide-open spaces, - a place to escape and ride horses. In 1924, Los Angeles voters approved a bond to construct Beverly Boulevard from Beverly Hills to the ocean. Ten years later, Beverly Boulevard would be renamed Sunset Boulevard. With the promise of a good road past the Palisades canyon, owning a hide-away ranch and commuting to Hollywood began to look like a reality. By May 1924, Beverly Boulevard was graded as



Will Rogers' ranch house with white fences (ca. 1929). Photo on file with the Department of Parks and Recreation.

Will Rogers State Historic Park

far west as Rustic Canyon, at what would become the original entrance road to Rogers' ranch. In the meantime, Rogers wrote home to describe how he wanted the entrance road to the ranch constructed (see letter and map, pages 14 and 15).

On July 29, 1926, Will Rogers' daily column first appeared in the New York Times, and would begin syndication October 10, greatly increasing his visibility as a national figure. The local Santa Monica and Pacific Palisades community began taking great interest in what Rogers would do with his ranch land. On November 15, 1926, the Beverly Hills Citizen reported:

"Famous humorist develops his estate (and) six miles of streets are being laid through his 240 acre estate...Five miles of bridle paths are also features of the

estate. A new private golf course 1,000 feet long by 400 feet wide is also nearing completion. The present program of improvements were started prior to Mr. Rogers' departure last February...it is anticipated that when the humorist and Mrs. Rogers return in a few days to their home at Beverly Hills they will announce plans for a new home to be built on the humorist's estate... "

Rogers was elected honorary mayor of Beverly Hills, on December 23rd after his return from Europe. A newspaper noted on his first day back that he rode his horse over to the ranch, and:

"he was much pleased with the whitewashed fence which was put



The Rogers family with their calf, Sarah, in the cabin living room (ca. 1929). Photo on file in Department of Parks and Recreation. Interpretation Section.

all around the property while he has been away this time" (Beverly Hills Citizen). (See historic photos on pages 16 and 19).

Reports from newspapers kept on top of the ranch progress. On January 23, 1927, an article reported:

"Will Rogers had purchased a large estate on the rim of Rustic Canyon which overlooked his own polo field...He will build a beautiful home of Italian-Spanish architecture to cost approximately \$100,000 it is said. The plans are being prepared by Morgan, Walls and Clements. A large force of workmen is now engaged in improving the Rogers property. The work is being supervised by Mrs. Rogers during the absence of her husband...The new Rogers home will be adjoining 220 acres which he has owned for some time" (Los Angeles Times).

On February 18, the local paper reported:

"...plans have been completed for the new \$100,000 home..." And, the "new home will be of Spanish Italian type of architecture, will be beautifully landscaped and will have a private swimming pool." (Pacific Palisade Progress).

Instead of an Italian villa, a building permit was approved on May 2, 1927 for a six-room house, 24 x 60 feet, to be built by architect A. C. Semrow, for \$5,000. Construction on the ranch was just a beginning. For nearly a decade, changes would occur affecting the entire property. New structures, landscaping, trails, and remodeling would take place, and be directed by Will Rogers himself.

In addition to having a place to escape to from his hectic schedule surrounded by people, Rogers created a ranch with a focus on equestrian facilities. For Rogers, riding and roping was a form of relaxation. On May 18, 1928, The Palisadian reported,

"Will Rogers...has been at his ranch all this past week directing development operations and recovering from his long and strenuous airplane trip around the country. Early this week he participated in a polo game on his private ranch polo field. The game was witnessed by many local people. Mr. Rogers will be here until...June and then after attending the convention...he will complete a lecture tour...after which he will be 'at home' at his local estate for the balance of the summer."

The need for privacy by Rogers was evident when The Palisadian reported that on June 13:

"...Will Rogers arrived at his Pacific Palisades ranch last week. Prior to landing, the plane circled Rogers' ranch, as though a bird's eye view of the polo field, corral and paddock was needed as a tonic for weary and homesick eyes. A previously scheduled landing at Vail Field was avoided, Rogers being fed up on crowds and publicity. He wanted nothing but his wife and family and his home, and lost no time getting home, after a few minutes with the press."

Although Rogers is generally associated with the ranch property, at the same time he purchased his ranch land, the local paper recorded that:

"Will Rogers...also has holdings along the ocean front adjoining Huntington Palisades and Santa Monica canyon and spends a great deal of his time at the beach. ... He is accustomed to eating at Thomas Ballantyne's catering establishment on Channel Road, and as a patron he ordinarily orders fried ham."

Also, on October 12, 1928, The Palisadian recorded that:

"...ownership of the Lighthouse on the Huntington Palisades beach

has passed to Will Rogers...who owns some 400 feet of beach frontage between the mouth of the Santa Monica Canyon and the Lighthouse" (The Palisadian).

This property is now a part of Will Rogers State Beach.

The Rogers ranch was in full use by the family in 1929. On January 13, photos of the ranch appear in the rotogravure section of the Los Angeles Times. The photos include views of the six-room house, the stables, the mule barn, the carpenter and blacksmith shops, the riding and roping arenas, the Heart and Mitt Canyon corals, and the fencing around the golf course. The photo session was probably held before the children left for school in September, after the barn was completed (photo, page 19).

By 1930, there was no doubt that the Rogers family had made a permanent home at the ranch. On April 12, architectural plans for the north wing were completed by Ken Reese. The building permit was approved several weeks

later for a two-story addition containing 13 rooms, at a projected cost of \$11,000. At the end of the year, The Palisadian reported on December 26:

"...Mr. Rogers has recently sold his homeplace at Beverly Hills and is now spending his time wholly at his Pacific Palisades ranch."

The added room must have been wonderful for Betty Rogers, who seems to have been the anchor for the Rogers family. Their lifestyle was very informal. Parties were outdoor barbecues, the same manner in which the family often had their own meals. Large numbers of guests were frequently entertained at the house; however, small informal dinner parties with close friends were as important to the family. The ranch house and grounds were developed so that Rogers' private life was protected from his escalating celebrity status and public popularity. Visitors to the ranch enjoyed its comfort and its simplicity.

The Palisadian often updated the local popula-



Rogers' family in front of house when it was a summer cabin (ca. 1929); left to right: Jim, Will Jr., Mary, Will, and Betty. Photo on file with the Department of Parks and Recreation.

tion as to developments on Rogers' ranch. A building permit was filed on June 2, 1931 for an upstairs room for son, Jim; his old room was remodeled and converted into the library by architect Adolf C. Semrow. Later that summer, the local paper reported that:

"Will Rogers is adding a new establishment to his growing ranch menage. It is a gatekeeper's lodge and will be maintained at the Beverly Boulevard entrance to the Rogers ranch in Rustic Canyon. The building permit was taken out this week...The structure will be of two rooms and will cost \$1,000." (L.A. County Permit #13948; The Palisadian, July 17, 1931)

On May 2, 1932, Rogers signed over his deeds of land granting the ranch to his wife's name, exclusively. This was perhaps due to the extensive traveling by Will Rogers.

The same year, Rogers continued investing in land in the local community, which drew attention of the local newspaper. On September 23, an article stated that Will Rogers:

"...is reported to be negotiating...for the purchase of five acres of mesa land in the Huntington Palisades tract immediately north of Chautauqua Boulevard and at the back of the Santa Monica canyon bathhouse where Chautauqua meets the coast highway. If Rogers makes the purchase it will mark his fifth acquisition of property... The Rogers holdings here now include his 246 acre ranch immediately east of Pacific Palisades, the Santa Monica canyon and Lighthouse bathhouses, and something like 1,600 feet of ocean frontage west of the state beach at Santa Monica Canyon and extending westerly." (The Palisadian)

On September 25, 1932, Rogers shared ranch life with his readers in his weekly article:

"Up betimes and at my stint. My first stint is a lot of sliced fresh peaches, then some ham and then

some eggs washed down with about a dozen saucers of coffee. I lay late, almost till 6:30. The papers came, but having nothing but politics, I cared not one whit for 'em. Mrs. Rogers came down and we had the usual argument as to how late the boys stayed out. They have to drive over a cattle guard coming in and it's as good as an alarm clock as it rattles under the car wheels. There was a big opening in Hollywood last night, but as I had nothing new to wear or say, I didn't go. Our Scotty dog has more fleas on him, weight for age, than any other dog in California. Son Jimmy came down at last to breakfast and said he was late, as he had to drive half the night to find some movie house where they were showing a double feature. I argue with the wife over what little pieces of real estate investments we should try to pay on and hold, and which to let go back."

The area surrounding the ranch is subject to flooding. On January 1, 1934, a storm caused flooding; however, no damage to the ranch was recorded. By the end of the month, the city council received a request for:

"...enlargement of a culvert at the point where Beverly Boulevard crosses Rustic Canyon near the Will Rogers ranch. The request that the culvert be made large enough to take care of any possible flood waters during storms in the future." (The Palisadian, January 26, 1934)

The project was funded the following December, when:

"...the city council passed an ordinance funding a new full width culvert under Sunset Boulevard opposite the entrance of Will Rogers ranch where the highway was cut through by the storm waters." (The Palisadian, December 14, 1934)

In September 1934, the Rogers expanded the ranch by acquiring some land to both the west and the north. The same month, the Lindberghs stayed in seclusion at the Rogers ranch, before returning East to testify in their son's kidnapping case.

The last flurry of remodeling and new construction to the ranch house took place in 1935 (illustrations, pages 22 and 23). On February 6, a building permit was approved for a second-story addition of three bedrooms, to be built on the south wing of the ranch house by architect Walter Moody, for \$4,000. With this change, a furnace room was installed so the south wing of the house would be heated by a forced-air system. Until that time, the fireplaces heated the house. Soon, a permit was filed by builder George Pardee for a sunroom on the master bedroom of the second floor of the north wing. On the same day, March 14, Pardee filed permits to build a three-room cabin in Rustic Canyon and a three-room caretaker's dwelling on the site of the mule barn. Mrs. Rogers and her husband spent some of their last hours together in the cabin, where she could not talk him out of making his last trip.

Perhaps intuition overtook Rogers as he planned a dangerous two-passenger flight from Alaska to Russia. On August 3, 1935, Will Rogers made out a one-page last will and testament, leaving his entire estate and earnings to Betty. Then, on August 15, Will Rogers 56, died in a plane crash with Wiley Post, at Point Barrow, Alaska.

After Rogers' death, Mrs. Rogers continued to live in the house. Her son Jim and his wife moved from their nearby home to stay with Mrs. Rogers so she would not be alone.

The California ranch left in the hands of Mrs. Rogers was nearly lost because of taxes. The Depression and World War II made selling the land for development was unlikely.

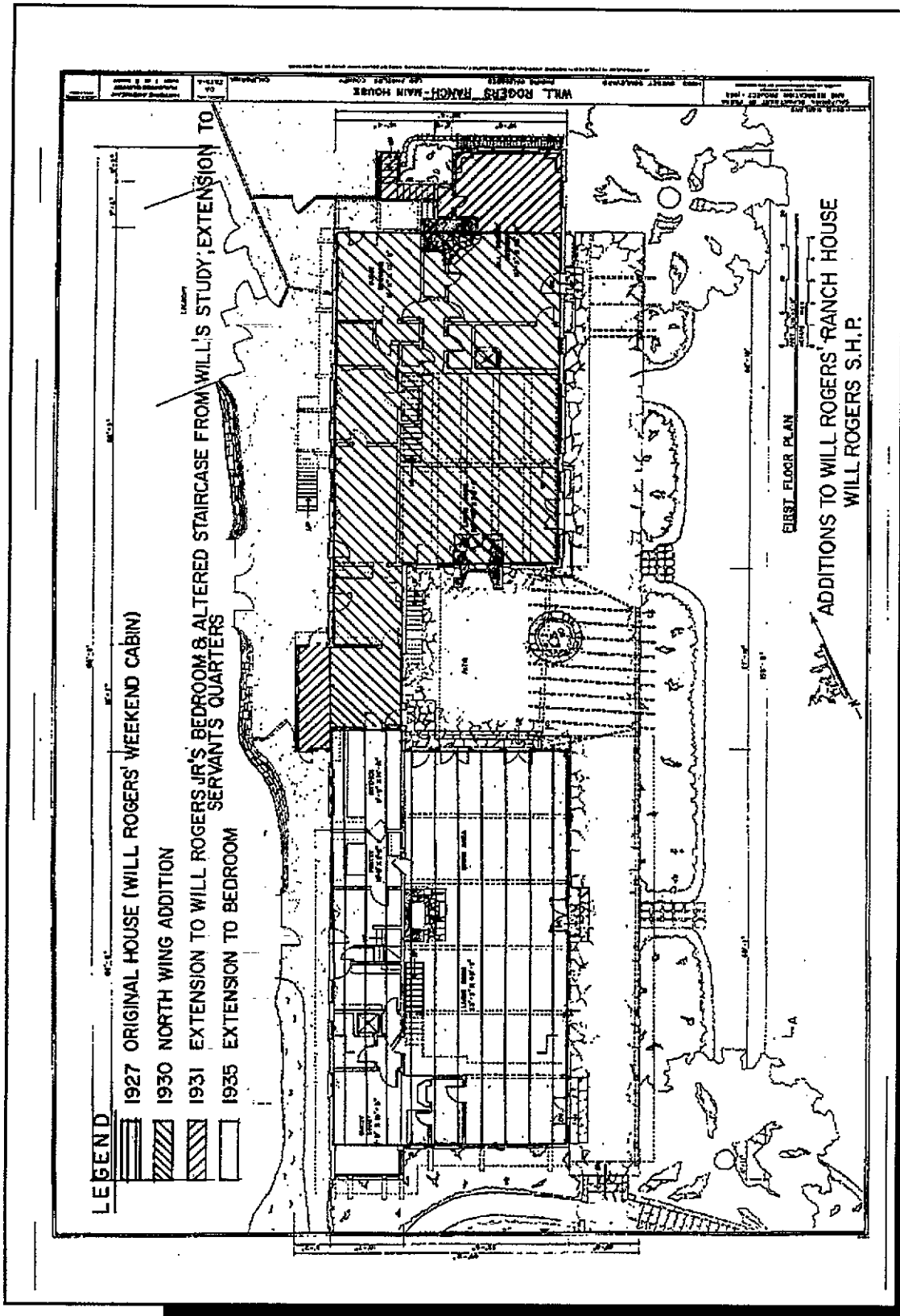
Despite his death, Rogers' popularity did not wane. To help with the U.S. war effort, Betty Rogers decided to have the house open for tours to benefit the Red Cross. She instructed former ranch employee Emil Sandmeier to return everything to the house in the way he remembered it when the family resided there. He was to include household furnishings and family pos-

sessions which Mrs. Rogers had sent to Oklahoma for the Rogers Memorial.

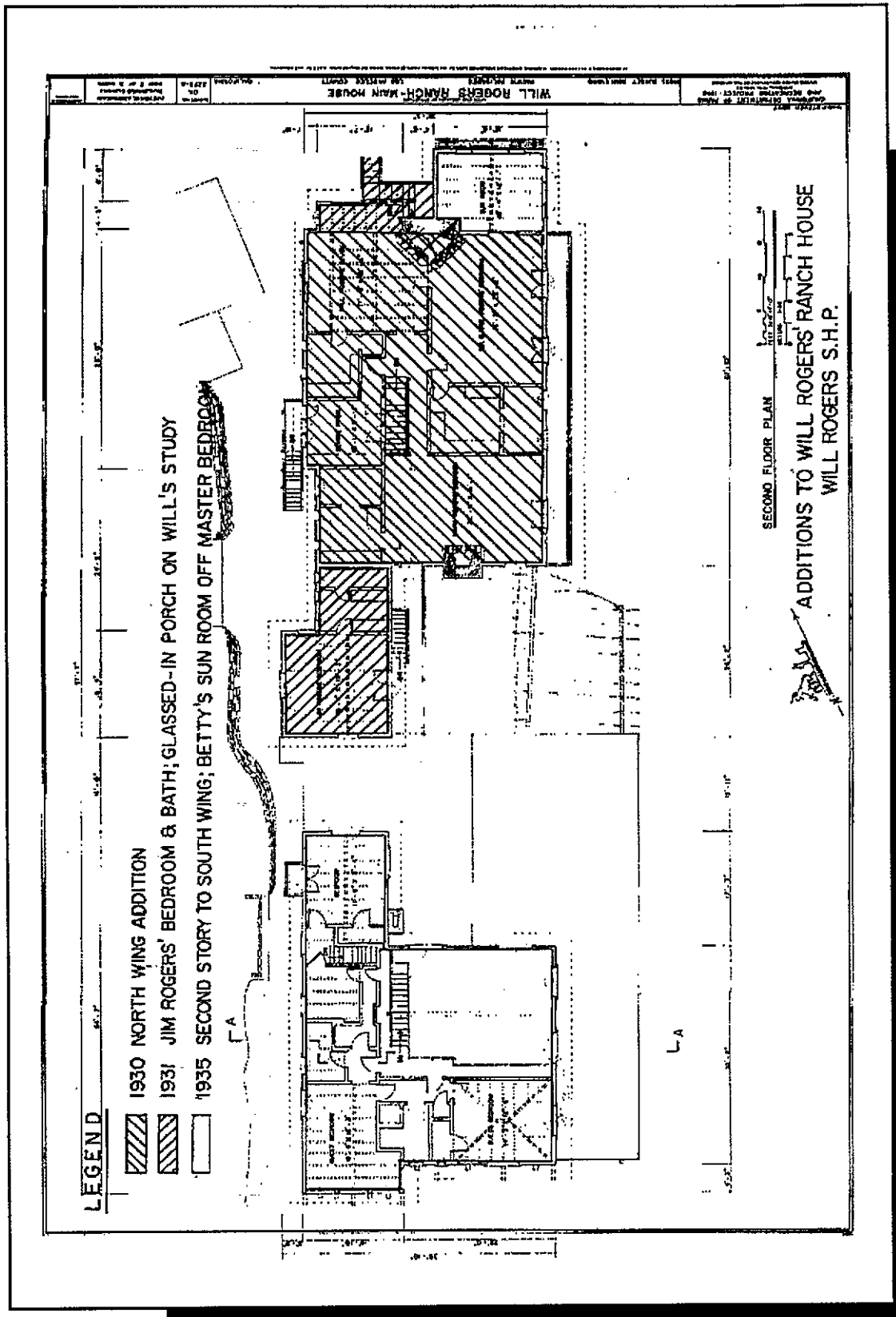
After Rogers' death, the cabin was of little use to the family. The abandoned cabin did not burn in the 1938 fire, but fell into some disrepair.

Mrs. Rogers died in 1944, and left the ranch home and surrounding 186.5 acres to the State of California. As a state historic park, the house is available to be viewed by the public, and it still contains many original family furnishings and memorabilia.

The Beverly Hills National Bank had been given authority by Betty Rogers to convey land, buildings, and personal property to the State of California. The intent was to have a public park as a memorial and historical monument to the memory of Will Rogers. The park is currently operated by the Department of Parks and Recreation with assistance from an volunteer association.



Evolution of changes to the ranch house; first floor, 1927. Drawing by K. Klimt, D. Harland and S. Bunyard, on file with the Department of Parks and Recreation.



Addition to the ranch house; second story. Drawing by K. Klimt, D. Harland and S. Bunyard, on file with the Department of Parks and Recreation.

Natural Resources Summary

The following is a brief description of the natural resources identified in the classification process for this unit. This serves as a background for the policies formulated in this Resource Element. Information is derived from the unit's Inventory of Features, data on file at departmental headquarters in Sacramento, and site surveys by department staff.

Topography

Will Rogers State Historic Park lies in the eastern Santa Monica Mountains, approximately 1-1/2 miles from the Pacific Ocean. The park is at the southern toe of a ridge between Temescal and Rustic canyons; most of the park has a southern exposure. A key topographic feature of the park is its steep terrain: approximately 55 percent of the park has slopes in excess of 30 percent. Below the steep slopes of Inspiration Point, grading and filling has reduced slopes to less than 7.5 percent. Building sites, the stables, and the polo field are generally flat.

Site elevations range from about 225 to 751 feet (68 to 228 meters) above mean sea level. Inspiration Point (751 feet) provides a spectacular panoramic view of Santa Monica Bay, the Santa Monica Mountains, the Palos Verdes Hills, adjacent communities, and downtown Los Angeles.

Meteorology and Climate

Will Rogers State Historic Park has a mediterranean, semi-arid climate which is substantially modified by coastal influences (ocean upwelling, California current, and the subtropical Pacific high pressure cell).

Temperatures range from summer daily highs averaging 72°F (22°C) and lows averaging 58°F (14°C) to typical winter highs of 63°F (17°C) and lows of 49°F (10°C). Morning and afternoon fog is common in the spring and early summer, ameliorating temperature fluctuations along the coastline. Precipitation occurs mostly as winter-early spring rain (November to April). Average annual precipitation is 14.6 inches (37 cm), but varies each year (6.3 to 32.5 inches or 16 to 82 cm). Most rainfall occurs in January and February.

Wind shows a distinct seasonal and daily pattern. Southeasterly and westerly winds prevail from spring through fall. Santa Ana (hot and dry) winds occur periodically in the fall and winter, bringing northeasterly winds up to 100 miles per hour; these create severe fire danger in chaparral areas. Daily onshore winds and night-time offshore coastal winds overlie the large-scale wind patterns.

Hydrology

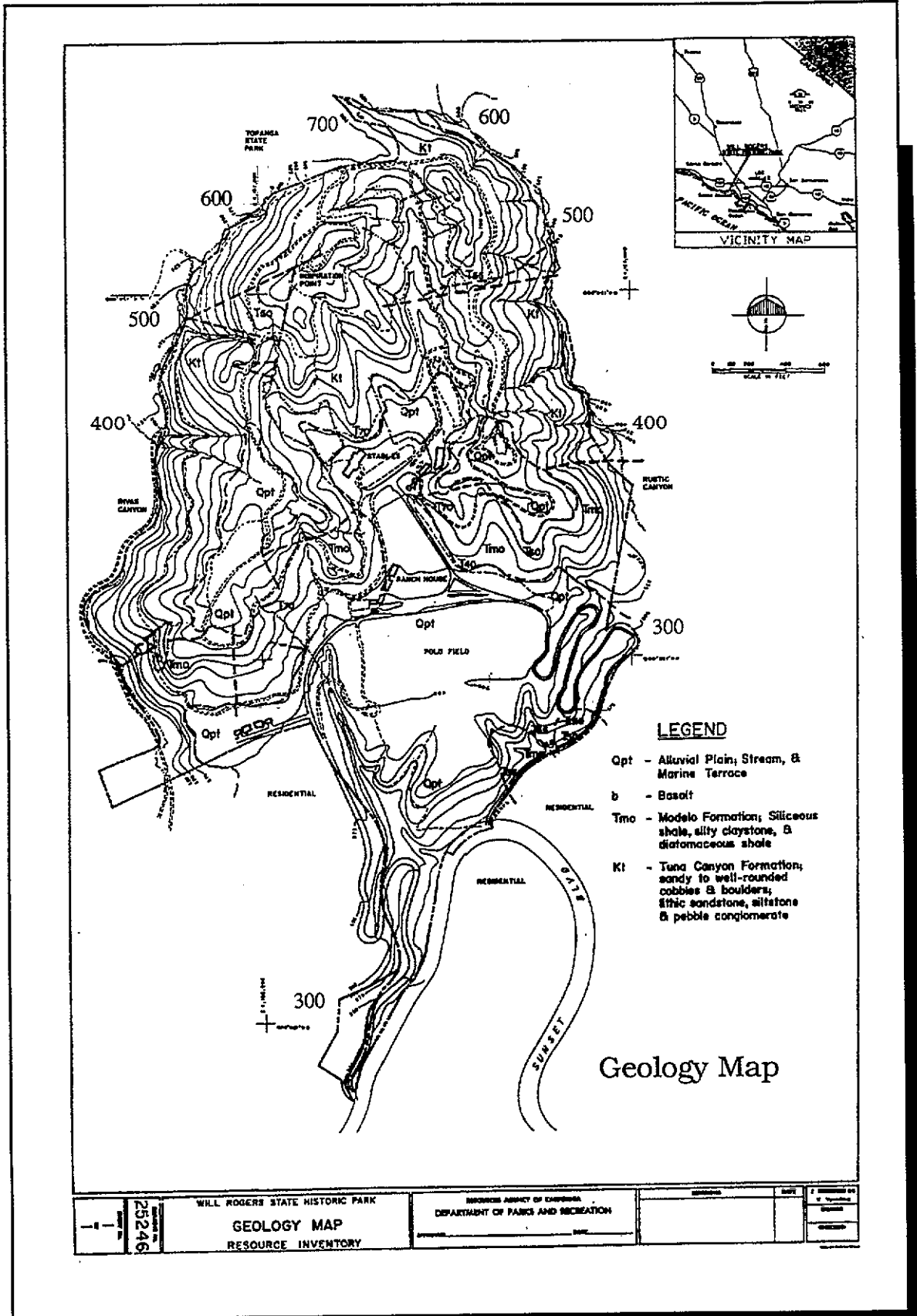
The park is located in hydrologic unit #18070003, as designated by the U.S. Geological Survey. Rustic Canyon Creek drainage (5.9 square miles or 1,568 hectares) is the major watershed, draining more than 80 percent of the park. Rivas Canyon (1.1 square miles or 288 hectares) drains the westernmost portion of the park, and joins Rustic Canyon downstream of the park. All of the drainages (Heart, Mitt, and Bone canyons) in the park have been graded, filled, and channeled, and drain into Rustic Canyon. These drainages support intermittent streams.

Water quality in Rustic Canyon is not monitored, but data from other permanent streams in the Santa Monica Mountains suggest that poor water quality may exist here as well.

Geology

Will Rogers State Historic Park lies in the Transverse Range Geomorphic Province, which includes the Santa Monica Mountains. The eastern part of the Santa Monica Mountains is a large, complex, westward-plunging anticline that has been severely deformed by mountain building, alluvial deposits, and faulting. At the southern base of the mountain is a broad depositional plain; above this are marine terraces. These young surficial deposits are underlain by Tertiary and Cretaceous-aged shale, sandstone, and conglomerates of marine origin; early Cretaceous-late Jurassic slate and schist, which has been intruded by granite rock, form the basement rock formation.

The oldest formation (Santa Monica) consists of block shale and clay sandstone which have metamorphosed into black slate and fine-grained schist intruded by granite rock. This formation does not appear in the park. The oldest rock formation to found in the park is the Tuna



25246 1-1	WILL ROGERS STATE HISTORIC PARK GEOLOGY MAP RESOURCE INVENTORY	DIVISION OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	DATE: _____ BY: _____	1. APPROVED BY: _____ 2. DATE: _____

Canyon Formation, comprised of consolidated sedimentary rocks of marine origin. It is very noticeable because of the abundance and roundness of cobbles and boulders, and the presence of hard gray sandstone in the coarse, brown-to-reddish-brown conglomerate. The Modelo Formation rests nonconformably over the Tuna Canyon Formation, suggesting extensive deformation prior to deposition. The formation consists of interbedded, hard, platy, siliceous shales and softer brown shale, with massive lenticular beds of medium-to-coarse-grained buff-colored feldspathic sandstone. Santa Monica Plain Deposits overlay the older formations. These include marine deposits, non-marine alluvium, and stream alluvium. Marine deposits are primarily sand and clays; other deposits are comprised of poorly sorted fragments.

Numerous pre-Quaternary faults occur in and around Will Rogers State Historic Park. These faults show no activity in formations that are less than two million years old; however, they may be relatively young, and capable of becoming active. Major Quaternary faults exist to the north, south, and east sides of the park. Many of these faults, especially those showing displacement in the past 10,000 years, are the sources of large, historic earthquakes. Damage from ground shaking, fault rupture, and seismically-induced slope failures could be substantial.

The Modelo Formation has a high potential for landslide hazards such as small and large-scale slope failure, heading plane failure where bedding dips out of natural slopes and artificial cuts, and rotational failure along slopes where fractures occur which are saturated. Debris flows (plants, soil, and underlying rock failures) and earth flows (plants and soil failures) are most likely on steep slopes in the Modelo Formation.

Mineral resources are not well described in the park. Marine shales of the Modelo Formation may contain petroleum and natural gas, but no reserves are reported from this area. Limited sand and gravel extraction from the Tuna Canyon and Modelo Formations has occurred, but not in recent years.

Soils

Two major soil association types (San Andreas-

San Benito and Pleasanton-Ojai) occur in the park. Additionally, fill land in the developed area (Primary Historic Zone or PHZ) can be considered a type of soil. Specific soil maps have not been prepared for the park, and the existing mapping is based primarily on known association characteristics and slope calculations.

The San Andreas soils generally occur on steep slopes (30 percent-75 percent), are well drained and moderately permeable, and have moderate fertility and moderate rill and sheet erosion hazard. San Benito soils are similar, but deeper (36-48 inches compared to 24-36 inches), and have higher inherent fertility. These soils occur throughout the northern portion of the park.

Pleasanton soils occur on slight slopes (2-9 percent), are more than 60 inches deep and well-drained, have moderately slow water permeability, and a low inherent fertility. Ojai soils are similar. These soils may occur in the central and southern portion of the park.

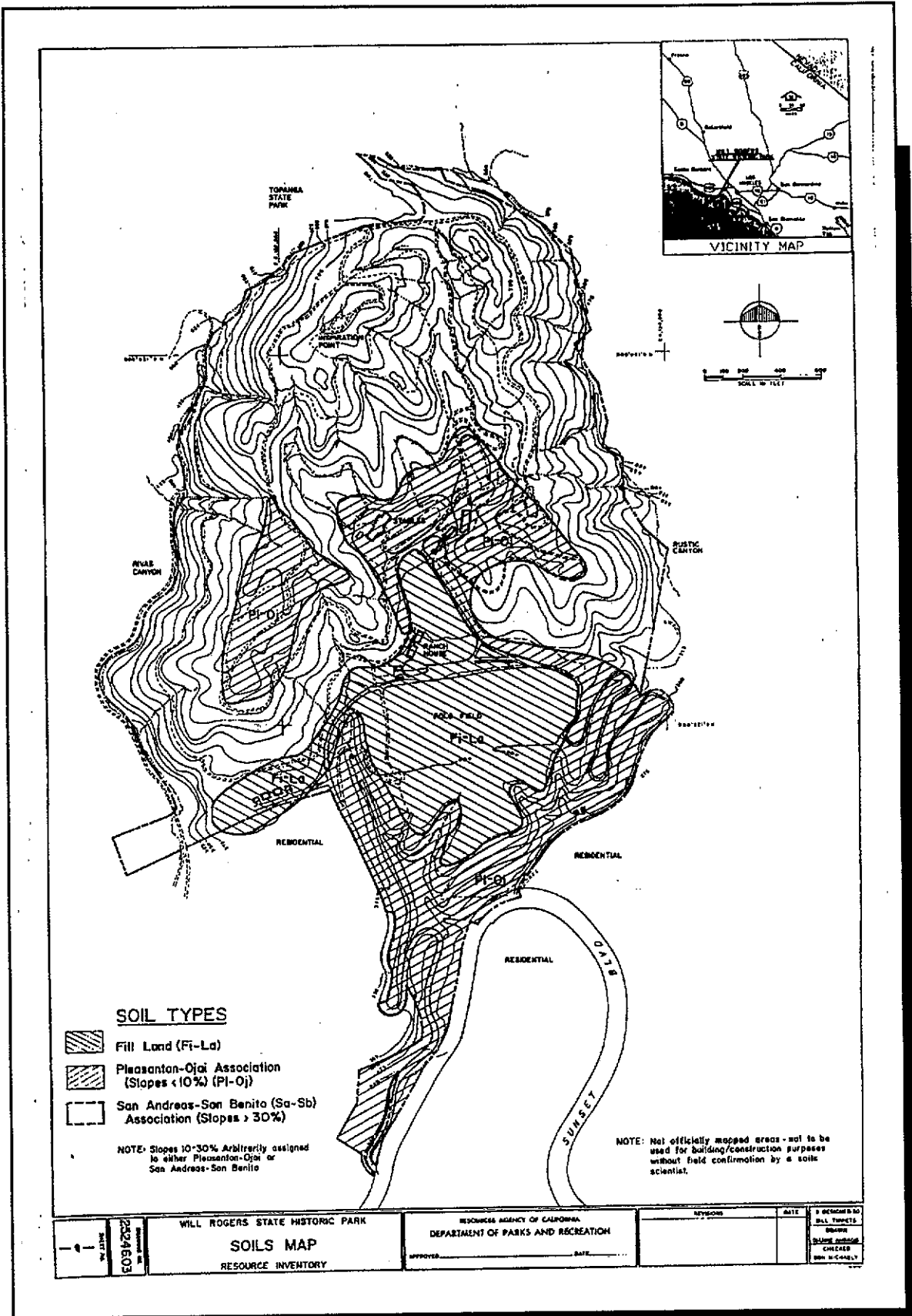
Fill lands can have a variety of sources, and there is no definitive soil profile. Generally, these soils are well drained, but other characteristics (permeability, runoff, erosion hazard, effective depth, and water holding capacity) are not known. Site investigations are needed to determine the soil's suitability for specific uses. This soil occurs only in the developed areas.

Plant Life

Ninety species of native and naturalized vascular plant species were identified in Will Rogers State Historic Park, along with some 50 taxa of cultivated, ornamental plants. The vascular plant inventory represents limited field work conducted in an extremely dry year and therefore, should be regarded as incomplete. More field reconnaissance is needed.

Five plant communities are represented in the unit. These are: (1) chamise chaparral; (2) Ceanothus megacarpus chaparral; (3) Venturan coastal sage scrub; (4) southern coast live oak riparian forest; and (5) riparian woodland. All five communities are becoming increasingly restricted in their distribution in southern California as a result of urban development. Chamise chaparral and Venturan coastal sage scrub are the predominant vegetation types in the natural

Will Rogers State Historic Park



areas of the park. Southern coast live oak riparian forest and riparian woodland are restricted to the natural drainage bottoms around the unit's perimeter.

No rare, endangered, or sensitive plants have been found within the boundaries of Will Rogers SHP. However, further field surveys are needed. Twenty-five taxa of rare or endangered vascular plants are reported from a 10-mile radius around the park. Two taxa (*Astragalus braurtonii* and *Dudleya cymosa* ssp. *ovatifolia*) are known to occur at adjacent Topanga State Park, but have not, as yet, been found at Will Rogers State Historic Park.

Animal Life

Nearly 140 animal taxa are reported or presumed to occur in the natural and developed areas of the park. These animals are representative of the California Wildlife Region, a region characterized by adaptations to rather dry climatic conditions. The five plant communities in the park do not support a large diversity of animals, and there is considerable overlap in the animals found in each. Although not a biotic community, the developed areas in and outside the park influence the fauna of the unit. Below are brief descriptions of each plant community and are the fauna with which it is associated.

• Chaparral (including Chamise Chaparral and Ceanothus megacarpus Chaparral)

Chaparral is the dominant form of natural vegetation in the park. It is composed of shrubs and low-growing trees, with little herbaceous ground cover. Animals living in chaparral tend to be drought-tolerant, adapted to temperature fluctuations, and able to exploit unpredictable food supplies.

Typical mammals using this habitat include the Beechey ground squirrel, brush rabbit, Botta pocket gopher, mule deer, bobcat, coyote, gray fox, and long-tailed weasel. Common birds include the California quail, California thrasher, scrub jay, brown towhee, and wren; the red-tailed hawk is the principal predator. Common reptiles include the western fence lizard, San Diego gopher snake, and Southern Pacific rattlesnake.

• Venturan Coastal Sage Scrub

This community is characterized by more drought-deciduous, lower-growing, and less dense vegetation than occurs in chaparral. Many of the animals found in chaparral are also found in coastal sage scrub. Other common mammals may include the desert woodrat and California mouse; reptiles include the striped racer and San Diego horned lizard; birds include the sage sparrow.

• Riparian Woodland (including Southern Coast Live Oak Riparian Forest)

The bottoms of drainages, whether having permanent or intermittent streams, generally support the most diverse flora and fauna. In the park, riparian habitat occurs only in Rustic Canyon and its immediate tributary drainages. In addition to those species found in chaparral and sage scrub habitats, riparian areas also support mammals such as the opossum and raccoon; birds such as the northern oriole, northern flicker, tree swallow, and American goldfinch; reptiles such as the western skink, striped racer, and common king snake; and the Pacific tree frog.

• Urban Areas

The landscaped gardens, turf areas, and facilities provide habitat for a variety of animals which may not be common in natural areas of the park. Urban areas favor species which exploit disturbed situations. Common species include the Botta pocket gopher, Beechey ground squirrel, house mouse, European starling, house sparrow, and Brewer's blackbird.

• Endangered, Threatened, and Species of Special Interest

No threatened or endangered species are reported to occur in the park. Six species of birds and two reptiles on the "Species of Special Interest" list may nest or reside in the park, but their status is not documented. These species are the willow flycatcher, yellow warbler, long-eared owl, black-shouldered kite, Cooper's hawk, golden eagle, San Diego horned lizard, and San Diego mountain king snake.

Ecology

Will Rogers State Historic Park encompasses five native plant communities, and supports a limited fauna of approximately 140 animal species. The vegetation and fauna are representative of the Southern California coastal mountains biota, and are noteworthy mainly because little remains of their historical habitats.

The park's geology, topography, and climate largely determine its biotic characteristics. Underlying rock formations and the area's steep slopes allow for poor-to-fair soil development. This is compounded by low rainfall, which occurs during a limited period of the year and further reduces soil development rates. The low rainfall forces adaptations by plants and animals to a relatively arid environment.

Abiotic (physical-chemical) factors and biotic assemblages combine to form ecological systems. Interdependence between the system components constitutes the basis of the ecosystem concept in ecology. Two major ecosystems occur in the park: terrestrial and aquatic. The terrestrial system comprises more than 99 percent of the park; the aquatic system (including portions of riparian areas) is less than one percent of the park. Five terrestrial natural plant communities support three vertebrate animal communities. One perennial spring supports a poorly developed and restricted aquatic community.

Rustic Creek supports the only true aquatic community in very dry years, this stream historically may have dried up, but urban runoff is apparently now sufficient to keep the creek watered throughout the year.

Cultural Resources Summary

Archeology

No prehistoric Native American sites, features, or isolated artifacts have been identified or reported at Will Rogers State Historic Park.

Though many historic structures and features have been recorded in Will Rogers State Historic Park, no historic archeological resources are known in the park. The entire 186.5-acre unit was surveyed in 1974 by Thomas F. King, then a UCLA graduate student in archeology. No archeological sites, features, artifacts, or sensitive areas were identified, according to a report on file with the Cultural Heritage Section. All developed areas and trails were surveyed again for archeological resources for this General Plan, with similar negative findings. This archeological survey was conducted as part of the historic structure survey.

Several small archeological surveys have been conducted in the park vicinity, including all of Rustic Canyon below the unit. Only one prehistoric site was found during these surveys, CALAN-224, which was excavated in 1985; the department determined the site to be insignificant with respect to CEQA requirements. An examination of cultural sites in this general region by the UCLA Archeological Information Center indicated that prehistoric sites tend to be situated on descending ridges, within easy access of springs and drainages. Extensive land leveling and construction of horse trails on the ridges in the unit have greatly reduced expectations for finding any prehistoric sites.

Ethnography

The natives of the Los Angeles area called themselves Kumivit; they are better known as Gabrielino, named after San Gabriel Mission, to which many were relocated. All of the Los Angeles Plain, the eastern end of the Santa Monica Mountains, and the four southern Channel Islands were occupied prehistorically by the Gabrielino, one of the most populous, wealthy, and powerful native groups in Southern California. Unfortunately, relatively little information on their traditional ways of life was preserved, and few of their cultural traits have survived their missionization, epidemics, secu-

larization, and economic repression.

Major villages along Santa Monica Bay were permanently occupied, with an average of 50 to 100 people at each village. These villagers relied primarily on marine resources. Smaller, seasonal villages were located near inland food sources near pine trees.

Houses were domed, circular structures made of local plant materials. Other structures included a sweathouse, menstrual huts, and a ceremonial enclosure. Though much of the important culture was made of perishable materials, it included many elaborate and artistic artifacts, made of shell and steatite.

Historic Sites

Japanese Truck Farmers Structures. This site is on the outcropping southeast of the polo field. The small house and associated structures were leased by the Japanese truck farmers in the early 1920s, and used for their residence or business. The structures appear in an early aerial photo about the time Rogers developed his polo field.

No physical evidence of the structures remains above ground.

Practice Polo Field (Park Residences #4 and #5). The two staff houses west of the park entrance gate are on property that was farmed in the early 1920s. Jim Rogers recalls: "We built the dirt polo field on the west mesa about the same year (we built the polo field). We didn't keep it up for a couple of years....The road around the hill we built approximately the same time" (J. Rogers interview, undated). Two 1926 photos show this northernmost part of the mesa planted with alfalfa. The mesa was frequently used as a second polo field. "The old dirt field was used by the uplifters on their weekday games in the dirt...over on the west mesa. They used that and played up there a couple of days a week on the weekdays" (J. Rogers 1976).

Mule Barn. The ranch foreman's house was originally constructed as a three-sided wood-frame mule barn. Construction features and foundations of the north and east wings of this early structure may be present below the lawn in front of the ranch foreman's house.

Historic Structures and Features:

Will Rogers State Historic Park contains 14 historic standing structures, two reconstructed structures, and 12 historic features. All of these structures and features were central to Will Rogers' private and public life. They were all designed, built, and modified under Rogers' direction, except for the cherimoya grove.

Historic Structures

Ranch House. The ranch house is centrally located in the park, facing southeast, with a view across the polo field to the Pacific Ocean. The house is a two-story wooden building, consisting of two wings connected by servant quarters and a patio. The ranch house was extensively enlarged and modified by the Rogers family when made into their permanent home.

In 1927, Will Rogers directed construction of a six-room cabin northwest of the polo field. The building was designed by architect A. C. Semrow, and built by Rogers' brother-in-law, Lee Adamson. They met Rogers' specifications for a white board and batten "box house," with a green roof and a wide porch across the front. The interior contained a kitchen, three bedrooms, a bath, and a large living room with a fireplace made of stone Rogers selected off the ranch (historic letter, page 31). For the next three years, the family used the cabin for weekends and vacations. In 1929, Rogers discovered their Beverly Hills home was infested with termites, so they decided to move permanently to the ranch.

The young architect, Ken Reese, working for the Beverly Hills architectural firm of Asa Hudson, drew up plans for a 13-room addition to be located north of the cabin. This north wing contained a small sitting room, a sewing room, a study for Rogers, a master bedroom, a bedroom for each of the three children, a guest room, and servants' quarters that connected southward to the original kitchen. With the new private family quarters to the north, the original cabin, or south wing, was used for entertaining, and for meals when bad weather forced the family indoors off the patio, where Rogers preferred taking meals.

In 1931, three alterations were designed by the cabin's architect. A bedroom and bath over the

Dear Lee:

Now look out we got a big idea, We want a house over on the ranch that we can have this summer whether we sell the home place or not, and have finally decides where to put it, We will kinder dig back into the hill on that ~~point~~ point above where the grading shacks were at, I figure it would come along about on the level of ~~the~~ the top of that ditch that runs around there where we built the last fence up around the hill, Dont get it too high up the hill, We just want it high enough so it gives us a good view of everything Ocean and all, and still low enough that we can can do somegrading and get a bit of level ground around the edge of the porch, We can switch that ditch and let it run around behind the house, We want a pretty good size house, in fact a big living room, dimensions about 48 by 24, then a kitchen and a couple of bed rooms, Betty is enclosing an idea of her plans, Just want a plain what we used to call a box house, Not weatherboarded, just 12 inch borads up on edge and the batting nailed across the cracks, want it white wity the green roof, and a big wide porch, Now we figure it would be better not to set it straight with the Poio field, but kinder cat a cornered, sorter facing swover about where Beverley comes down the big hill, Course we may be wrong about this and you can tell later, Now get this, its to be very plain and ordinary, all on one floor, It will look more like a Club House, Get busy at any time now on the lights, over there as we need them at the barn anyway, The ~~as~~ as if it costs too much we can do without it, Now you can start figuring on this, and start grading out a place, I want it there so we can ride our horses up and hitch em right in front of the house, and all our Roping and riding and everything we will do in that space down in front of the place where we build the house, Want that whole paddock leveled off and put in grass so it will be nice and green to play and work on, Then you see everything will be right there handy to the barn, Now dont go and think you have to put in a million dollras worth of concrete for the foundation, we might want to move it the next week after we got it up, I think IF-ITS CHEAPER that the roof of the house and porch both could just be the borads instead of the shingles, The only thing we want is room and shade, Its not going to rain till next winter you can go bet on that and if it needs any fixing we can do it by then, How long will it take to get a thing like this up, Betty will be there pretty soon and you can have all all the help you want on it I am going to get home about the flirst week in June and I want to sleep there the first ~~and~~ night.

Now here is something else I want you to get done right away. Now can you cover over the whole ~~space~~ of space of the corral inside the stable lot, Now dont want it if you have to put poles in the middle I want them to go down just where the ones are now that hold up the roof of the shed. Thats not a wide span, I just want all that under shade, and then we will knock out a couple of back stalls and that will give us a breeze through there, Now I just want this boards, Not Shingled, and keep it low, Dont get it sticking up like sore thumb, You can put beams up in top of it and that will leave the center with a high head room. Wire me when you get this with a long night letter and tell me if this barn thing can be done and about how much and also about the price of the house. Best to all. Will

Historic Document: Letter from Will Rogers to Lee Adamson, regarding the ranch house construction, ca. 1927. Document on file with the Department of Parks and Recreation.

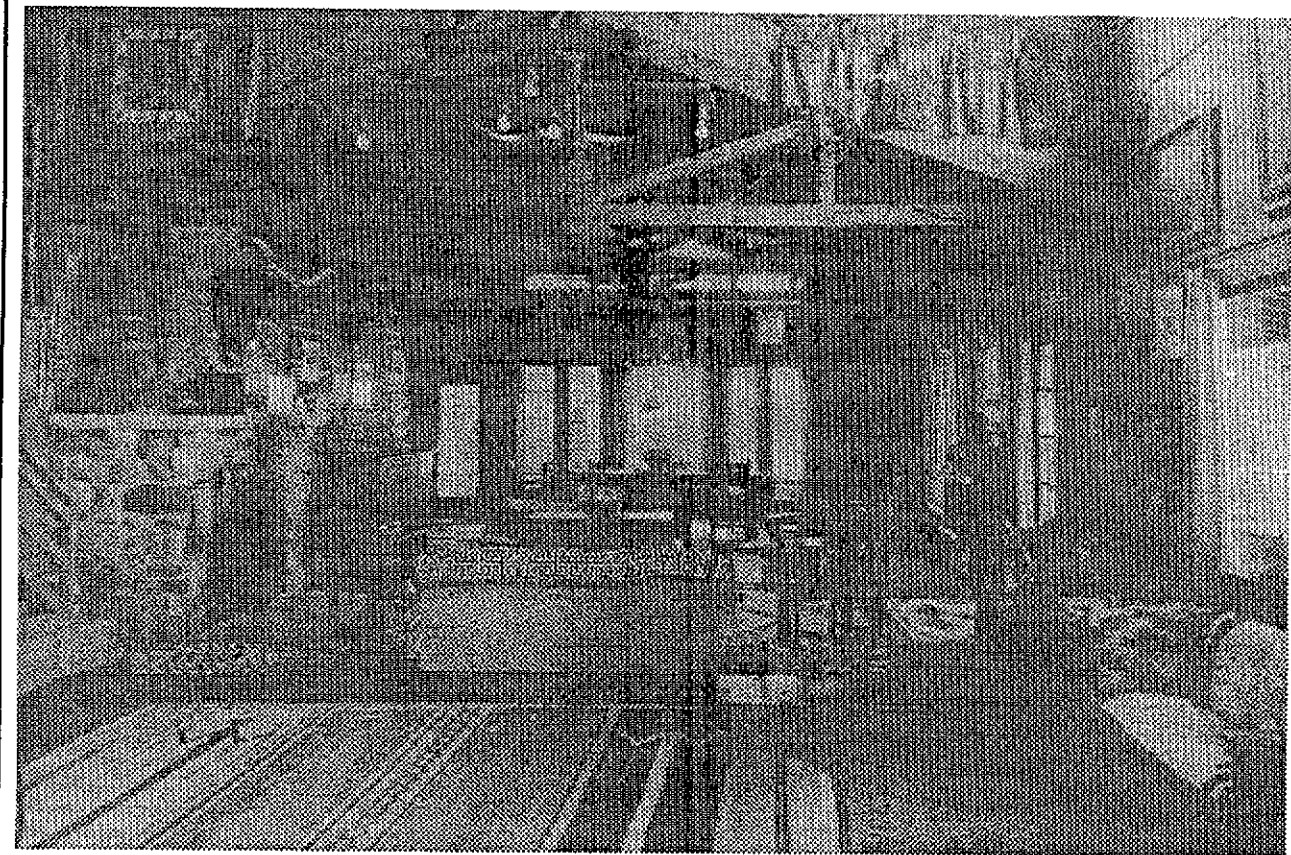
servants' quarters were built for son Jim, then a teenager. The wall to his previous bedroom next to the sitting room was removed, and cabinetry for a family library was added. In December 1931, Will Jr.'s downstairs bedroom was extended northwards, and the porch off Rogers' study upstairs was glassed in. The effect of these last two alterations changed the north stairway. It now doubled back from the front of the house, giving Rogers more privacy to come and go unnoticed by company.

The last major changes to the structure took place in 1935, a few months before Rogers died. A sunroom was added off the master bedroom for Betty Rogers, on top of the extended portion of Will Jr.'s bedroom. The south wing, which had undergone changes through the years, now received a second story of three guest rooms and baths. A forced-air heating system was installed, so the south wing no longer relied on the one fireplace and kitchen range for warmth.

Today, the servants' quarters and north wing guest room serve as state employee housing. The south wing bedrooms (one downstairs, three upstairs) are used for museum storage. A utility room is used for housekeeping supplies. The rest of the rooms are furnished as house museum exhibits and are viewed by the public.

From the first six-room cabin to the last addition of the second story above it, the changes to the house were a direct result of Rogers' and his wife's decisions, down to the last detail. Further changes were often made once construction was in progress. More ideas for remodeling the house were also in the planning stages, but were never carried out once Rogers had died.

Western Ranch House Architecture. After plans for an Italian villa style home were criticized, out of frustration, Betty Rogers asked her husband, "What do you want, Will?" Rogers' answer was, "You know, we were last summer up at that big sheep ranch in Montana, and they



The Rogers ranch house living room. Photo on file with the Department of Parks and Recreation.

had a house I really liked. It had a big verandah across the second story, all the bedrooms opening onto this porch" (Reese, oral history, 1978).

Using pictures of the Montana ranch house, architect Ken Reese began to design an unpretentious home that Rogers could live in comfortably. Although the house had a haphazard evolution of construction, its style quite safely fits the label given to affluent California ranch houses "Western Ranch House" (C. May, Sunset, 1946).

Will Rogers Artifact Collection. The major portion of this historic house museum contains the Rogers family's original furnishings and artwork. Some of their furniture was brought from their Beverly Hills home. The major pieces, in the living room, Rogers' study, and the family bedrooms were purchased at Barker Brothers. At the time, Barker Brothers was considered to be one of the finest furniture stores on the West Coast. The basic Monterey style selected by the Rogers was a custom design made by the Mason Furniture Company of Los Angeles and is now very collectable and popular among antique dealers (Shorts, 1989).

The works of art on paper, on canvas, and sculptures are an important part of the Rogers' collection. The collection is comprised of the work of early 20th-century Western artists, some of whom were personal friends of Rogers (photo, page 32).

As a result of Rogers' extensive travels through the United States in his role as public speaker and good-will ambassador, he had accumulated a collection of Native American and Western artifacts. Additional pieces in their collection were gifts given over the years by friends and admirers, among them many as well known as Rogers. Mr. and Mrs. Rogers' attachment to their Oklahoma roots is evident in their decorative and fine art collection of Western Americana.

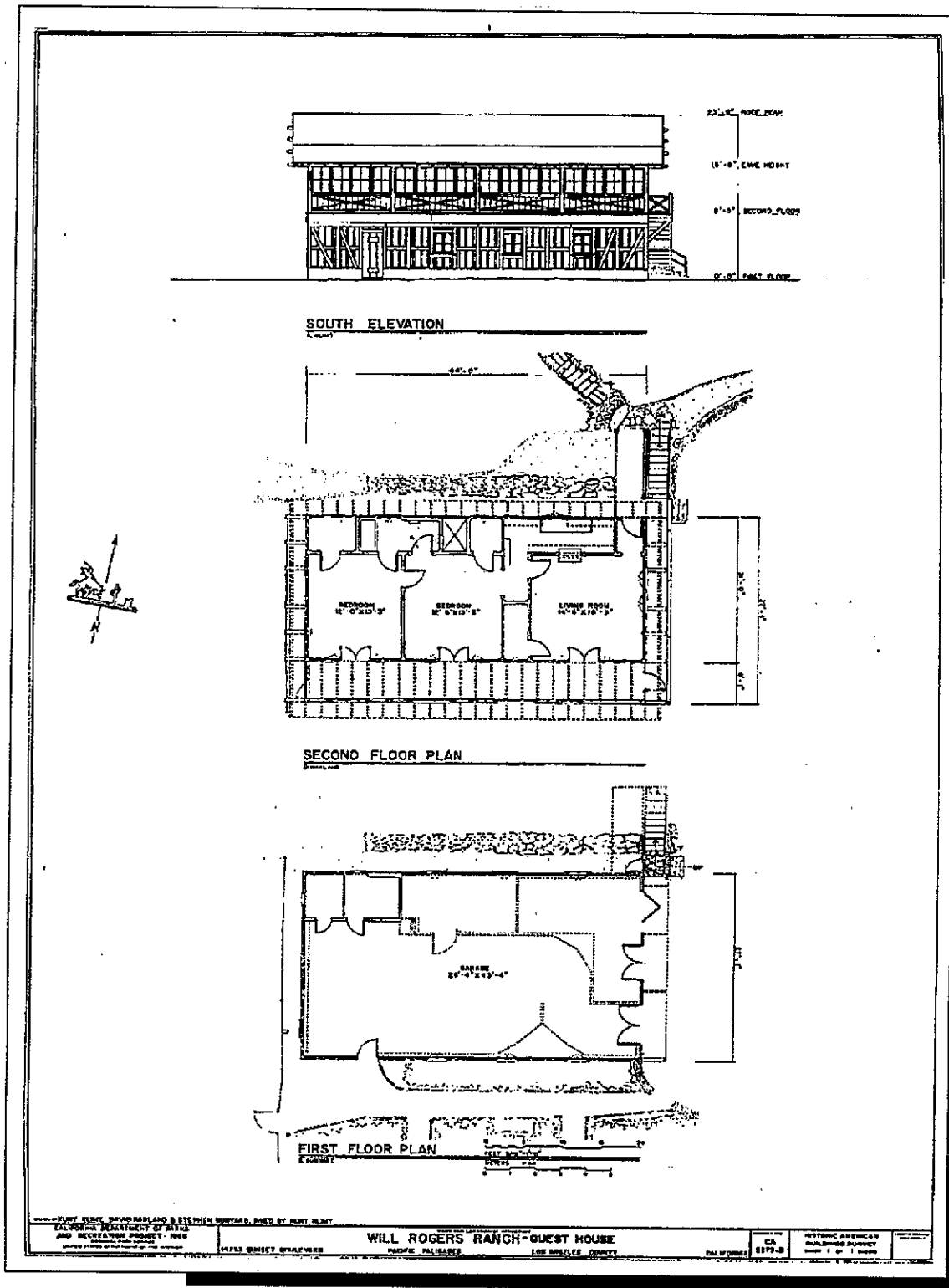
Guest House and/or Garage. The two-story guest house southwest of the ranch house was built in 1928, and designed by architect E. Sprout. The board-and-batten structure matched the nearby original ranch cabin in color and style. The downstairs accommodated the Rogers' cars, and contained sleeping quarters for Mrs. Rogers's chauffeur, John Marcin.

The upstairs was built as a guest residence with a living room, two bedrooms, a bath, a kitchen, and an open balcony running the length of the building, overlooking the polo field. Several months after construction, the upstairs was occupied by Rogers' closest friend, Fred Stone, and his family, during his long recuperation from a flying accident. The Rogers also stayed there for a brief time before the north wing of the ranch house was complete. In 1935, while builder George Pardee designed additions to the main house and ranch grounds, Pardee used a portion of the guest house upstairs as a work room. At other times, this upstairs area was used as family storage space (see illustration, page 34). The building is currently used as a visitor center, where a gift shop, audio tour, and film documentary is offered downstairs; employee offices are upstairs.

The Barn or Stable. Always called "the barn" by Will Rogers, this structure housed polo ponies and riding horses. Rogers filled his limited leisure time by indulging in his love of riding and roping. Another patchwork of pieced buildings, the barn was assembled in 1928 between the riding arena and Mitt Canyon. Rogers acquired two sections of horse stalls from J. Woodin's barn in the San Fernando Valley. Rogers directed his brother-in-law, Lee Adamson, to reassemble 19 stalls, along with a tack room and utility room, on either side of an open-frame rotunda. Rogers decided that a rotunda would be useful for exercising horses in bad weather. The impressive structure had a row of windows and open wooden louvers to let in light and air. Sliding doors opened on the north and south sides of the rotunda, while the east and west end wings contained box horse stalls, each with its own window (see photos, pages 42 & 124 and drawing, page 60).

A year after construction, Rogers had Adamson build an addition to the northeast side of the structure to provide quarters for a stable foreman, storage space for polo equipment and tack, and a wash rack. Sometime later, Rogers took a dislike to the imposing rotunda and had the row of windows removed to lower its roof closer to the level of the roof line of the two wings. The stable is now the headquarters for an equestrian concession which includes concession housing, a public restroom, and a telephone. Outside, in front of the east wing, two of Rogers' favorite horses are buried.

Will Rogers State Historic Park



Will Rogers ranch guest house, current view. Now being used as park office and interpretive center, HABS drawing on file with the Department of Parks and Recreation.

Shed (behind the stable). Located northwest of the stable, the north wall of the small structure is formed by the hillside that becomes Mitt Canyon. The building matches the stable, and its shed roof covers two rooms, one for feed and one for tack. The shed was probably built after the stable was put up in 1928. It is now used by the equestrian concessionaire.

Ranch Foreman's House (or Mule Barn, Old Barn, and Bunkhouse). The ranch foreman's house is what remains of a three-wing, U-shape mule barn, with a low shed roof and box stalls open to the inside court. At the two corners were a feed room and a tack room. The ranch foreman's house is northeast of the existing golf course, and southwest of the carpenter and blacksmith shop. The mule barn is believed to be the first building constructed on the property by Rogers (photo, page 40). In the early 1930s, a horse tied to a post pulled part of the roof down. Soon after, two wings were removed, leaving only the southeast wing containing the living quarters. These quarters housed several different foremen and were expanded and remodeled in 1935. Improvements to the living quarters included the existing brick fireplace and large picture window that overlooks the golf course.

After Rogers' death, the structure was converted into a bunkhouse for ranch employees. Since then, the building had been used by park maintenance staff and a docent association nature center. Currently, it is used for state employee housing, and has undergone major repairs and remodeling.

Carpenter and Blacksmith Shop. These buildings are located between the ranch foreman's house and the hay barn. Made up of two sheds connected by a low hipped roof, they were probably built early in 1927, coinciding with development of many other building projects. The structure provided a shop for the full-time blacksmith to shoe horses and repair equipment. It also provided covered work space and storage for the carpenters (illustration, page 37). The north end of the building is currently used to store park maintenance supplies. The south end displays a simple blacksmith work area, and adjacent to it is the park's nature center.

Hay Barn. The hay barn northeast of the

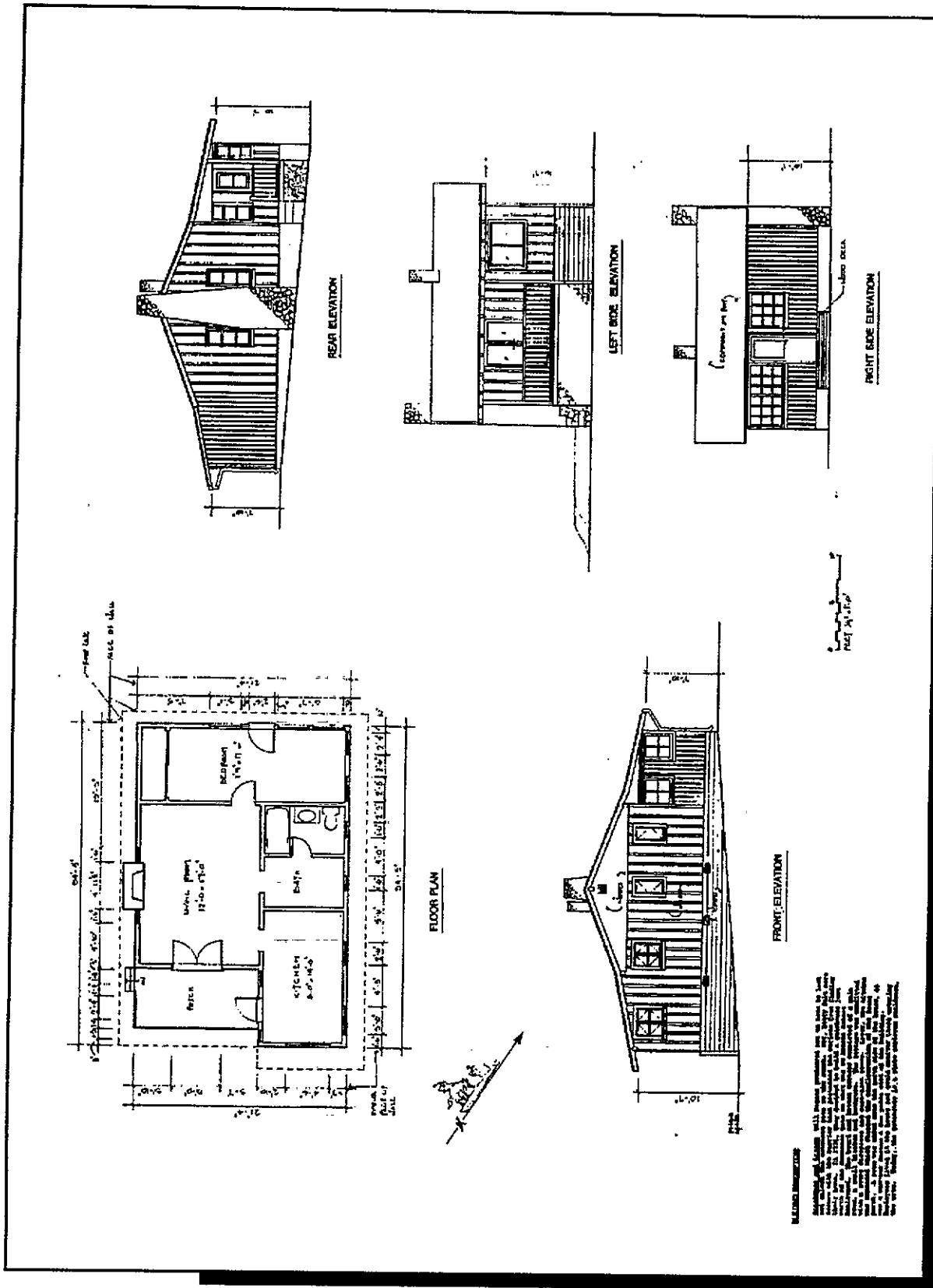
carpenter and blacksmith shop was used to store hay, feed, and related supplies for the horses Rogers maintained on the ranch. The barn may also have been built at the same time as the stable in 1928. The building consisted of a long one-story room, with a dirt floor and low hipped roof. The roof extends out over the length of the building to form an open shed on the west. And a roof also extends from the south end at an angle.

The building is terraced into the hill on the east, raising it one story above ground. Graded roads lead up to the doors at both ends, which allowed hay and supplies to be unloaded on the same level as the interior. A barn door and stairway lead out and down the west side of the building, under the shed roof, which made for easy loading of ranch vehicles parked below. First used by the state as a potting shed, the interior floor has been cemented and the space divided for its current use as a park maintenance shop.

Gatehouse and Garage. Will Rogers preferred not to have to lock and unlock the entrance gate to the ranch. Yet his wife felt more secure with the barrier that prevented the curious from finding their home. In 1931, they decided to build a gatehouse just north of the entrance gate, on what was to become Sunset Boulevard (illustration, page 36). The board-and-batten cottage consisted of a main room, a small kitchen, and a bathroom. The cottage was outfitted with a stone fireplace and a cast-iron stove. Later, the kitchen was expanded, which changed the configuration of the front porch. A one-car garage was a few yards east of the building, and a room was added on the north side of the house. Employees lived in the house and could monitor those entering the gate. Today, the gatehouse is a state employee residence.

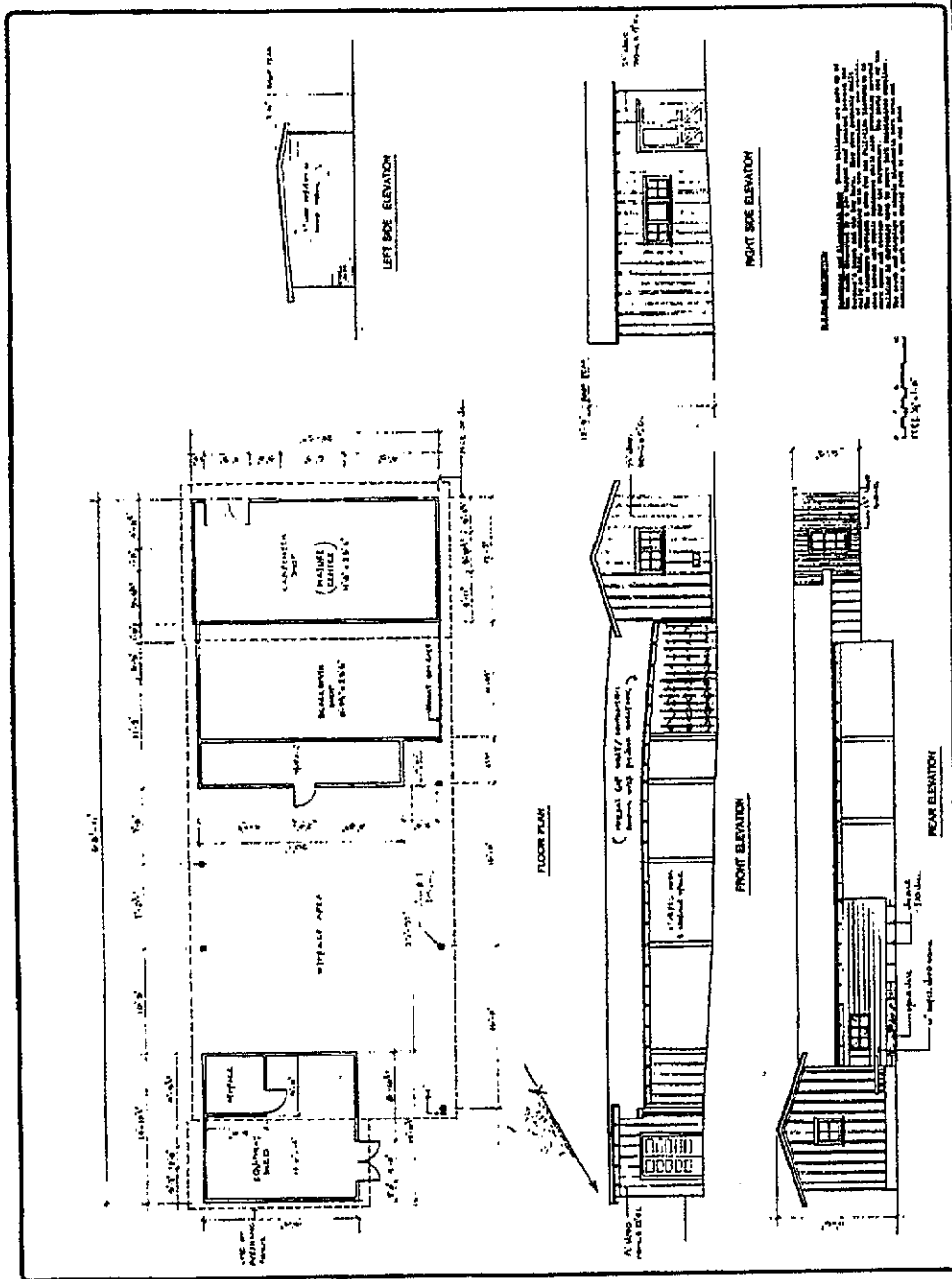
Laundry Building. In the early 1930s, this separate building was constructed against the hillside northwest of the ranch house. It replaced the old laundry room in the servants' quarters. The Rogers' laundress, Eda, came to the ranch twice a week. The structure's high shed roof and skylight, along with glass doors and windows, provided ample light and air circulation to offset the heat generated from the small boiler room adjoining the south wall. Adjacent to the north side of the laundry room, a concrete-lined yard is enclosed to the west by

Will Rogers State Historic Park



Current view of Will Rogers gatehouse. Scanned image of drawing by F. Fardeheb and R. Schoen, on file with the Department of Parks and Recreation.

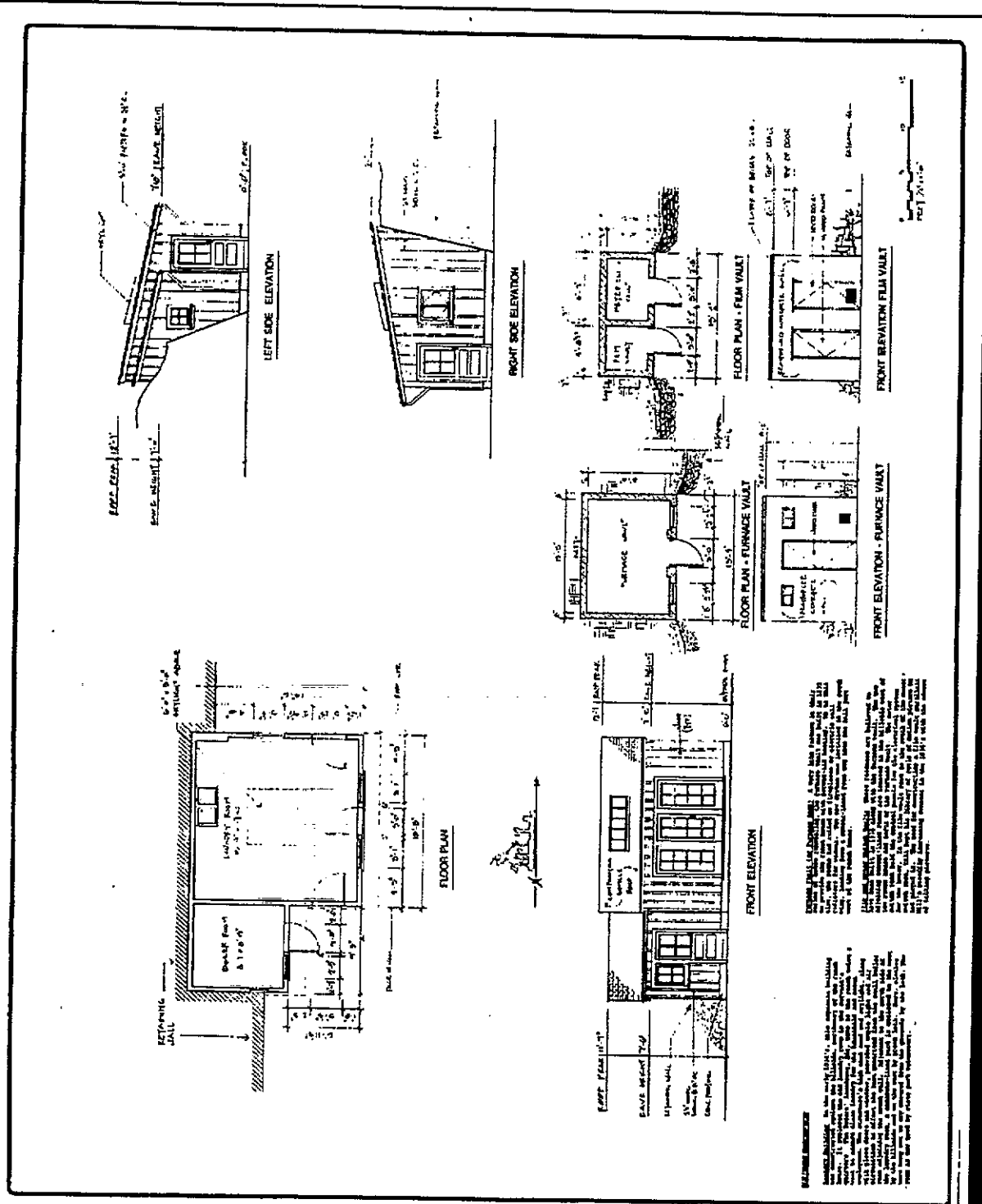
Will Rogers State Historic Park



NO. DATE DRAWN BY CHECKED BY APPROVED BY DATE	FLOOR PLAN	STATE OF CALIFORNIA	DEPARTMENT OF PARKS AND RECREATION
	EXTERIOR ELEVATIONS	WILL ROGERS STATE PARK -	
		BLACKSMITH AND CARPENTER SHOP	
		1063 BURNETT BLVD. PACIFIC PALISADES	LOS ANGELES COUNTY CALIFORNIA

Current view of Will Rogers blacksmith and carpenter shops, currently being used as park storage, nature center and exhibits. Scanned image of drawing by F. Fardeheb and R. Schoen, on file with the Department of Parks and Recreation.

Will Rogers State Historic Park



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DATE
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DATE
DESCRIPTION

FLOOR PLAN	STATE OF CALIFORNIA	DEPARTMENT OF PARKS AND RECREATION
EXTERIOR ELEVATIONS	WILL ROGERS STATE PARK - LAUNDRY ROOM AND VAULTS	
	14952 SUNSET BLVD	PACIFIC PALMS
		LOS ANGELES COUNTY CALIFORNIA

Will Rogers laundry building and vaults, current view; drawing on file with the Department of Parks and Recreation.

the hillside, and on the east by green lath. Here, clothes were hung out to dry, obscured from the grounds by the lath. The room is now used by state park volunteers as an office and storage (see drawing, page 38).

Lath House #1. The green lath house is north of the clothes drying yard. It extends northward beyond the ranch house, and borders the hillside on the west end, and the golf course on the east. Inside, an incinerator for burning household trash was hidden from view. Also, Rogers' groundskeeping staff potted and grew ornamental plants to decorate the patio and flower beds that surrounded the house and grounds.

Film and Meter Switch Vaults. These features are believed to have been built in 1935, along with the furnace vault. The two adjoining cement-lined rooms are in the hillside west of the ranch house, and north of the furnace vault. The meter switch room held the control panels for the electrical system for the house. In the film vault room to the south of the meter switch room, Rogers kept his library of reels of motion pictures he had played in. The need for constructing a film vault parallels Rogers' steadily increasing success in the 1930s with the advent of talking pictures. The rooms now are used for park storage.

Furnace Vault (or Furnace Room). A very late feature in the series of house remodelings, the furnace vault was built in 1935 to provide the ranch house with forced-air heating. Up to this time, the rooms had relied on fireplaces or electric wall radiators for warmth. The new system was installed in the south wing, leading from a cement-lined room dug into the hill just west of the ranch house. The room is not used by the park.

Tennis Court. An early recreation area for the Rogers family was their tennis court, constructed in 1928 west of the guest house. This simple asphalt court also contained two basketball backboards and was surrounded by a high cyclone fence. Although Rogers did not play tennis, his children and guests used the court. The Rogers children sometimes practiced polo shots, using their bicycles instead of horses. Today the tennis court is occasionally used by park visitors.

Spring Vault. The spring vault was built when

the entrance road was graded in 1926. The structure was an erosion control method which Rogers was told to build to keep the hill from sliding in. The vault is between the entrance gate on Sunset Boulevard and the gatehouse, inside the western hillside of Rustic Canyon. The water that continues to run off from inside the hill is channeled into Rustic Canyon Creek. The original wood pillars continue to support the interior, and the cement exterior has been refaced since 1926.

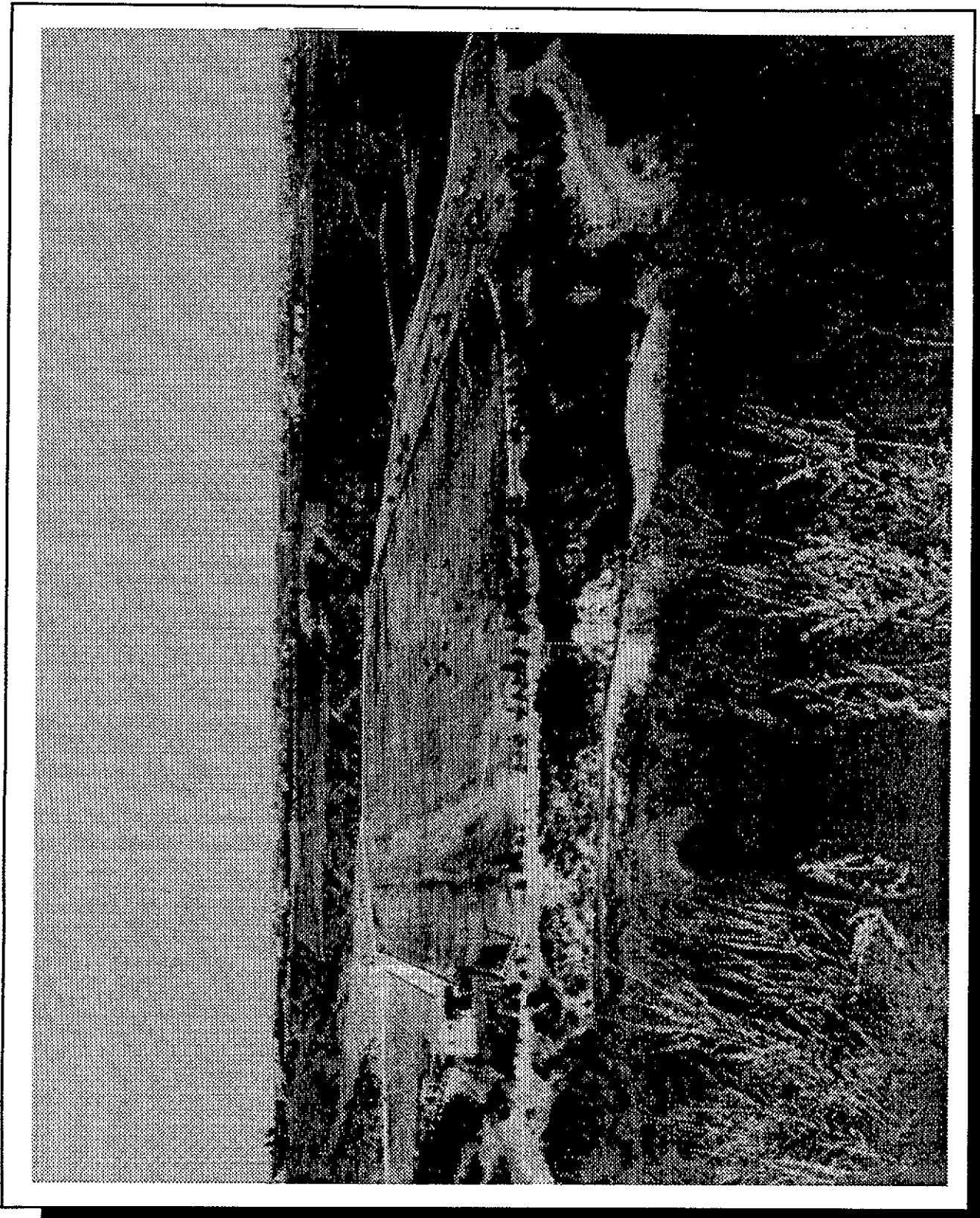
Historic Structures (Reconstructions)

Practice Polo Cage. Construction of the original polo cage was finished in fall 1928. The cage was built just northwest of the original round roping arena. It was built because Rogers wanted to help his children perfect their polo game. By 1931, the polo cage was moved north of the stable to Mitt Canyon, where it fell into disrepair. Early in the 1980s, the polo cage was reconstructed from original plans. Today, it is located northwest of the hay barn. The original wooden horse was put in storage, and replaced with a replica.

Brood Mare Barn. The brood mare barn, originally a shed, moved to its present location inside the Heart Canyon corral. Late in 1935 or early 1936, the shed was used to house brood mares and their foals. Once the state acquired the property, the building was used for storage. By 1961, it had deteriorated and stood in disrepair for several years. In 1963, one wall was salvaged and the barn was rebuilt. Once again, the structure is deteriorating due to water damage and horse damage. Today, the structure is used as storage space for the park.

Historic Features

Polo Field. The polo field was graded, fenced, and planted with Bermuda grass in 1926, while Rogers still leased the property from Alphonzo Bell. Rogers planted eucalyptus trees along the east, west, and south sides of the field. The field is about 20 yards shorter and a few yards narrower than a regulation polo field. It was the first of three polo fields in the neighboring area. While Rogers owned the ranch, his polo field was used about three months out of the year (photo, page 40). Games were played on weekends when Rogers was home. His sons and friends would often practice on the field when



Historic photo of Will Rogers polo field, ca. 1929. From left to right the tennis court, guest house, polo field, and enclosed golf green on Sarah's Point. Photo on file with the Department of Parks and Recreation.

Rogers was away.

The field was also used from time to time to land private planes or for calf roping. Rogers had a small holding pen and calf chute built on the south side of the field in the early 1930s. The polo field was the first part of the ranch used by the family, and through the years, accounted for hundreds of the visitors invited to the Rogers ranch. Today, the field is used for polo games and league sports on a regular basis by neighboring clubs. When not in use by these clubs, park visitors picnic and play games on the field.

Riding Arena. The long, narrow corral south of the stable was built in 1928 for trick riding. Rogers had the ring installed so his children could continue learning the sport he had started teaching them at the Beverly Hills home (photo, page 42). It is used for riding and jumping lessons by clients of the concessionaire.

Roping Arena. Although one of the simplest structures on the ranch, the roping arena is one of the most significant because much of Rogers' time at home was spent to here roping calves. Construction of the arena was completed in spring 1928; it was a ranch feature usually called the "corral" or the "ring" by members of the Rogers family. Today, the arena is used as a storage area. At times, it is used for private jumping lessons by the equestrian concessionaire and occasionally by equestrian visitors.

Mitt and Heart Canyon Corrals. Sometime in the early 1930s, whitewashed redwood rail fencing was built around the perimeters of Mitt and Heart Canyons. The corrals are north and northeast of the stable, respectively. Horses from Rogers' stable were turned out in these corrals for exercise. In the early 1930s, the practice polo cage was moved to the southwestern edge of Mitt Canyon. After Rogers' death, the brood mare barn was moved to the west side of Heart Canyon. The two corrals continue to be used for turn-out by the equestrian concession.

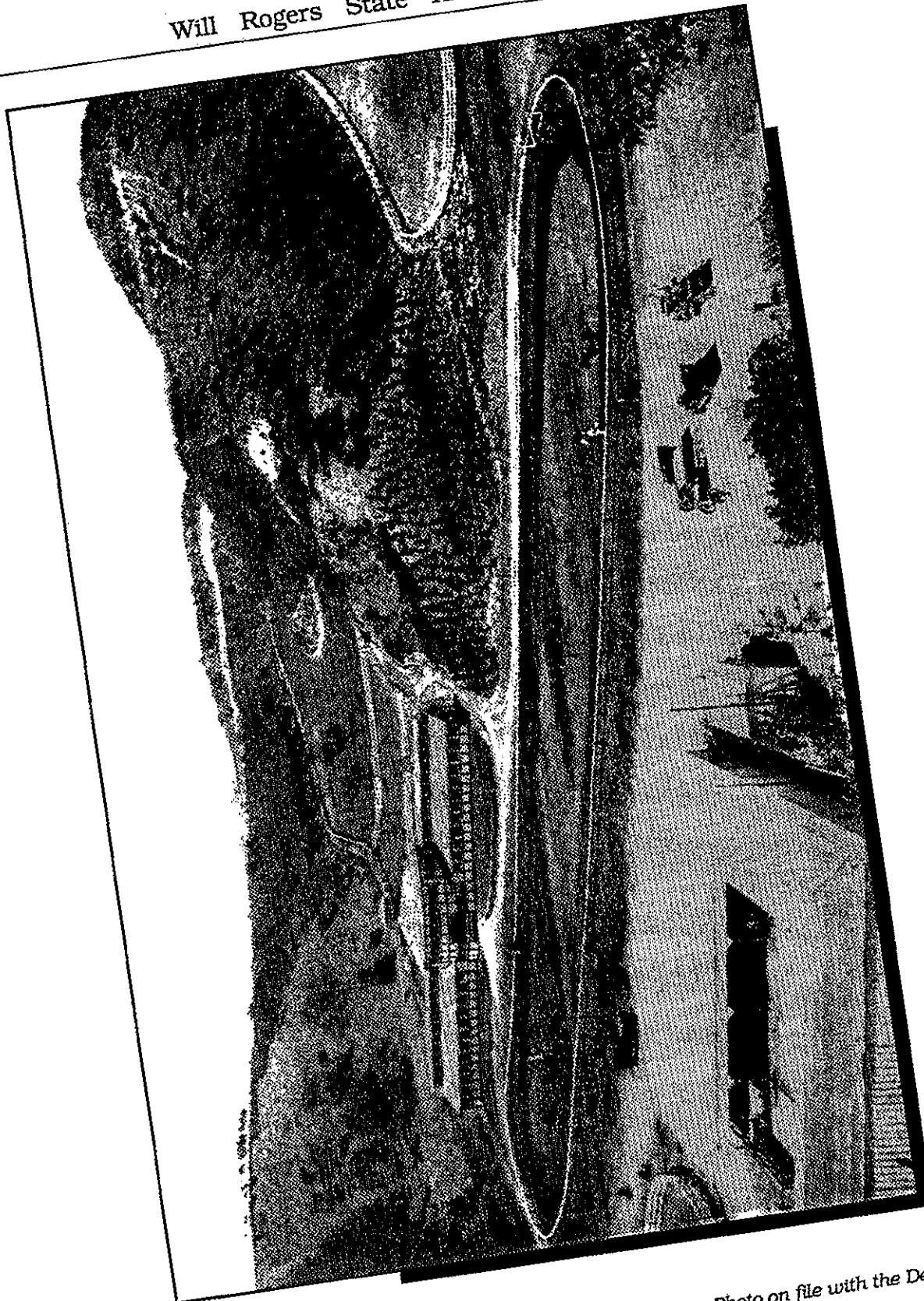
Sarah's Point (Practice Polo Arena). There are several small, connected terraces south of the polo field. Sarah's Point is the central and largest mesa. Rogers planted alfalfa on the site, then turned the family's pet calf, Sarah, out to pasture there once she had grown. In 1929, the site was made into a golf green and was surrounded by white rail fencing. After the state

acquired the property, a horse concessionaire installed a practice polo arena. The arena is now used occasionally by polo players when the grass on the polo field is too wet to play on. An exercise path for horses circles the outside of the arena.

Golf Course. The existing golf course has one fairway with two greens, without any formal tee areas. These were the first two of four holes installed on the ranch in 1929. Originally, a grass paddock east of the ranch house led to a second hole (where the visitor parking lot is now located) north of the polo field. From the first green, golfers could tee off and play nine holes of golf by approaching greens in a certain way. Rogers had the course installed partly to help his close friend, Fred Stone, with his recuperation from an accident. Although Rogers himself did not play, his wife used the course, as did their children and friends. The course originally included the present-day picnic grounds and Sarah's Point - each had one green. The course is now used by visitors for casual strolling and small informal picnics. It is the location of an audio tour station. Sand traps remain, but the greens are not maintained to golf course standards consistent with historic use.

Historic Landscaping. In 1925, as Will Rogers began to develop the ranch property, his workmen burned chaparral and began planting eucalyptus trees to border the entrance road, polo field, and Bone Canyon. Behind the cabin and east of the stable, cypress trees were planted. Flat areas were either grass, alfalfa, or dirt. A few of the eucalyptus trees found today in Rustic Canyon and south of the polo field may be the oldest historical vegetation on the property. The trees, possibly predating the chirimoya grove planted in 1924, were acquired by Will Rogers.

Ornamental landscaping was planted around the house and garage. According to Betty Rogers, whether for practical or aesthetic reasons, the plants that grew on the ranch were the result of Rogers' hand. The Rogers' landscaped with many low-maintenance plants and drought-resistant perennials and vines to create much of the color and foliage that decorated the house. Most of the landscaping was interspersed with garden furniture just outside the house, where the family spent a great deal of time. The landscaping itself, with the exterior furnish-



Will Rogers stables and riding arena in front of Mitt Canyon, ca. 1929. Photo on file with the Department of Parks and Recreation.

ings, is an integral part of the story of the Rogers' occupation of the ranch house (photo, page 46). Today, the decorative landscaping just outside the house far removed from its original 1930s appearance.

Cherimoya Grove. In 1924, a grove of cherimoya trees was planted in Rivas Canyon, west of Rogers' ranch, on property owned by Ralph Dallugge. In 1934, Dallugge was forced to sell his property and Rogers bought the section that adjoined his ranch. About half of the original grove remains, and is the oldest documented historical landscaping in the park. It is located on a curve of the current entrance road to the park, Will Rogers State Park Road. Today, the grove needs of an irrigation system to make sure it remains an important landscape feature.

Fencing. While leasing the land in 1926, Will Rogers began to define his ranch into a functional and aesthetic unit. The white rail fences outlined various corrals, playing fields, and recreational and work areas. The white line of the fences defined the gradual layers of the ranch from several plateaus to the canyons. Part of the fencing system included a main entry gate at the entrance road at Sunset Boulevard. The original entrance road is only used today as an auxiliary exit when the park is overcrowded. In 1986, state parks replaced the wood rail gate at the entrance with a pipe rail gate.

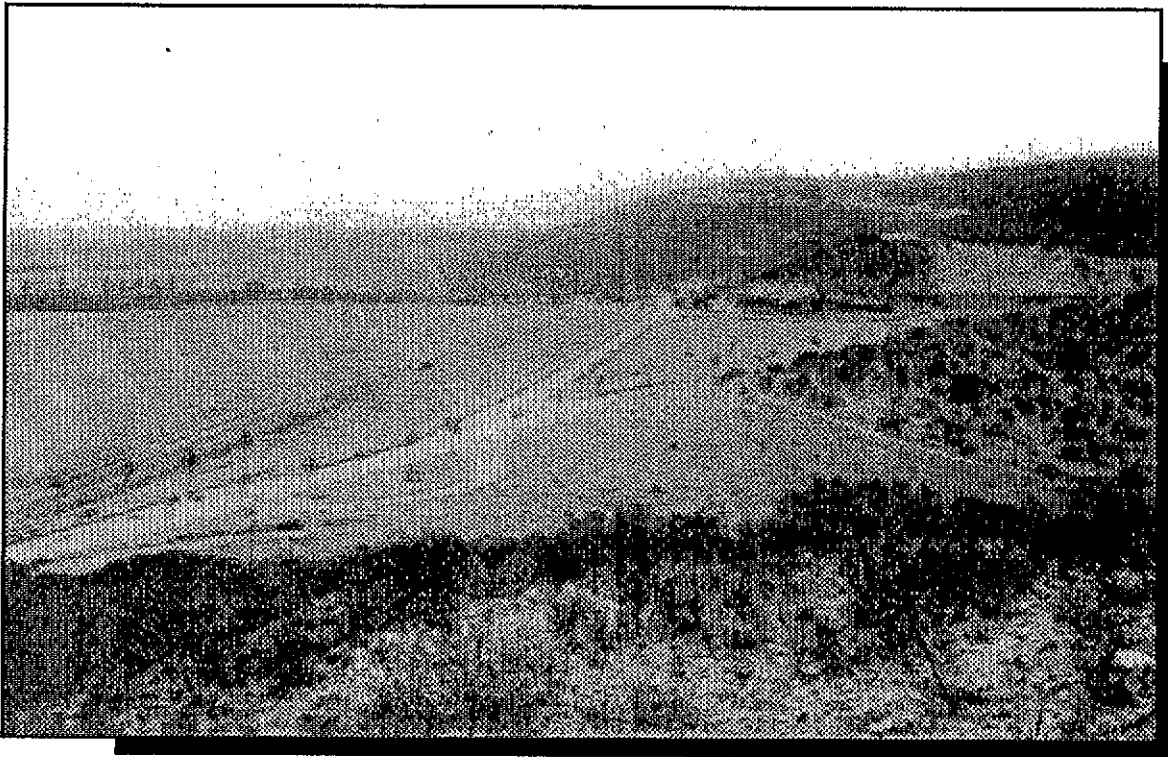
Nonhistoric wood fencing borders portions of the Rustic Canyon Trail and the Sunset Trail. These and similar fences do not try to replicate the ranch's historical fences, and are distinguishable from the original. Many nonhistoric metal rail fences have been installed to corral horses, especially in Bone Canyon.

Roads and Trails. Among the earliest features that Will Rogers developed on his new ranch was the first series of roads that link various levels of the property. The first and most important of the roads was the entrance road. It meandered from the newly graded Beverly Boulevard (Sunset), leading northward up the west side of the canyon, to and beyond the large mesa which became Rogers' polo field. In spring 1925, after consulting with Wilkie Woodard, chief engineer for the Beverly Boulevard project, Rogers drew a detailed map of the route he wished the road to take.

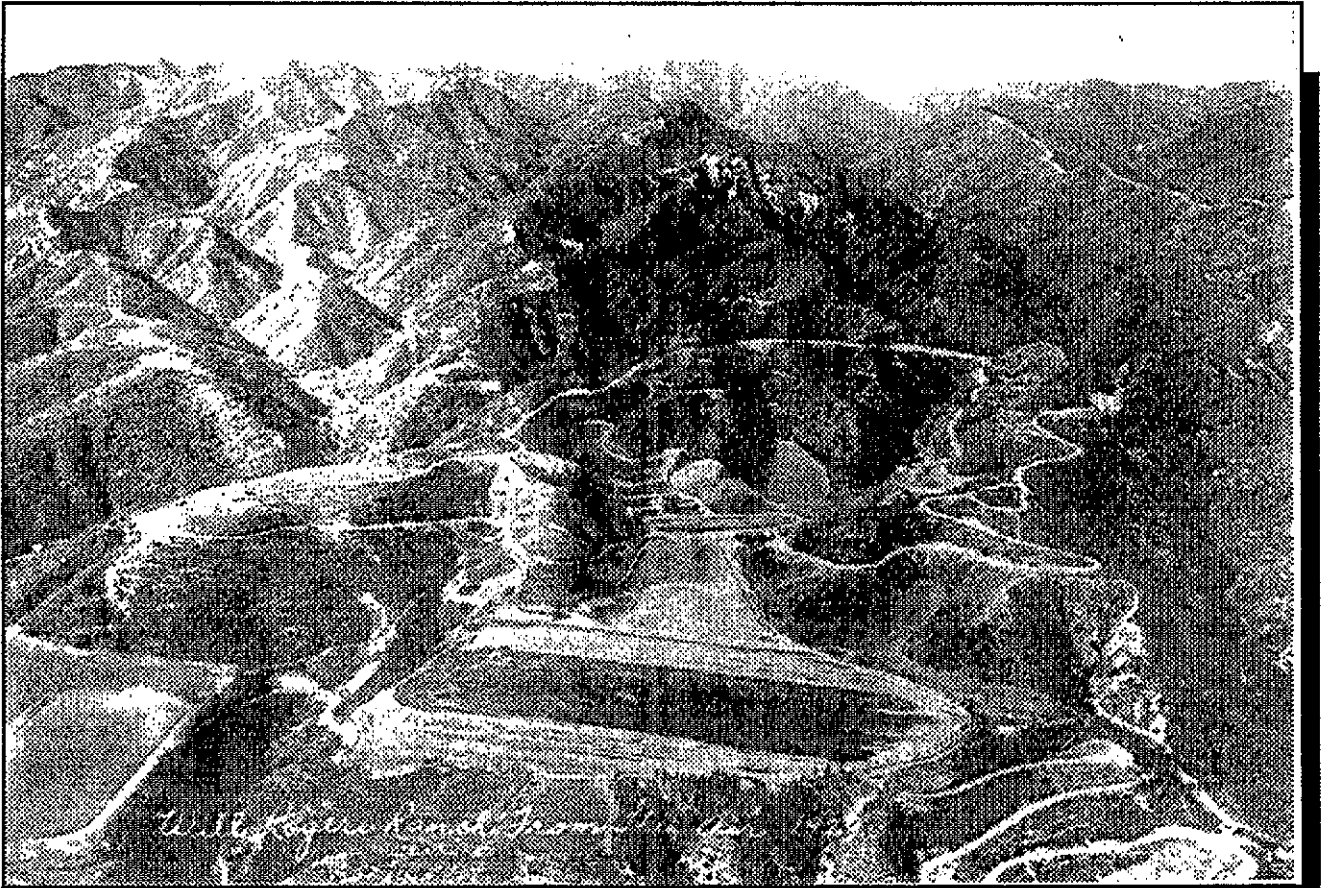
Rogers' love of riding accounted for many of the trails that wove through the hills. While certain narrow trails have been lost to regrowth of the chaparral, the original roads and many of the well-established trails still exist and are used today.

Rock Features. Wherever needed on his property, Rogers had a hand-crafted network of open channels, culverts, and retaining walls installed to preserve the configuration of the land on various graded levels of the ranch. Vertical rock culverts were installed in 1926, as the newly graded entrance road was being completed. From then on, Rogers employed one full-time workman and temporary crews to hand-fashion walls, ditches, and fireplaces from local stone, much of it quarried on the ranch in Mitt Canyon.

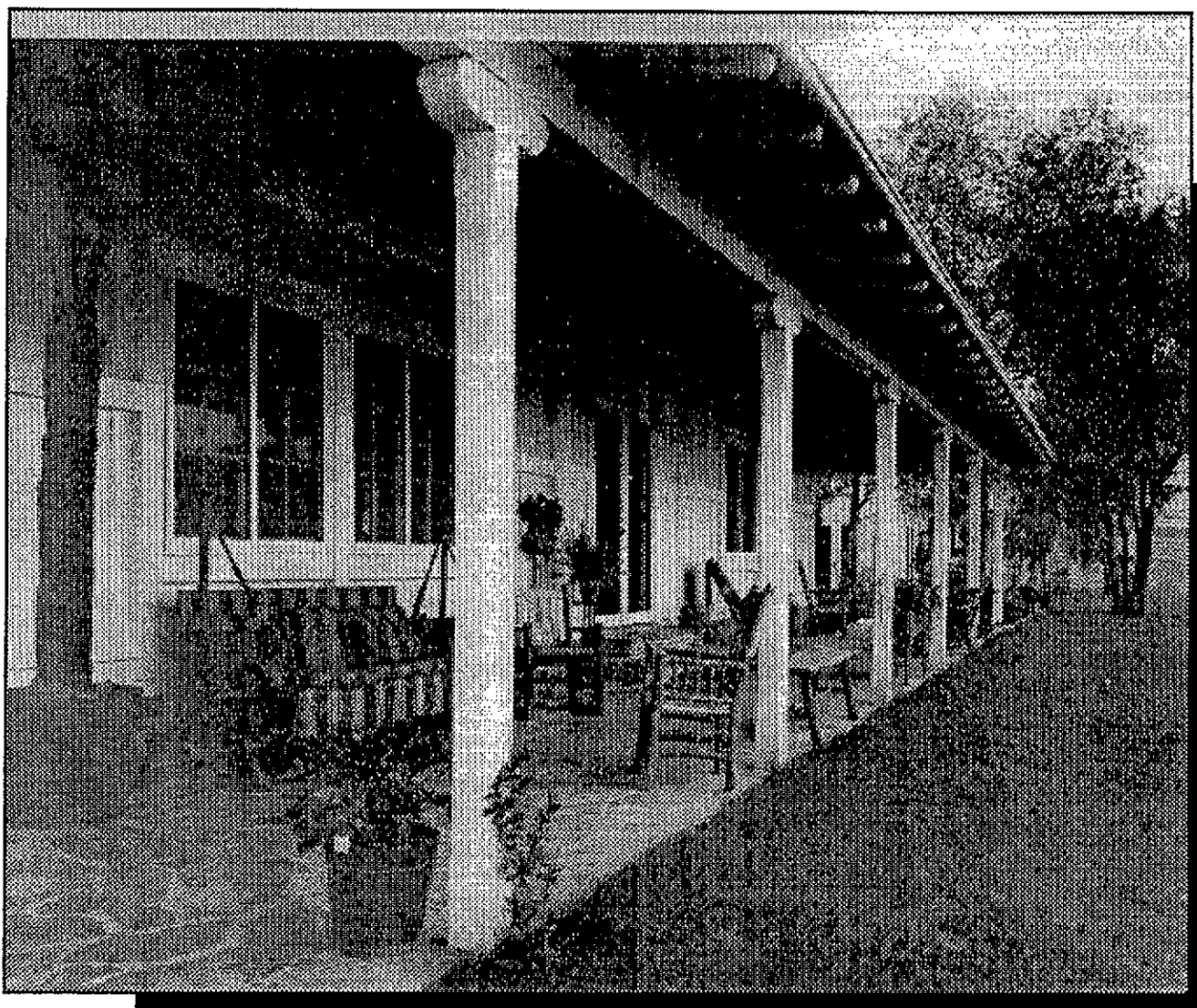
Flagpole. The flagpole is between the ranch house and the guest house. The original was installed by Rogers around 1928, when the guest house was built.



Will Rogers' polo field, ranch house, and original entrance driveway; facing west (ca. 1935). The gates, fences, and the upper road, are now a parking lot. Photo on file with the Department of Parks and Recreation.



Will Rogers ranch from the air, (ca.1929). Photo on file with the Department of Parks and Recreation.



Will Rogers' ranch house patio (ca. 1935). The Rogers family enjoyed staying outdoors. Landscape around the house has been changed over the years. Photo on file with the Department of Parks and Recreation.

Resource Goals and Objectives

Historic Unit Definition

The Public Resources Code defines historical units as follows:

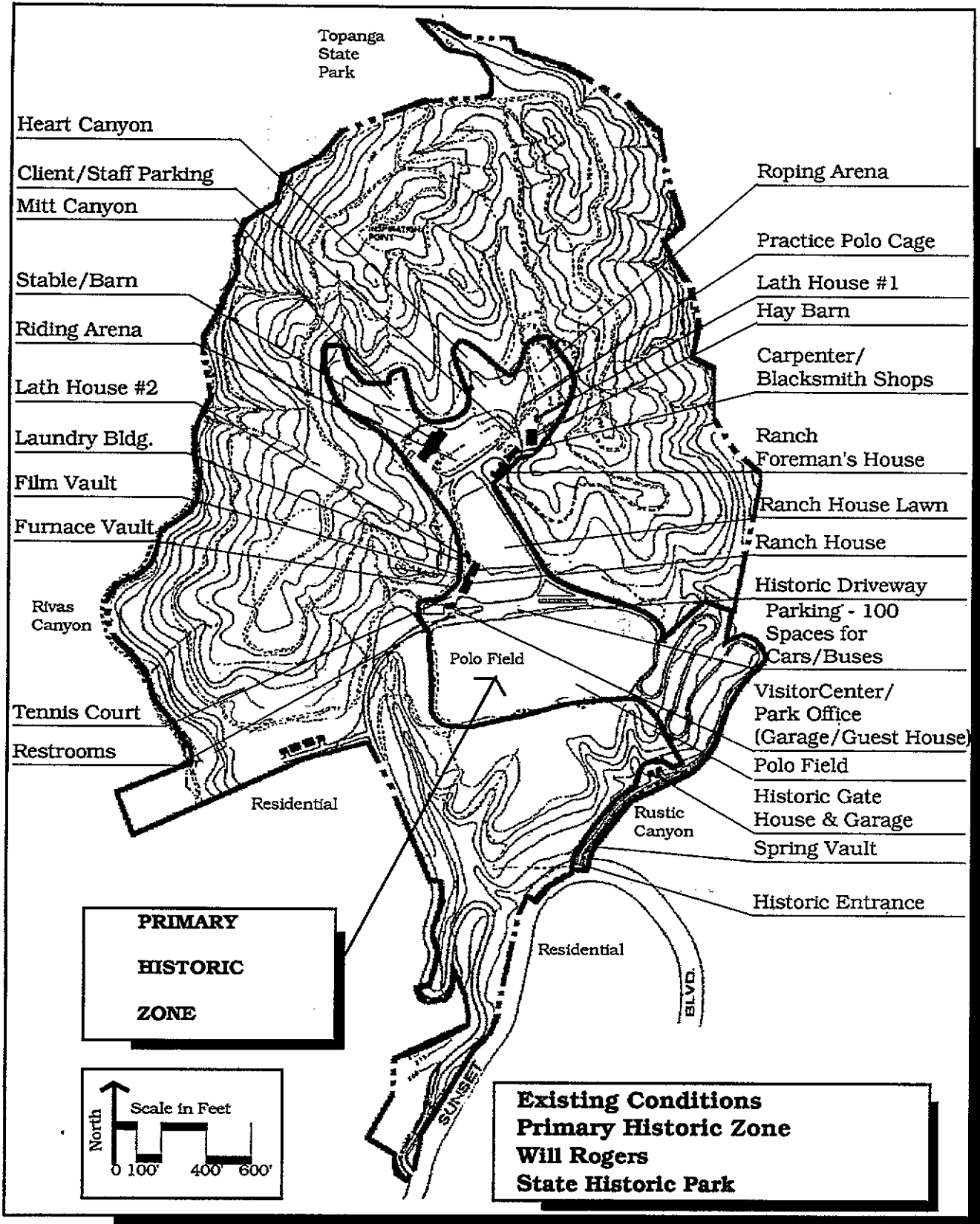
5019.59. Historical units, to be named appropriately and individually, consist of areas established primarily to preserve objects of historical, archaeological, and scientific interest, and archaeological sites and places commemorating important persons or historic events. Such areas should be of sufficient size, where possible, to encompass a significant proportion of the landscape associated with the historical objects. The only facilities that may be provided are those required for the safety, comfort, and enjoyment of the visitors, such as access, parking, water, sanitation, interpretation, and picnicking. Upon approval by the commission, lands outside the primary historic zone may be selected or acquired, developed, or operated to provide camping facilities within appropriate historical units. Upon approval by the commission, an area outside the primary historic zone may be designated as a recreation zone to provide limited recreational opportunities that will supplement the public's enjoyment of the unit. Certain agricultural, mercantile, or other commercial activities may be permitted if those activities are a part of the history of the individual unit and any developments retain or restore historical authenticity. Historical units shall be named to perpetuate the primary historical theme of the individual units.

Declaration of Purpose

The department shall preserve and interpret the Will Rogers home, its collections, related historic structures, and the historic landscapes in the park, and shall endeavor to make these areas accessible to the public for its enjoyment and appreciation. The primary purpose of Will Rogers State Historic Park is as a nationally significant memorial to Will Rogers, and for perpetuation of the uses and values he sought to create at his home above the city in the Santa Monica Mountains.

The department shall preserve, manage, and restore natural areas in the park for their intrinsic natural and scenic values, and to complement the historic landscape, both of which were important to Will Rogers. The department shall endeavor to provide historically accurate recreation opportunities appropriate to this historic park, emphasizing those activities that were historically important on the ranch, such as roping, polo playing, and horsemanship, and others that are ancillary to historic interpretation, such as picnicking, tennis, and hiking. Through interpretive tours, publications, exhibits, facilities, concessions, and special events, the department shall promote an understanding of Will Rogers' contributions to American history, folklife, and the national character.

Will Rogers State Historic Park



Primary Historic Zone

The purpose of defining a primary historic zone is to protect the integrity of the significant historic resources and to restrict incompatible facilities in that area.

The primary historic zone for Will Rogers State Historic Park includes ten feet outside the edge of the nucleus of the ranch facilities, as described below. The majority of the ranch activities, structures, and features are located within these boundaries. It is an area within which complete restoration and protection of historic resources shall be sought, and where inappropriate activities and facilities shall be prohibited.

The primary historic zone begins at a point behind the ranch house, including the laundry room and vaults, continuing southerly behind the tennis court and guest house to the west side of the polo field. The zone continues along the south side of the polo field and back along the polo field on its east side. The zone includes the old, original entrance and exit road to the ranch, as well as the gate house. From the top of the old road, the primary historic zone continues northerly on the outside edge of the road to the stables, and includes the foreman's cottage, the blacksmith/carpenter shop, the hay barn, and the roping arena. Then, to the westerly direction, the primary historic zone includes the areas known as Heart Canyon Corral and Mitt Canyon Corral, and continues southward along the trail to Inspiration Point, until it meets at its point of origin.

Two of the original golf greens, Sarah's Point and the picnic grounds, have been put into alternative use by state parks over the past 40 years. The golf course was installed by Will Rogers for friends and family. It was not used by Rogers, and does not significantly contribute to the spirit of his hobby ranch. Two existing greens adjacent to the house and below the riding arena are intact; these are a fair representation of the golf course and are used for interpretive reasons. The entire course is not needed to represent this aspect of the ranch.

Declaration of Resource Management Policies

The unit's cultural resources are unique and provides a rich history which conveys the emergence of Southern California as a societal force in 20th-century America.

To fulfill the unit's primary mission, interpreting the life and influence of Will Rogers on American society, the department's primary goal is to preserve and maintain the historic features associated with Will Rogers and his family's life at the ranch. A secondary goal is to preserve and maintain the surrounding natural setting.

In addition to the general application of appropriate state laws and State Park and Recreation Commission policies, specific departmental resource management policies must be followed. These policies are essential for proper management and interpretation of the historic park, and can be separated into natural and historic (cultural) components.

Natural Resource Management Directives and Recommendations

Setting

Finding: Preserve the setting. The natural areas surrounding the main house and facilities provide a scenic buffer separating the ranch from nearby development to the south, and complement management of state park land to the north. These lands enhance the "ranch atmosphere" of the property, and are important to the park.

Directive: *Outside the primary historic zone, the department shall maintain existing significant natural areas, and enhance or restore natural areas which have deteriorated or been neglected.*

Geology

Finding: Seismic activity is moderate to high in the area surrounding the historic park, and damage from ground shaking, fault rupture, and seismically-induced slope failure could be substantial. Most of the slopes are steep, and may be unstable.

Directive: *All new facilities developed in the park shall be constructed to withstand seismic action at levels required by building codes.*

Erosion

Finding: The soils types in the park are not completely known, but reportedly have moderate to high slope, and erosion hazards. Steep slopes dominate the northern portion of the park, where erosion hazards are greatest. All areas of the park, except graded and filled areas which have adequate drainage and stabilized slopes, should be considered potentially hazardous.

Recommendation: *A soil map should be developed in areas where erosion history demonstrates a need.*

Recommendation: *Any new development should be compatible with its geologic and soil-associated (and type) limitations.*

Directive: *Fire roads and trails shall be reviewed by the department to determine whether they conform to DPR's trail standards and are compatible with the limitations imposed by soil type(s) involved. Existing roads and trails shall be used for fire/fuel breaks to minimize additional erosion caused by new construction.*

Runoff

Finding: All of the drainages in the historic park, except for a small portion of Rustic Canyon Creek, have intermittent (seasonal) stream flow. Runoff is carried through manufactured storm drain and culvert systems, and is directed into natural drainages at lower elevations in the park.

Recommendation: *Storm drains and culverts should be evaluated, particularly at the point of entry to natural drainages, to avoid erosion problems, and to determine if remedial work is needed. Existing drainage failures should be attended to first.*

General Vegetation Management

Finding: It is the goal of the department to preserve and perpetuate representative examples of natural plant communities common to the unit and the region. The natural plant communities found at Will Rogers SHP were once more widespread in Los Angeles County and Southern California, but have now become much more restricted in their distributions, or, in some cases, nearly extinct. These communities have been greatly diminished and altered by current and historic activities such as fire suppression, cultivation, and urban expansion.

Directive: *On lands other than those supporting facilities or historic ornamental landscaping, vegetation shall be managed toward a native condition (i.e., plant communities that result from normal successional activities). In modified areas, such as "fuel management zones", efforts shall be made to retain historic or native plant communities while providing essential fire hazard reduction. The natural state of the vegetation shall be determined through scientific analysis.*

Prescribed Burning for Ecological Purposes

Finding: In most natural plant communities of the Santa Monica Mountains, fire is one of the ecological factors contributing to perpetuation of plants and animals. Such communities include the chaparral and coastal sage scrub vegetation types.

Directive: *To the maximum extent feasible, fire shall be restored to its natural role in the wildland ecosystems of the park. Will Rogers SHP is currently included in the Fire Management Program for Topanga State Park, which details the ongoing program of fire use in the two units. This program plan shall govern the use of fire at Will Rogers SHP, and shall be periodically updated.*

Rare and Endangered Plant Protection

Finding: Rare, endangered, or sensitive plant species can be inadvertently destroyed by facilities development, maintenance activities, or visitor use, especially when their exact locations, habitat requirements, and tolerances are unknown.

Directive: *If rare, endangered, or sensitive plants are found within the boundaries of Will Rogers State Historic Park, appropriate protection and enhancement measures shall be developed to enhance their survival and protection.*

Alien Plant Species Control

Finding: Alien (exotic or non native) plants often compete successfully with natural vegetation, altering natural ecosystems, and changing natural scenery.

Directive: *Alien species capable of naturalizing in the wild, including but not limited to German ivy, castor bean, sweet fennel, tree tobacco, and eucalyptus, shall be removed in accordance with policies set forth in the department's Resource Management Directives, 1831.1(34). Exceptions include specimens of ornamental species that can be documented or reasonably assumed to have been part of the historical landscape during the Rogers era (1927-1935).*

Protection from Wildfires:

Finding: Wildfire is a severe hazard throughout Southern California. The chaparral and coastal sage scrub communities in the park are of particular concern with respect to wildfire.

A wildfire management plan has been written for Topanga State Park which includes Will Rogers SHP, and addresses wildfire prevention and suppression. The document describes rules and responsibilities of the department, the Los Angeles County Fire Department, and other responsible agencies. This plan also includes prevention measures, location and maintenance of fuel and firebreaks, visitor evacuation and safety, fire access roads, and acceptable fire-fighting procedures. Plans for development and maintenance of fuel breaks and fire roads to acceptable standards are included.

Directive: *The plan shall be adopted as the wildfire management plan for Will Rogers State Historic Park; it may include a fuel management zone, consistent with historical conditions.*

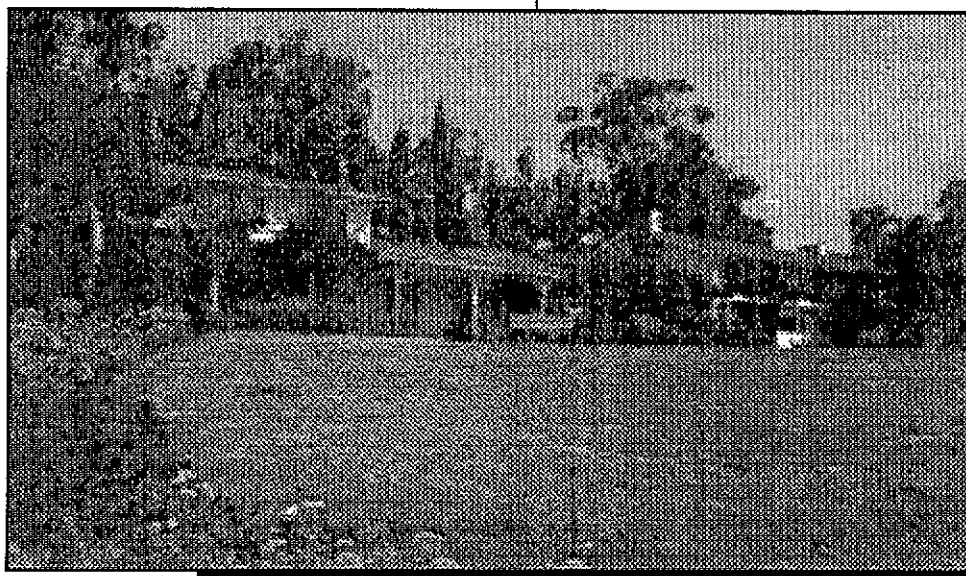
Historic Landscape:

Finding: The ornamental landscape surrounding the house and other historic structures at Will Rogers SHP is a significant element of the unit's historical zone. In accordance with policies set

forth in the department's Resource Management Directives, 1832.3(64.a), it is the department's objective in historical zones to preserve and/or restore existing features. Restoration or reconstruction should be undertaken with historical and architectural research accomplished to establish accuracy and authenticity. At present, substitution of plant material in the historical landscape of the unit appears to occur with little regard to the historical integrity of the gardens and cultivated flora there.

A landscape plan based on historical research and a list of historically suitable plant materials should be developed by a qualified landscape/garden history consultant knowledgeable in the history of Los Angeles County horticulture. This plan should be developed and implemented with consultation and input from department staff, including historians, botanists, and park maintenance staff. Assistance in development and implementation of this plan may be sought from local garden clubs, history associations, and other interested horticultural and historical organizations.

Directive: *The park's cultivated landscape shall be restored to a condition that closely approximates its appearance during the Rogers era (1927-1935).*



Will Rogers ranch house and surrounding vegetation (ca.1985)

General Animal Management

Finding: It is a goal of the department to preserve and perpetuate representative examples of natural animal communities common to the park and the region. The areal extent of habitats which support these animals is diminishing and is fragmenting because of development in Southern California. The amount of natural habitat and its distribution can significantly influence the types of animals which will survive.

Directive: All natural lands shall be managed to perpetuate native plants and animals at levels appropriate for the habitat. Scientific studies shall be used to assess animal populations and determine the status of species of special interest.

Threatened, Endangered, and Special Interest Species

Finding: The park may support one or more animal species of special interest. Park management should not destroy or disrupt habitat which could significantly result in diminishing or eliminating of these species.

Directive: Any special interest species reported in the park shall be noted and its presence should be confirmed by a specialist. If rare, threatened, or endangered animal species, or other species of special interest, are reliably reported in the park, appropriate measures shall be designed to protect, enhance, or manage these populations. If necessary, the department shall develop a management mitigation plan to address conflicts between historical uses and endangered species in the park.

Air Quality

Finding: Air pollution sources in the park is primarily from vehicles rather than industrial or agricultural sources. Occasionally, large wild-fires contribute to poor of air quality.

Directive: Internal vehicular travel shall be limited to essential park-related activities, including administration, maintenance, and the concessionaire and clients.

An early means for notifying the public that no parking is available in the park will be developed along Sunset Boulevard to reduce unnecessary drive-up and congestion along the park road.

Noise

Finding: The park was established to convey Will Rogers' life and lifestyle to the public. Part of his lifestyle was to escape from the everyday pace of modern society and its inherent noises and other intrusions.

Directive: The park shall be managed to minimize intrusions such as excessive noise and noises which are inappropriate to the property. Allowable activities shall be consistent with this intent.

Cultural Resource Management Directives and Recommendations

General Findings

Finding: The principal historical resources at Will Rogers State Historic Park consist of features and structures on the site listed in the historic resources summary. These resources date from the Rogers' occupation of the acreage in a week-end cabin, a hobby ranch, and eventually their permanent home, until Will Rogers' death in 1935.

The buildings and features consist of 14 original standing structures, two reconstructed structures, and 12 historic features. Nearly all of the buildings at Will Rogers State Historic Park were central to the Rogers' private and public life at the ranch.

Directive: *The primary historical period shall reflect the years 1927 to 1935.*

The historic structures are: the ranch house, the guest house/garage, the barn/stable, the spring vault, the ranch foreman's house, the tennis court, the carpenter-blacksmith shop, the hay barn, the shed behind the barn/stable, the laundry building, lath house #1, the gatehouse/garage, the furnace vault, and the film-meter switch vault. The reconstructed structures are the practice polo cage and the brood mare barn.

The historic features are: the polo field, the roping arena, the cherimoya grove, roads and trails, rock features, historic landscaping, fencing, the riding arena, Sarah's Point, the Mitt Canyon and Heart Canyon corrals, and the golf course.

Directive: *All identified historic resources will be carefully documented and investigated prior to any restoration. Restoration or reconstruction shall be undertaken only after sufficient information is gathered to assure accurate and authentic work. A historic structures report shall be prepared prior to restoring or modifying any historic buildings.*

Finding: Previous restoration or reconstruction projects have often been undertaken without properly identifying and recording original fabric which would be replaced. All major repairs and restoration planning are to be based on exacting historical and architectural research to determine the authenticity of each step of the process or to determine the correct materials.

Directive: *When replacing of historic fabric is essential, it shall be done in-kind whenever possible, rather than being replaced with modern materials. Use of modern materials should be avoided unless clearly necessary for the safety of occupants or the structure. Any alterations or modification of original fabric will follow the guidelines of the California Historic Building Code and the Secretary of the Interior's Standards for Rehabilitation. Notification of such modifications shall follow guidelines stated in Public Resources Code Sections 5024 and 5024.5.*

Directive: *Where feasible, the department will restore all historic structures and features from the primary historic period to appear as they did in 1935, which reflects the latest remodeling.*

Finding: Because the unit is a National Register landmark, the department is obligated by law to manage and protect the historic value of the property and its structures. To meet these goals, an annual program of restoration, preservation, and maintenance needs to be developed. Such a program will include grounds keeping in the historic zone. The following items will be considered as part of a regular program of preservation and restoration:

Directive:

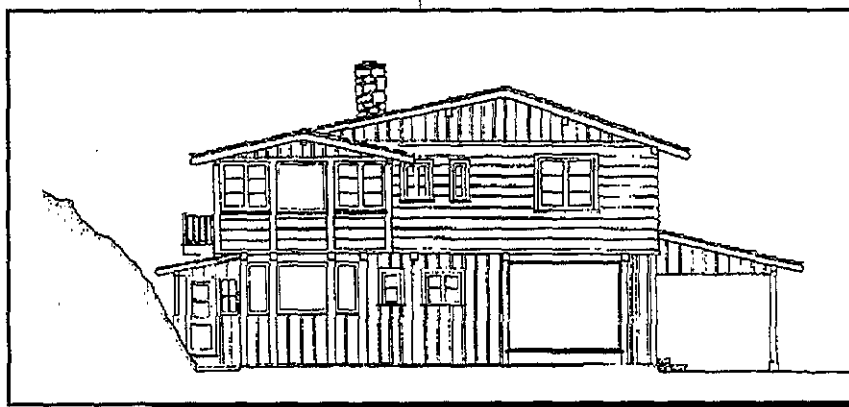
- a. *Changes or additions to the landscaping in the historic zone shall be based on historic research of the ranch during the Rogers' occupation. Flower gardens, ornamental planting, and other landscaping shall be historically accurate.*
- b. *Regular care, maintenance, and replacement when needed of any original building material will be conducted in a manner consistent with wooden buildings of the historic time period.*
- c. *Regular evaluation, maintenance, and upgrading, when feasible, will be conducted on the fire and intrusion alarm systems.*
- d. *Regular and systematic inspection for insect infestation will be conducted.*
- e. *A plan for ongoing interior room and exterior building restoration will be developed when feasible.*

Specific Findings

Ranch House:

The first six rooms of the ranch house were built in 1927. These rooms were used as a weekend cabin until the family added on a 13-room wing and moved there permanently in 1930. The structure's ranch house style of architecture influenced the other building designs on the property. The original furnishings and artwork constitute a significant resource of Will Rogers State Historic Park. The house has currently been adapted for use as a historic house museum, museum storage space, and state employee housing. Part of the house, which was built on fill, has been settling.

Directive: *The department will maintain and preserve the exterior and publicly visible interior appearance of the structure in accordance with the Secretary of the Interior's standards of preservation for buildings on the National Register. Also, the department shall follow policy stated in the California Public Resources Code Section 5024.5, which requires notification and conference with the state Office of Historic Preservation relative to any adverse effect on the historical fabric of the building. The Rogers' ranch house will continue to be used as a house museum. Due to the fragile nature of the resource, state employee housing in the ranch house will be removed. Commercial photography and filming will be restricted where necessary. An engineering review of the house's structural integrity will be done, and repairs will be made if necessary.*



Current view of the southwest elevation of Will Rogers ranch house. Scanned image of a 1988 HABS drawing. On file with Department of Parks and Recreation.

Finding: Based on available documentation, the majority of the artifact collection in the house is authentic to the Rogers family. Also, the fine art collection with works by artists of Western Americana is gaining recognition by collectors. Due to the lack of environmental controls, the artifacts are exposed to moisture, air pollution, and insect infestations.

Directive: *To protect valuable collections at the ranch house of Will Rogers, improved fire protection, intrusion alarms, and environmental controls shall be installed.*

Stable (The Barn)

Finding: Visually, the Rogers stable is the most imposing building on the property, and functionally was second only to the ranch house in importance. It symbolizes Rogers' love for horses, and his emphasis on recreation related to riding. The stable has been in use since its construction in 1928. It is currently used by an equestrian concessionaire for boarding horses used for riding lessons, trail riding, and polo (see photo, page 42 and drawing, page 60).

Directive: *The department will maintain the exterior and interior appearance of the structure in accordance with the Secretary of the Interior's standards for preservation. Once restored, the department will develop guidelines for preserving and protecting the building damage from further serious impact to the original fabric as a result of stabled horses. The department will assure easy access for the visiting public to view the interior of this significant structure.*

Guest House (Garage)

Finding: The two-story wood frame guest house was built simultaneously with the ranch house. Constructed in spring 1928, the structure provided garage space and guest accommodations for the Rogers family. Today, the upstairs is used for park staff offices and the downstairs is used as a visitor center and a gift shop. Due to the central location of the building, park visitors gravitate to viewing this building.

Recommendation: *Operation of this structure as a park office, visitor center, and gift shop may continue until such time that a visitor center is constructed. The exterior of the building will be restored to reflect its original use as a guest house and garage. A portion may be considered for curatorial space and storage.*



Current view of south elevation of the guest house. Scanned image of a 1988 HABS drawing. On file with Department of Parks Recreation.

Allowable Use Intensity

The California Public Resources Code, Section 5019.5, requires that a land carrying capacity survey be made before preparation of any development plan for any park or recreation area is prepared. Section 5001.96 further requires that attendance be held within limits so established. Allowable use intensity is a refinement of the land carrying capacity concept, and is prepared as part of the Resource Element of the General Plan in fulfillment of the code sections mentioned above.

Allowable use intensity is just one of several factors considered in developing the Land Use Element of the General Plan. Other factors that may also be considered in determining land use for any unit of the State Park System are classification and purpose, recreation needs, design considerations, social carrying capacity, or the desired quality of the recreation experience.

Determining allowable use intensity helps to establish guidelines for an area's use and development. Any use and development of an area means some deterioration of the areas character; however, these guidelines document what kinds of use and development an area can take before an unacceptable level of deterioration is sustained. Allowable use intensity determinations are based on analysis and integrating of resource management and protection objectives, resource constraints, and resource sensitivities information.

Resource management objectives are defined by the California Public Resources Code and other legislation, unit classification and declaration of purpose, and specific declarations of resource management policy presented in this Resource Element.

Resource constraints are factors which would make visitor use or facility development unsafe, economically impractical, or undesirable. These are determined by evaluating such factors as the soil erosion and compaction potential, geologic hazards, slope stability and relief, hydrologic conditions, the potential for pollution of surface waters, and flooding.

Sensitivities are conditions, locations, or values of resources that warrant restricted use or development to protect resources. Sensitivities are

evaluated by considering such factors as the ability of the ecosystem to withstand human impact (ecological sensitivity), not only in the short term, but also over a more extended time span; the fragility and significance of archeological and historical resources; vegetation characteristics such as durability, fragility, and regeneration rates; and wildlife considerations such as tolerance to human activity, population levels, and stability. Sensitivities may include scenic resources; rare, threatened, or endangered plants, animals, and habitats; unique or scientifically important botanic features; and other resources of regional or statewide significance.

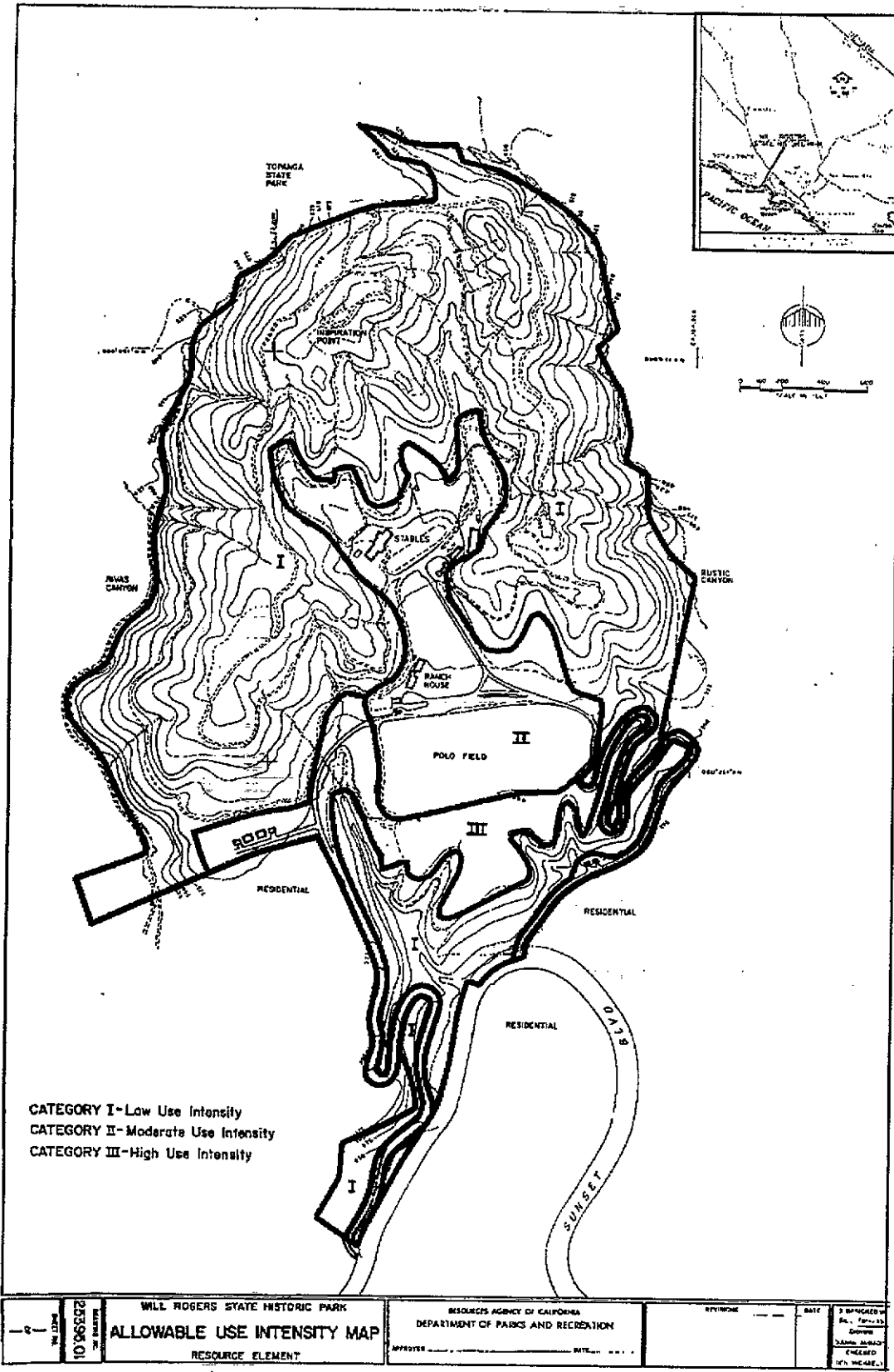
Allowable use intensity for Will Rogers State Historic Park is shown on the Allowable Use Intensity Map. Constraints and sensitivities identified and mapped in the resource evaluation process were used to establish categories delineated on the Allowable Use Intensity Map (resource maps and other supportive documents are on file with the department's Resource Management Division).

Three use intensity categories are established. Representative examples of appropriate activities and facilities for each category are listed in the legend of the map. The following are general descriptions of the mapped allowable use intensity classes.

Category I — Low Use Intensity

This category includes areas having sensitive geological, paleontological, ecological, cultural, or esthetic resources that could be significantly affected by concentrated use or development. It includes the natural, landscape, which offers outstanding opportunities for nature observation, sightseeing, and hiking. Lands mapped include native plant locations, riparian corridors along watercourses, significant chaparral communities, native and natural habitats, and historic sites. It also includes lands of steep topography and soil instability that severely limit the potential for public vehicle access and site development. Vehicle access is limited to administrative use (such as emergency, safety, and resource management activities).

Will Rogers State Historic Park



Category II — Moderate Use Intensity

This category includes scenic landscape that offers opportunities for additional recreation, such as polo and picnicking. It also includes areas of sensitive geological, paleontological, ecological, cultural, or esthetic resources that may be affected by concentrated use or development. This category also includes and certain areas that are unsuitable for inclusion in Category I due to the extent of existing disturbance, such as from past land use practices or high-intensity public uses. Steep topography and soil instability may limit use or development potential.

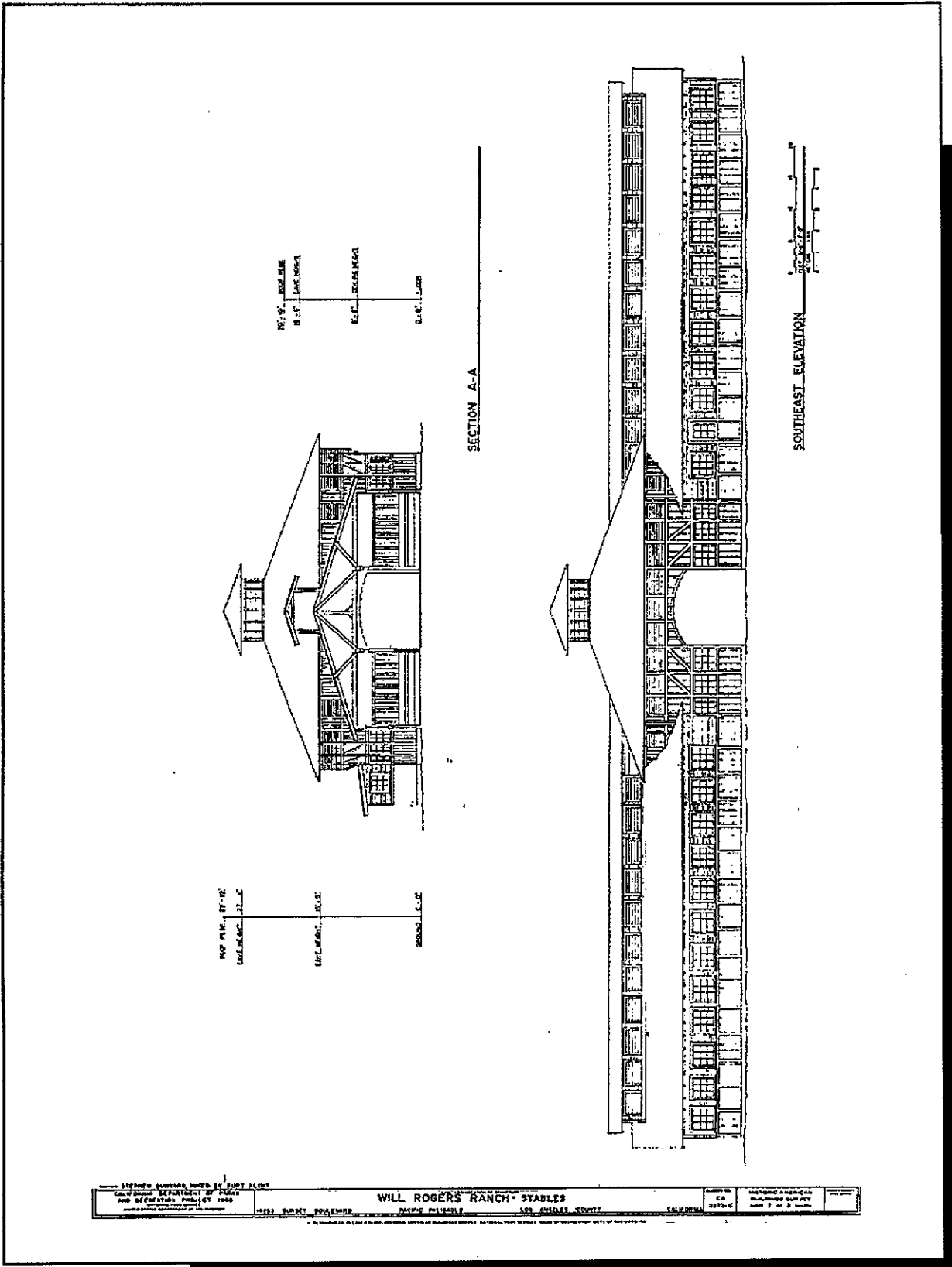
Category II lands are open for public access by foot or horseback, and vehicle access over established routes for special events by permit, or for operational purposes only.

Category III — High Use Intensity

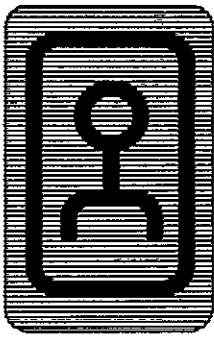
This category includes areas with gentle topography, relatively stable soils, or good vehicle access, suitable for moderate- to high-intensity site development and use. Lands mapped in this category include existing moderate- to high-intensity use sites. This category includes some lands which potentially can be developed to this standard and are not limited by physical characteristics or sensitive resource considerations.

Areas mapped also include scenic corridors along travel routes where turnouts have been provided for stops or for access to trails and for other informal uses.

Will Rogers State Historic Park

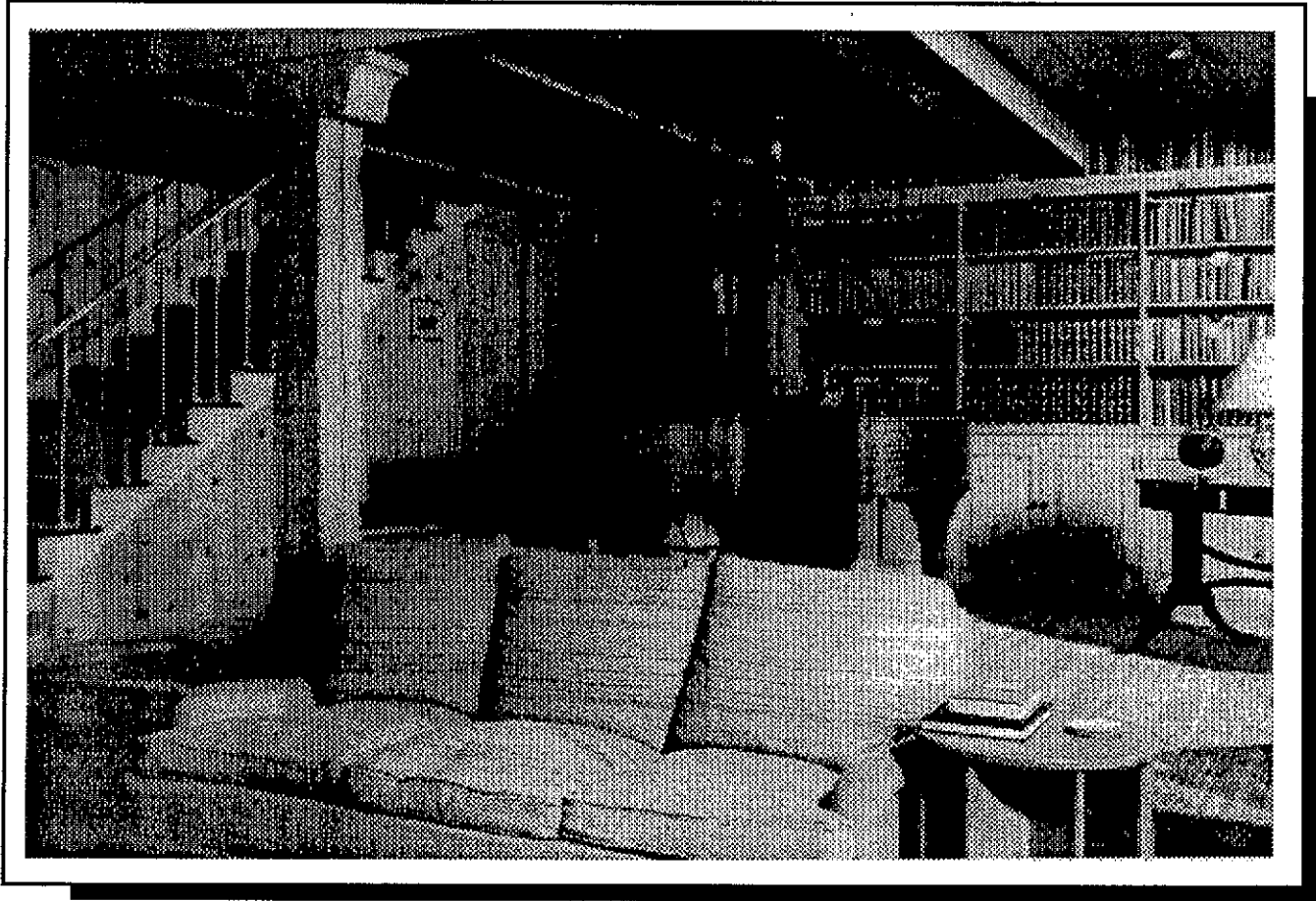


Current view of the Will Rogers stable; scanned image of 1988 HABS drawing, on file with the Department of Parks and Recreation.



INTERPRETIVE ELEMENT

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View of Will Rogers' library, north wing, ca. 1950. Photo on file with the Department of Parks and Recreation.

Interpretive Element

Interpretation aims at enhancing visitor enjoyment and benefit in the State Park System by increasing opportunities to understand and appreciate the cultural resources of significant natural and cultural resources. Interpretive aims are founded on the premise that knowledge deepens visitors' experiences and provides lasting benefits to society. The Interpretive Element identifies park themes and proposes a variety of facilities and programs appropriate for their presentation.

Interpretive Considerations

Environmental Influences

Positive Influences. Will Rogers State Historic Park is a landmark known throughout California. The urban location of the park places it within convenient reach of a large population. It is particularly easy for children from elementary schools to reach the facility for a half-day trip. The fourth-grade social studies curriculum includes the study of California history, which is the motivation for many tours from local schools.

Because Los Angeles is a transportation hub, major north-south and east-west interstate highways, other major through roads, and air routes provide good access to the ranch. A major surface route passes the south side of the unit.

Negative Influences. Ironically, the urban location that creates many of the unit's favorable environmental influences also has a negative effect on interpretation. While most interpretation at Will Rogers State Historic Park aims at reconstructing a bygone era for visitors, modern urban intrusions include air, visual, and sound pollution.

There is a general shortage of space for interpretation-related activities, including inadequate facilities for visitor orientation and curatorial and research areas.

Historic Structures and Features

Will Rogers State Historic Park contains 14 historic standing structures, two reconstructed structures, and 12 historic features. All of these structures and features were central to Will Rogers' private and public life. They were all designed, built, or modified under Rogers' direction, except the cherimoya grove.

For a full review of these structures and features, please refer to the Resource Element of this General Plan.

Interpretive Objectives

Interpretation creates the connections for seemingly unrelated historic names, dates, and places. It provides relevance for visitors, further enhancing their understanding and enjoyment of a park. Interpretation at Will Rogers State Historic Park shall reflect the individual character and history of the site, as well as its interrelationship with Rustic Canyon.

Through various interpretive media, visitors to Will Rogers State Historic Park will be drawn beyond the historic setting to a better understanding of the lifeways, people, and events which have shaped California and the lives of individuals.

Factors Influencing Selection of Interpretive Medium or Method

Objectives of the Presentation. The primary objective of interpretation is to relate to the public, for its enjoyment and experience, the life and times of Will Rogers in the context of American culture.

The four points of the Will Rogers SHP interpretive program will highlight Will Rogers as an entertainer; Will Rogers as a citizen-statesman; Will Rogers' California lifestyle, as exemplified by the ranch house and grounds at Will Rogers State Historic Park; and Will Rogers' Indian heritage.

A secondary theme of the interpretive program

would be the natural history and ecology of the Santa Monica Mountains portion of the park.

Advantages and Limitations of Methods and Media

In keeping with the purpose of Will Rogers State Historic Park, the majority of interpretive focus should be placed on the life and times of Will Rogers.

With the abundance of artifacts available, it is easy to drift from interpreting the man to describing the object. The tour guide is especially susceptible to this shift of emphasis as visitors tour the ranch house.

The physical layout of the buildings and grounds establish tours as the best method of interpretation. Conducted tours add the personal and friendly components in keeping with the personality and lifestyle of Will Rogers. Self-guiding tours also tell the story, but allow flexibility for those wishing a more leisurely or private experience.

Audio wand tours should remain in the park; however, audiovisual media should be limited to the visitor center, which should be moved from the primary historic zone. Demonstrations of polo, roping, and horse care and handling and care will add significantly to the complete story of Will Rogers. An entrance tour to convey of the historic period, starting where visitor orientation is provided, then progressing around the east end of the polo field and along the historic driveway to the garage and guest house, will provide the opportunity for visitors to experience the grandness of the ranch entrance landscape.

The visitor orientation building should minimize the need for interpretive exhibit panels and signage. The natural history theme should be presented through guided tours, hiking, and limited exhibits and signage.

The more the unit can rely on an open environment, personal tours, and demonstrations, the more appropriate interpretation will be with the personality and lifestyle of Will Rogers. An attractive, interesting, and strong visitor orientation program is essential to this approach.

Visitors and Their Needs

The greatest visitor use is in June through September, but park use is constant on weekends and holidays throughout the year. The visitor population decreases only during the mid-week for the "off" season.

Visitors arrive primarily by two modes of transportation: tour bus and private car. The mode of travel often dictates how the visitors use the facility. Those people arriving by tour bus have approximately an hour in which to see the park and get an appreciation of Will Rogers and his contributions to our heritage.

Visitors arriving by private car often stay longer to picnic or hike. There is a need to relate the interpretive themes in two ways for these visitors: (1), to present a complete story of Will Rogers in a concise, relatively brief manner; (2), to allow the story to unfold at a leisurely pace, using several media.

In either case, visitor orientation should be handled primarily at the visitor orientation building. Vehicle entrance to the park can be effectively controlled at one point, and orientation information should be included in the unit brochure disseminated at the entrance station and at the visitor orientation building.

Natural history information should be available for interested visitors at the same points.

The Environment or Physical Situation

Good weather much of the year allows heavy visitor use year-round. The grounds are open and interpretive resources which promotes historic and natural areas, are widely separated and can be used to maintain the integrity of interpretive resources.

Summary of Functions Assigned to Methods and Media

There are six methods or media that can be used in providing interpretive programs at the park. These are classified under personal services, audiovisual, exhibits, self-guided trails and tours, publications, and information signs and markers. Below is a brief discussion about what would be involved with each of the methods or media.

Personal Services

Such items as lectures, tours, and demonstration are listed in the personal services category.

Lectures. Lectures are a fundamental means of educating the public about Will Rogers' life. These lectures should take place both in the park boundaries and outside of the park. Topics should cover the life and times of Will Rogers, including his life as an entertainer and his Indian heritage. Rogers' commentaries about the present and the past should be another topic to help the public understand his significance in American culture. The natural history and ecology of the area, the history of the unit, and the State Park System story can also be told in this form.

Tours. Tours fall into two subcategories: building tours and nature tours. Building tours should include Will Rogers' Ranch House and grounds with an emphasis of how they reflect the personality and life of Will Rogers. Other structures should be incorporated into the building tours as they are restored. The tour guide will be able to use the natural area, experience, and personal knowledge to describe the natural history and ecology of the area to visitors.

Demonstrations. The park in Will Rogers' time was a working ranch as well as his home, so there are certain activities that naturally lend themselves to demonstrations. Since Rogers' loved the outdoors and horses, demonstrations of care and handling of horses, blacksmithing, and roping will help put this into perspective. The rules, techniques, and skills necessary for polo, a favorite Rogers pastime, can be conducted both at the practice cage and on the polo field.

Audiovisual

Three audiovisual sources can be used to help convey the Will Rogers story at the park. These sources are motion pictures, audio messages, and videos.

Motion pictures. Will Rogers was both a public figure and a motion picture artist, consequently, the park can use contemporary motion pictures of Rogers' life and his house and grounds for its interpretation program. These motion pictures would be transcribed onto video for viewing at the park. The park can also host a Will Rogers Film Festival.

Audio message. Quotes from Will Rogers can run continuously throughout the visitor orientation building. Audio messages can also be available for tours of the grounds.

Video. Video can be used to show demonstrations of the various activities that took place when Rogers lived at the ranch. Actual demonstrations of polo, roping, blacksmithing, or horse care could be taped and shown when live demonstrations were not taking place.

Exhibits. Museum exhibits, outdoor exhibits, and house museums are the main area for exhibits at the Will Rogers State Historic Park.

Museum exhibits. The museum exhibits would be housed in the visitor orientation building and would contain pictures or other artifacts that describe who Will Rogers was and to help tell his story.

Outdoor exhibits. Outdoor exhibits would include skyline orientation panels at Inspiration Point. Other outdoor exhibits should be placed at the roping arena, polo practice cage, polo field, the ranch house and grounds, and the greenhouse and lathe house.

House museums exhibits. The exhibits at the Will Rogers' Ranch House-Guest House complex would interpret the lifestyle of Will Rogers during the historic period 1927-1935. The exhibit at the stable, barns, shops, and corrals should include horses to help interpret for the visitors Rogers' love of horses, roping, riding, and polo. The exhibits at the guest house/garage will show the Rogers family's hospitality.

and Rogers' enjoyment of motoring.

Self-guiding Trails and Tours.

Some of the visitors may not want to be part of an organized tour, preferring to view the exhibits and area at their leisure. For this reason, self-guided trails and tours should be incorporated into the interpretative program. A self-guided orientation and tour, along with an information pamphlet, will allow visitors access to pre-, post-, orientation and information. A self-guided nature trail should show representative flora and fauna and point out ecological principles at work in the area.

Publications.

Publications should be developed to the self-guided tours and for sale at the gift shop. For the self-guided tours, brochures should be developed for the orientation and house museum exhibits as well as for the self-guided nature trail tours. Reproductions of Will Rogers' books, articles, quotes can be published to sell in the gift shop. Reproductions of the Western Americana art work, specially Russell's paintings and sculptures, should also be made for sale.

Information and Signs and Markers.

Information signs and markers should be placed at various site within the park. Signs should mark canyon pastures, interpretive nature trails and the burial site of two favorite polo outside the stables. Signs should also be placed to name trees and other ornamental plants on the ground in the historic zone.

A matrix summarizing the relationship of prepared interpretive media and media facilities to the park unit themes is on page 67.

Interpretive Collections

The mission and interpretive aims of Will Rogers State Historic Park are complex and large. Much of the existing collection is original to the unit. Additional appropriate artifacts and documents may be needed to fulfill the interpretive aims recommended by this plan. Any acquisition of collections should be focused and in harmony with the General Plan and with the interpretive plans and furnishing plans that arise from it. This Scope of Collection State-

ment is meant to serve as a guiding document for staff, curators, and volunteers.

Scope of Collections

There are approximately 3,500 objects connected with interpretation of Will Rogers State Historic Park. The artifacts are categorized into roughly three types of collections.

1. Objects obtained from the family with the original gift.
2. Reproduction items purchased from volunteer/docent funds as supplemental items.
3. Objects donated to state parks over the past 40 years that have a relationship to Will Rogers.

Present Interpretive Use of Objects

The present collection supports interpretation in the existing visitor center, house museum settings, and outreach programs.

Acquisition

Generally, future acquisition of collections, other than reproductions for interpretive program aids, should be identified for specific projects as defined by a furnishing or exhibit plan. However, an important exception to this would be acquisition through gifts of significant household objects original to the ranch during the family's period of occupancy.

Interpretive Artifacts

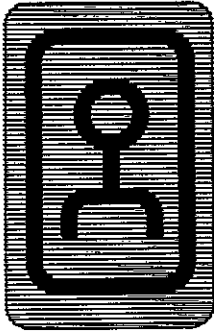
The existing exhibit areas should be curated to understand the collection as it now is, as well as to assist in developing of a furnishing plan for each area.

A collections security plan and a collections risk management plan should be developed to enable unit personnel to identify and correct potential areas of risk for the collections, and provide direction in case of theft, fire, flood, or earthquake.

**INTERPRETIVE MEDIA
& FACILITIES**

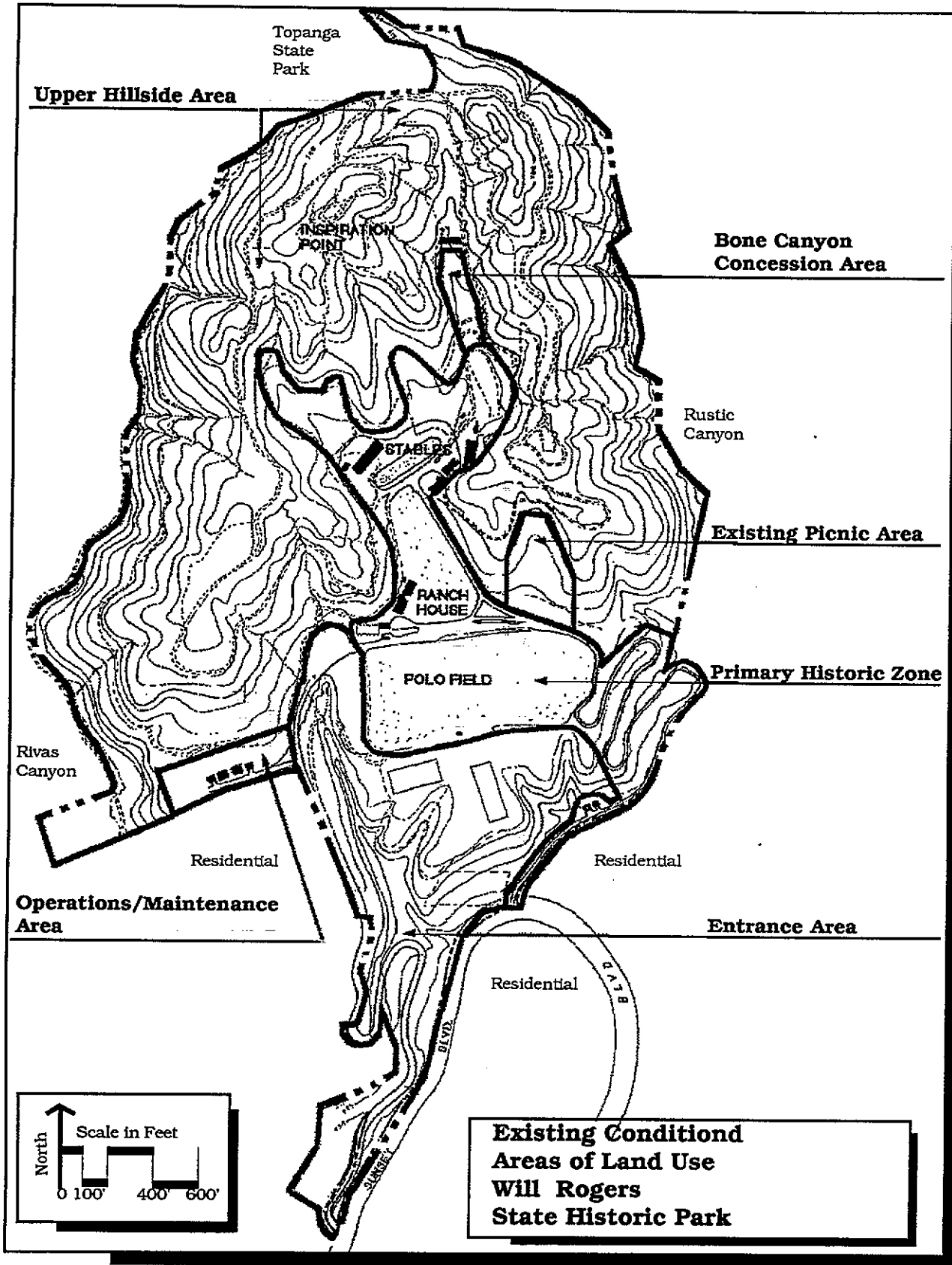
INTERPRETIVE CONCESSION			■			
VISITOR ORIENTATION BLDG.	■	■	■	■	■	■
AUDIO/VISUAL	■	■	■			
ENVIRONMENTAL STUDIES				■		
DEMONSTRATIONS		■	■			
HOUSE MUSEUMS	■	■	■			
PERSONAL CONTACT	■	■	■			
GROUNDS			■	■		■
SELF-GUIDED TOURS/ BROCHURES			■	■		■
EXHIBITS	■	■	■		■	
IDENTIFICATION SIGNS			■		■	■
INTERPRETIVE PROGRAMS AND FACILITIES	WILL ROGERS AS A CITIZEN & STATESMAN					
	WILL ROGERS AS AN ENTERTAINER					
	WILL ROGERS CALIFORNIA LIFESTYLE AS EXEMPLIFIED BY RANCH HOUSE & GROUNDS					
	NATURAL HISTORY & ECOLOGY OF THE SANTA MONICA MOUNTAINS					
	WILL ROGERS SHIP STORY					
	ORIENTATION TO WILL ROGERS STATE HISTORIC PARK					

LIFE AND TIMES OF WILL ROGERS



LAND USE AND FACILITIES ELEMENT

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Land Use and Facilities Element

The Land Use and Facilities Element is made up of seven sections.

The *first* section is a description of Areas of Land Use.

The *second* section is a Summary of Recommendations.

The *third* section, Existing Conditions, is a description of the way things are today, and compares existing conditions with the way things were historically. The descriptions are of six separate areas of the park, as shown on page 70.

The *fourth* section, Analysis, presents an examination relative to the planning parameters of a state historic park, and its special spirit of place characteristics. A site analysis is made, considering physical factors, recreation values and uses, accessibility, and operational and maintenance concerns.

The *fifth* section, Problems, identifies the significant concerns that are addressed in this General Plan. Based on the preceding discussion, the Land Use Proposals section then states land use goals and objectives.

The *sixth* section, Land Use Proposals are described, using the same six areas in which existing conditions were described.

The *seventh* section, Facilities Plan, describes improvements and design criteria. Phases for implementing the General Plan are recommended, and an unrefined cost estimate for the plan's proposals is included.

Areas of Land Use

The **primary historic zone area** is the heart of Will Rogers State Historic Park. It includes all the historic structures and the historic landscape features that tie the structures together. There are no suitable places for development of visitor support or recreation facilities because of unavoidable negative impacts on the historic integrity of this historic unit. Adaptive use of historic structures for public restrooms will be necessary; additional adaptive uses are recommended. The primary historic zone is shown on page 74.

The **entrance area** is where the primary historic zone meets the City of Los Angeles. This area lies between Sunset Boulevard and the historic polo field. Suitable places for development of visitor support and recreation facilities are located on Sarah's Point. The remainder of this area is too steep for support facilities. The entrance area is shown on page 76.

The **upper hillside area** is the where of the primary historic zone connects with Topanga State Park and the chaparral-covered slopes of the Santa Monica Mountains. It provides a historically authentic backdrop for the primary historic zone. Because of the steep slopes, there are no suitable places for developing of visitor support or recreation facilities, other than trails. The upper hillside area is shown on page 78.

The **picnic area**, the **Bone Canyon area**, and the **operations and maintenance area** are small flats suitable for developing of visitor support and recreation facilities. These small, flat areas are adjacent to and outside the primary historic zone, and for the most part cannot be seen from inside the primary historic zone. These areas are shown on pages 80, 82, and 83.

Summary of Recommendations**Primary Historic Zone:**

- Remove parking from the entrance drive, and increase parking spaces in the lot behind the tennis court.
- Remove the 100-car/bus paved parking lot from in front of the ranch house.
- Restore the historic driveway on its original grade in the long range.
- Retain the historic entrance road and gate house.
- Use the polo field for historically appropriate activities such as playing and practicing polo. Organized soccer league games may be allowed to continue 12 days per year for children six to seven and under until a suitable replacement soccer field can be found.
- Remove the park office from the guest house, but change the adaptive use to interpretive programs and guided tours purposes.
- Remove the existing visitor center and offices from the guest house/garage, and restore the structure to simulate the historic period. Provide a discreetly placed restroom in the restored garage under the guest house.
- Remove the existing restroom building in front of the guest house at such time that it can be replaced outside the primary historic zone.
- Restore the historic horse stable, and reduce the intensity of use by concession-boarded horses.
- Restore the historic hay barn, and use for historically appropriate storage of maintenance supplies and tools.
- Provide a discreetly placed restroom in the restored hay barn.
- Remove the 23-car paved parking at the hay barn used by concession clients and park staff.
- Retain the historic ranch foreman's house as

a park residence for security. Preserve the historic integrity of the exterior of this historic structure.

- Retain the riding and roping arenas for continued appropriate use.
- Replace historic landscaping in-kind.
- Provide disabled access when and where appropriate and feasible.

Entrance Area

- Provide the intersection of Sunset Boulevard and Will Rogers State Park Road with an electronic "park full" sign and a left-turn pocket. Build a new entrance road aligned with the existing service road that provides access to Sarah's Point.
- Restripe the parking lot behind the tennis court to park 50 to 55 cars.
- Provide a new 80-car paved parking lot with entrance station and accommodations for buses and disabled visitors. This new lot would be on the site of the existing show ring. Provide a new visitor orientation building at the west end of the Sarah's Point mesa, next to the new parking lot.
- Provide restrooms in the new visitor orientation building.
- Provide picnicking near the new parking lot on the mesa.
- Remove the show ring to accommodate the new parking lot and picnic area.
- Retain the existing 200-space overflow dirt parking on Sarah's Point.
- Retain the practice polo arena, but remove the high fencing around it, or replace with less visible netting. Reevaluate the need for the arena, and remove it if not essential to polo playing.

Upper Hillside Area

- Retain existing trails.
- Improve facilities at Inspiration Point.

Picnic Area

- Retain picnicking in the upper portion of the existing picnic area.
- Remove picnicking from the historic entrance driveway.
- Build a new restroom in the upper portion of the existing picnic area.

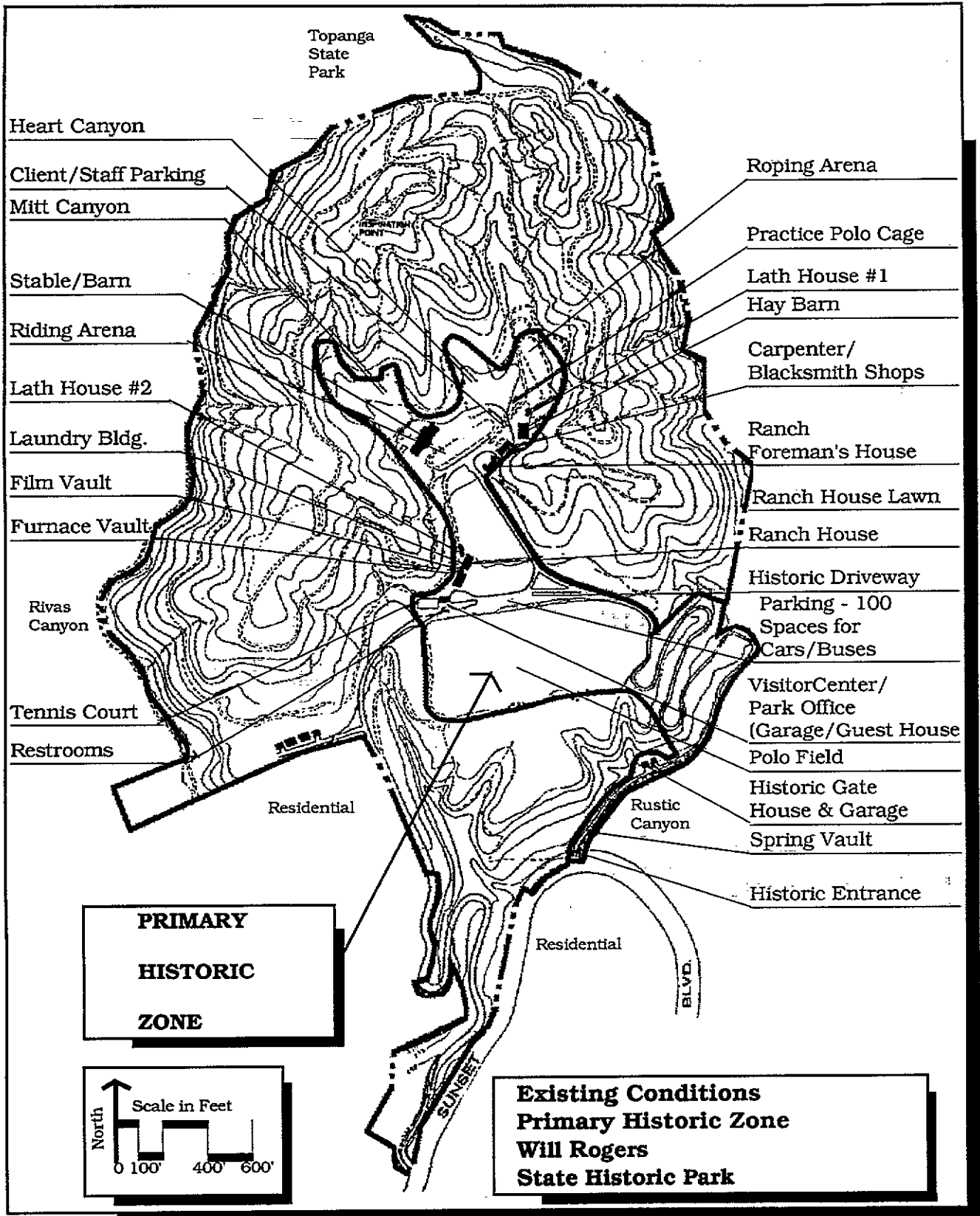
BONE CANYON AREA

- Concentrate concession horse boarding, concession operations and storage, and concession client parking in Bone Canyon.

**OPERATIONS/
MAINTENANCE AREA**

- Concentrate operations/maintenance facilities at the existing park residence area.
- Retain a buffer zone between the adjacent private residences and park maintenance facilities and activities.

WILL ROGERS STATE HISTORIC PARK



Existing Conditions**Primary Historic Zone****Polo Field.**

Present. Except for the announcer's booth and the adjacent low white fences, which were constructed by the department. The field is preserved as it was built by Rogers. The field is an oblong, approximately 1,000 feet long and 400 feet wide. It is smaller than regulation size for official polo tournaments. The field is encircled with white wooden rail fences and eucalyptus trees on three sides. The trees were planted during Rogers' time and are now about 100 feet tall. The field is used for polo and as an athletic field. In recent years, a youth soccer league has reserved the field on Saturday mornings during soccer season for league games. About 1,000 people attend the soccer league games.

Past. During Rogers' time, the field was not used as an athletic field. Soccer was not played there; polo and golf were the main activities. Historically, the eucalyptus trees were newly planted, and much smaller than the 100-foot-high trees today.

Historic Entrance Road

Present. This 12-foot-wide driveway starts at an intersection with Sunset Boulevard, and winds through four hairpin turns for a total length of 4,500 feet. It terminates at the existing visitor center/ranch house after paralleling the upper side of the polo field. The road is now used only for emergencies, and as a one-way exit. Along the road near Sunset Boulevard, there is a gate house and garage built by Rogers. The gate house is now used as an employee residence.

The driveway climbs the steep hillside of Rustic Canyon, and is lined with rock drainage ditches and eucalyptus trees planted by Rogers.

Past. This road was Will Rogers' original entrance, and was the only vehicle access to the ranch. The road, the gate house, and the rock work remain unchanged from the way Will Rogers had them built. Historically, the euca-

lyptus trees that lined the road were newly planted, and much smaller than the 100-foot high trees today.

100-Car Parking Lot

Present. The parking area between the ranch house lawn and the polo field is approximately 600 feet long, and 90 feet across at the widest (middle) part. It is striped for 93 cars, and six spaces for handicapped parking and two buses are provided near the guest house.

Past. The parking lot is not a historic feature; it was built by the state in the late 1940s. Where the parking lot is now was an entrance driveway bordered by white rail fencing that passed between open green lawns connecting the polo field to the golf course, in front of the ranch house.

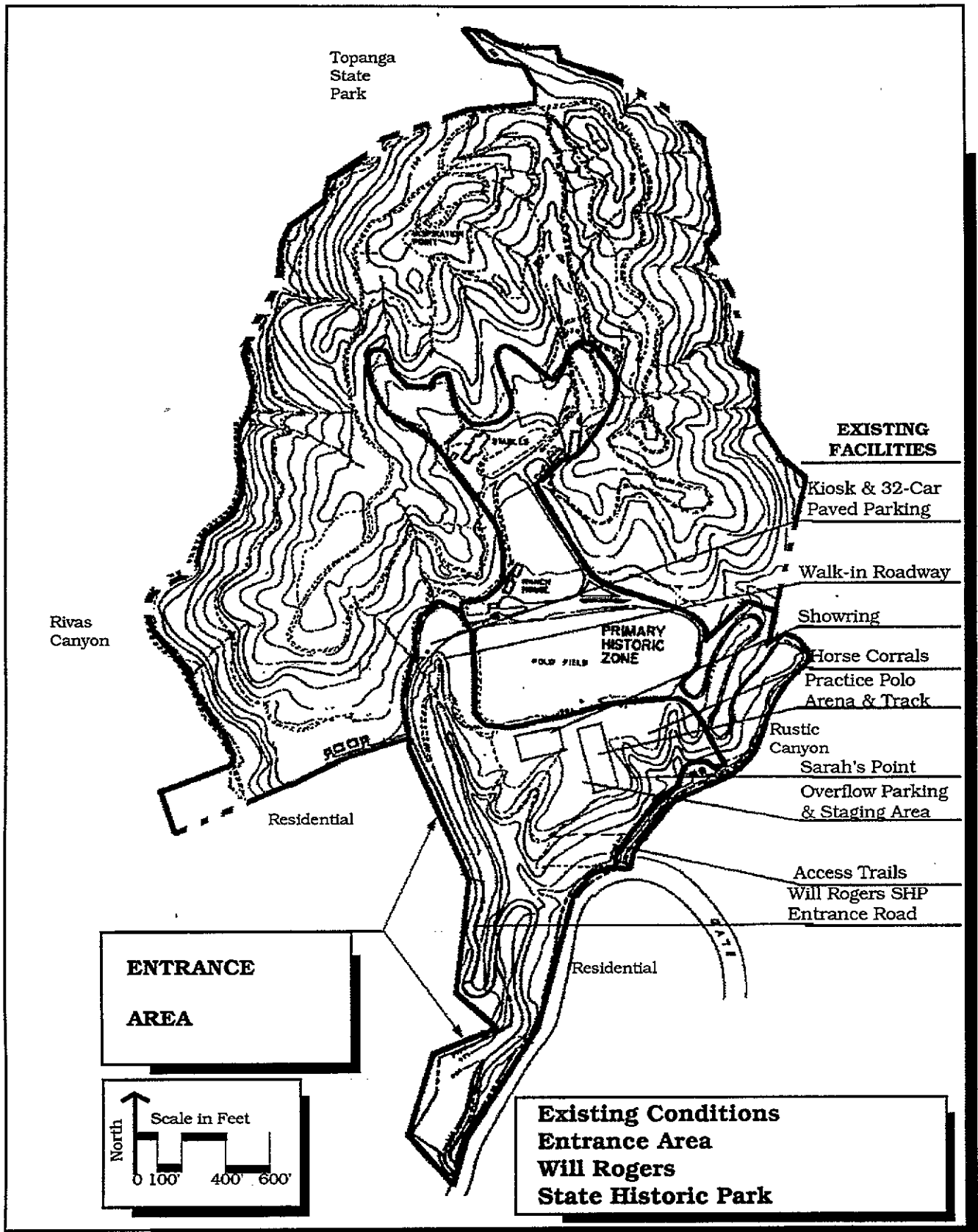
Ranch House and Grounds

Present. The historic ranch house is at the terminus of the historic entrance road and sited on the edge of a spacious (approximately 2.5-acre) lawn. The lawn area leading up to the stable is rimmed with eucalyptus trees and is used for picnicking. Ornamental plants surround the foundation of the house. The house is preserved as a museum and guided tours are provided. A rear portion of the house is used as a park residence.

The area is surrounded by steep slopes on two opposite sides. Adjacent to the ranch house, the upper lawn area adjoins the equestrian complex and the lower lawn area adjoins the 100-car parking lot.

Behind the ranch house are a furnace vault, a film vault, a laundry room, and a lathhouse, all of which are historic structures. The laundry room is used as an office by the park docents. The lathhouse is used mostly for storage.

A visitor center is in the historic garage, and park offices are in the historic guest house above the garage.



A restroom is at a lower elevation, next to the guest house area. This structure, built by the state in the late 1940s, is not historic. Historic tennis courts are behind the garage and guest house.

Past. The ranch house was Will Rogers' family residence. Ornamental and foundation plantings, and details such as paint trim and a few interior furnishings, were different from the precise way they are today.

The lawn in front of the ranch house was a portion of a golf course during the time of Will Rogers, with typical flags indicating golf green holes.

The furnace vault, film vault, laundry room, and lathhouse behind the ranch house were preserved as structures, although use of them is different from the historic period.

Will Rogers' guest house and garage were also preserved as structures, although their use is different from the historic purposes for which they were built.

Equestrian Complex

Present. Heart and Mitt Canyons are located on the upper slopes of this complex. They define separate pastures of about 1.5 acres each. The pastures are surrounded by white rail fencing, and the pastures take the shapes of their names. They are used by concession-boarded horses.

A historic horse stable with 19 stalls, one tack room, and two bathrooms includes an open two-story central rotunda. See the Cultural Resources Inventory for this structure's architectural uniqueness. A concession employee lives in a small apartment attached to and behind the stable. This was used as a residence during Rogers' time. Behind the stable are storage rooms built into the embankment, and used by the concession.

In front of the horse barn is a historic oval-shaped riding arena (approximately 400 feet long by 70 feet wide), surrounded by white rail fencing, with various jumping rails and training facilities. It is used for giving riding lessons.

A park employee residence is in what was once a foreman's quarters, which is a portion of what

is left of a historic mule barn.

There is a nature interpretive facility in the historic carpenter shop. In the same vicinity is a historic blacksmith shop, now used as a historic display for blacksmith shop materials.

The park maintenance is located in the historic hay barn, and in the same vicinity, there is a gasoline storage tank and an outdoor materials storage area. Paved parking for 23 cars is by the hay barn, and service roads provide access into and through this area.

A historic teardrop-shaped roping arena (approximately 300 feet by 80 feet) is used for special roping events and for riding lessons. A replica of a practice polo cage is in the corner of Heart Canyon, near the brood mare barn now used by the concessionaire.

There are some eucalyptus trees around the equestrian complex.

Past. Heart and Mitt canyons, the historic stable, storage sheds, brood mare barn, practice polo cage, hay barn, riding arena, roping arena, carpenter's shop, blacksmith's shop, and foreman's quarters were used for the purposes they were designed for during the historic period.

Rogers planted eucalyptus trees all around the equestrian complex.

Entrance Area

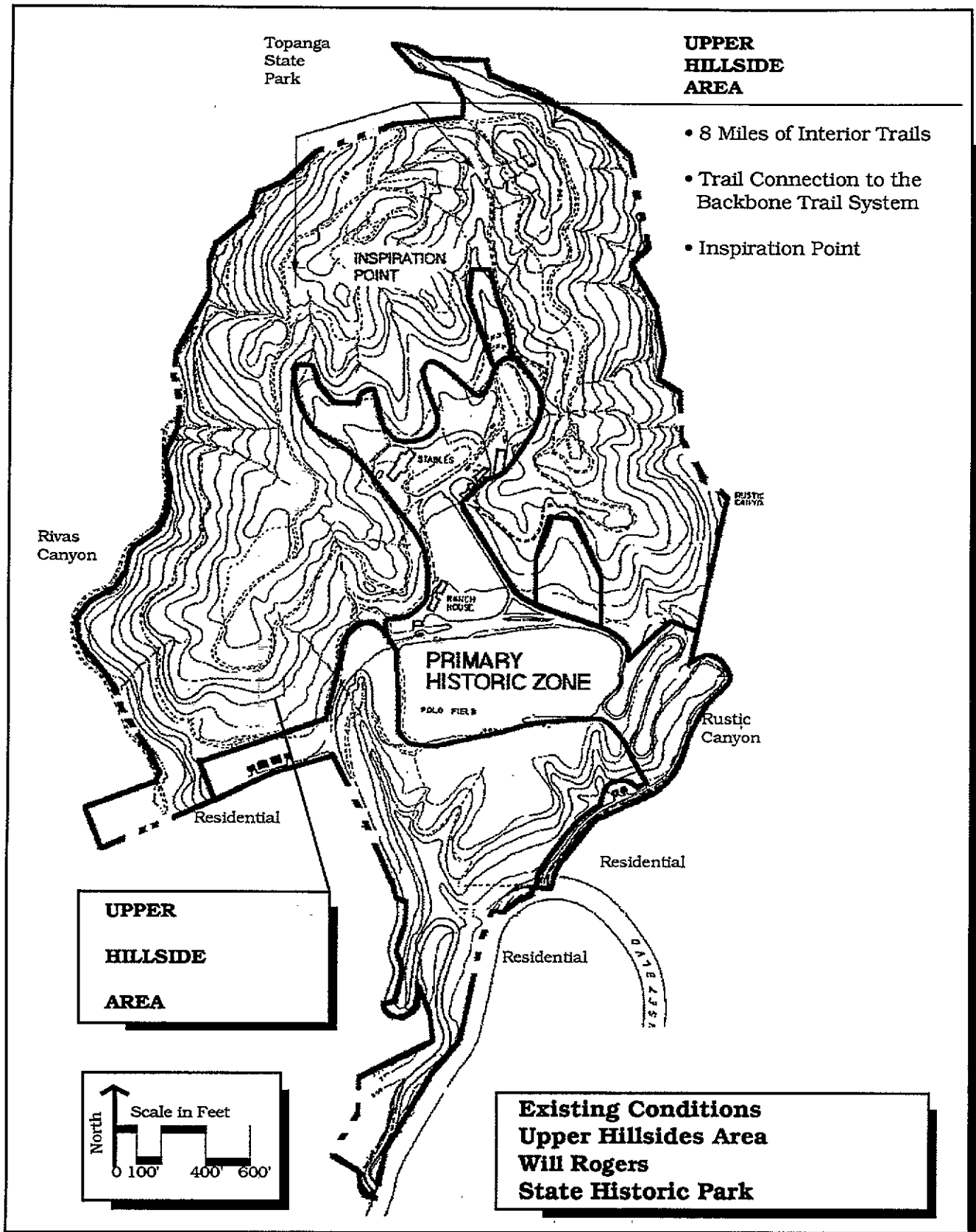
Current Entrance Road

Present. Sunset Boulevard is the main road providing access to this park from the City of Los Angeles.

There is no left-turn lane or traffic signal at the intersection of Sunset Boulevard and the entrance road to Will Rogers State Historic Park.

The curving, two-lane, 2,300-foot-long, 24-foot-wide park entrance road is also used for access to private residences. There is not adequate space for safe parking along the road shoulders.

The road traverses the hillside adjacent to a steep, heavily vegetated canyon. An old grove of cherimoya trees is on the inside of a hairpin



curve along the road.

Past. This road did not exist as a vehicle entrance during the time of Will Rogers. The cherimoya grove, however, has been preserved.

Existing Kiosk and Entry Area

Present. This area is graded flat and paved with asphalt. It now serves as the point of initial public contact. The area includes an entrance station and turnaround, and paved parking for 32 cars.

This area is out of view from the primary historic zone.

Past. During the primary historic period, this area was mostly a brushy canyon. The historic practice polo grounds (no longer existing) were reached through this area from the horse barn area.

Sarah's Point

Present. This is an irregular-shaped, flattened-off bluff top that consists of about 5.5 acres on the south side of the polo field, and 0.2 acre to the northeast of the field. The south area is about 5 feet lower than the polo field, and about 150 feet above Sunset Boulevard. Steep, heavily vegetated terrain lies between the bluff top and Sunset Boulevard. Mature eucalyptus trees planted during the historic period surround the bluff top.

The 0.2-acre area at the east end of the polo field is used for parking for trail access to Rustic Canyon.

The 5.5-acre area on the south side of the polo field provides the following facilities:

1. A rectangular, grass-covered show ring (approximately 300 feet by 150 feet) is on the west side of the larger bluff top area. The show ring is surrounded by white rail fences, and is sometimes used as a pasture or temporary corral.
2. An oval practice polo arena (approximately 300 feet by 150 feet) is about 200 feet to the east of the show ring. The practice polo arena is surrounded with solid wooden side walls about 5 feet high, and chain-link fencing about 16 feet

high. The arena has sandy flooring, and is sometimes used for practicing polo. It is also used for overflow parking for special events.

3. Pipe corrals, a wash-down rack for horses, and a locker for storage of soccer equipment are grouped in a nearby area to the east of the polo practice arena. The pipe corrals are used for park horses, polo horses during polo matches, and on occasion, for horse quarantine purposes.

The vacant portions of the bluff top with no facilities (approximately 3.0 acres) are used for equestrian parking and staging, and for overflow parking for special events held in the park.

Past. During the historic period, there were no facilities at Sarah's Point. The area was a pasture used by the Rogers family pet calf, named Sarah, hence the name Sarah's Point. The area was also used by Will Rogers' friends for equestrian staging of their polo ponies. Sarah's Point was graded by Rogers, and made into a green for his golf course. This golf green was surrounded by a small white wooden fence. The area has been graded several times by the state.

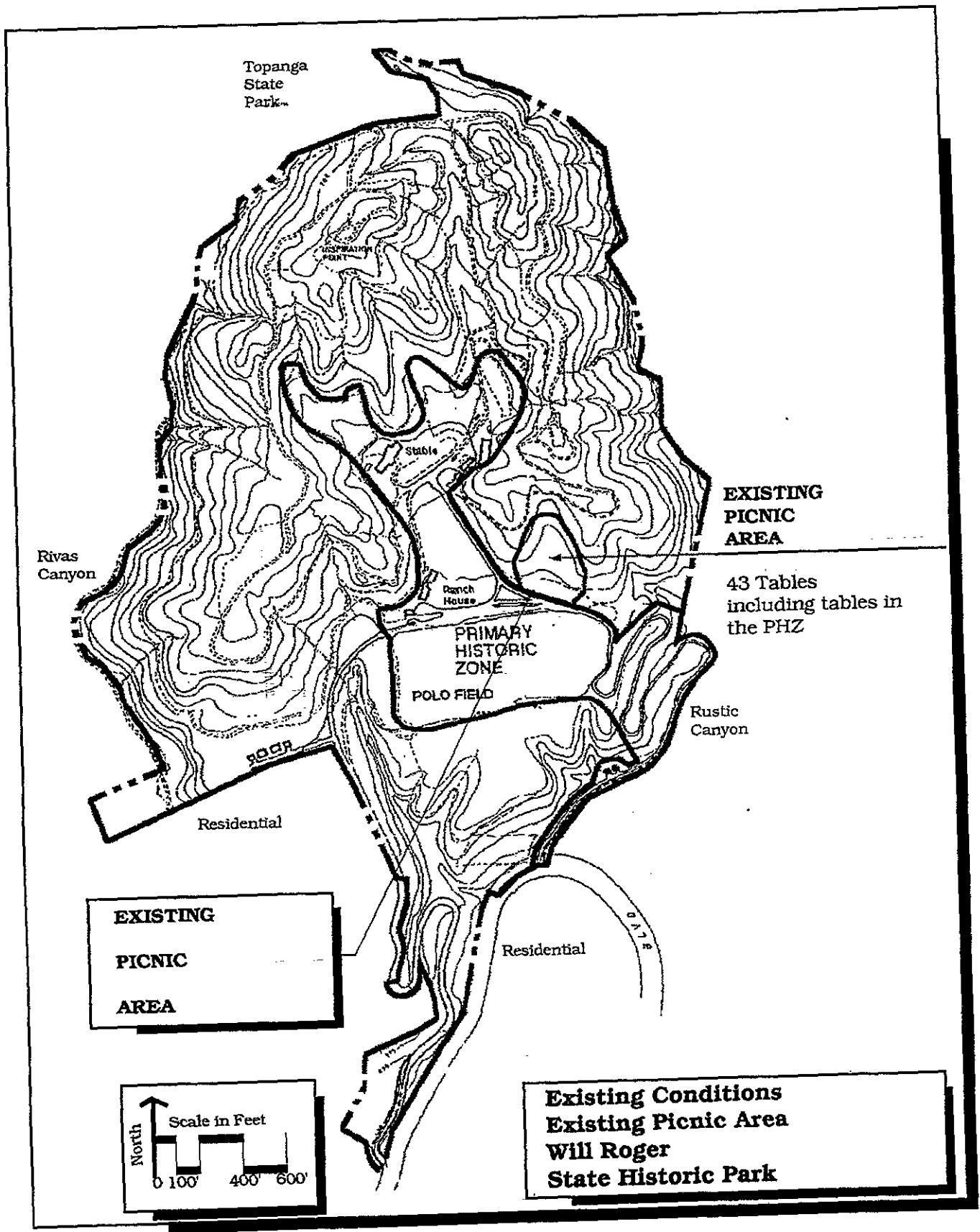
Upper Hillside Area

Present. This area is the backdrop as seen from the rest of the park, and especially the primary historic zone. It includes about 100 acres of the total 186.5 acres of Will Rogers State Historic Park and consists mainly of steep, chaparral-covered terrain.

There are about eight miles of trails that loop through this area which provide access to the Santa Monica Mountains Backbone Trail System, connecting Will Rogers State Historic Park to Topanga, Malibu Creek, and Point Mugu state parks. The area also connects trails from adjacent Rivas and Rustic canyons with Inspiration Point, where there are views overlooking the park, with the City of Santa Monica and the ocean in the distance.

The trails have received heavy use over the years. A combination of more horses in the park and in the surrounding residential areas has left the trails in worse shape than when Rogers lived here.

WILL ROGERS STATE HISTORIC PARK



Past. Except for the additional trails, the area remains as it was during the time of Will Rogers.

Picnic Area

Present. A picnic area is located adjacent to the north side of the polo field. Some of it is in a grassy swale of approximately 1.0 acres, and is separated by chaparral-covered slopes from most of the historic features, but is open to the polo field. The remainder of the picnic area, in the primary historic zone, is on a flat area next to the parking lot.

The picnic area includes 43 wooden picnic tables, and can accommodate approximately 260 people. It provides group use for up to three groups of 50 people each, or one group of 150 people. The remaining capacity is available on a first-come, first-served basis.

Past. During the time of Will Rogers, there was a golf course where the picnic area in the grassy swale is now located. The flat-area picnic facilities were a part of the original driveway to the ranch house.

Bone Canyon

Present. This canyon is separated into lower and upper portions. The lower area ranges in width from approximately 100 feet to 80 feet, and is 600 feet long (about 1.8 acres), with steep, chaparral-covered hillsides on both sides of the canyon. The area is out of view from the primary historic zone.

There is a paved 12-foot-wide roadway through the first 600 feet of the canyon, with a small concrete drainage channel in the middle of the road.

The lower portion of the canyon is now used for concession-boarded horses. There are 17 pipe corrals (24 feet by 24 feet) for the existing 13 horses boarded in the canyon. This area includes maintenance and storage spaces needed for the horse boarding operation.

The canyon is one of several access points to the Santa Monica Mountains Backbone Trail System.

A small, flat portion of Bone Canyon above the

pipe corral area starts at a small, six-foot-high erosion control dam (not a historic structure). The canyon gradually continues to narrow above the dam, where the upper part of the canyon bottom is approximately 300 feet long and 90 feet wide, narrowing to 40 feet wide before the canyon narrows to just the width of a trail. This upper canyon is vacant except for the trail passing through it.

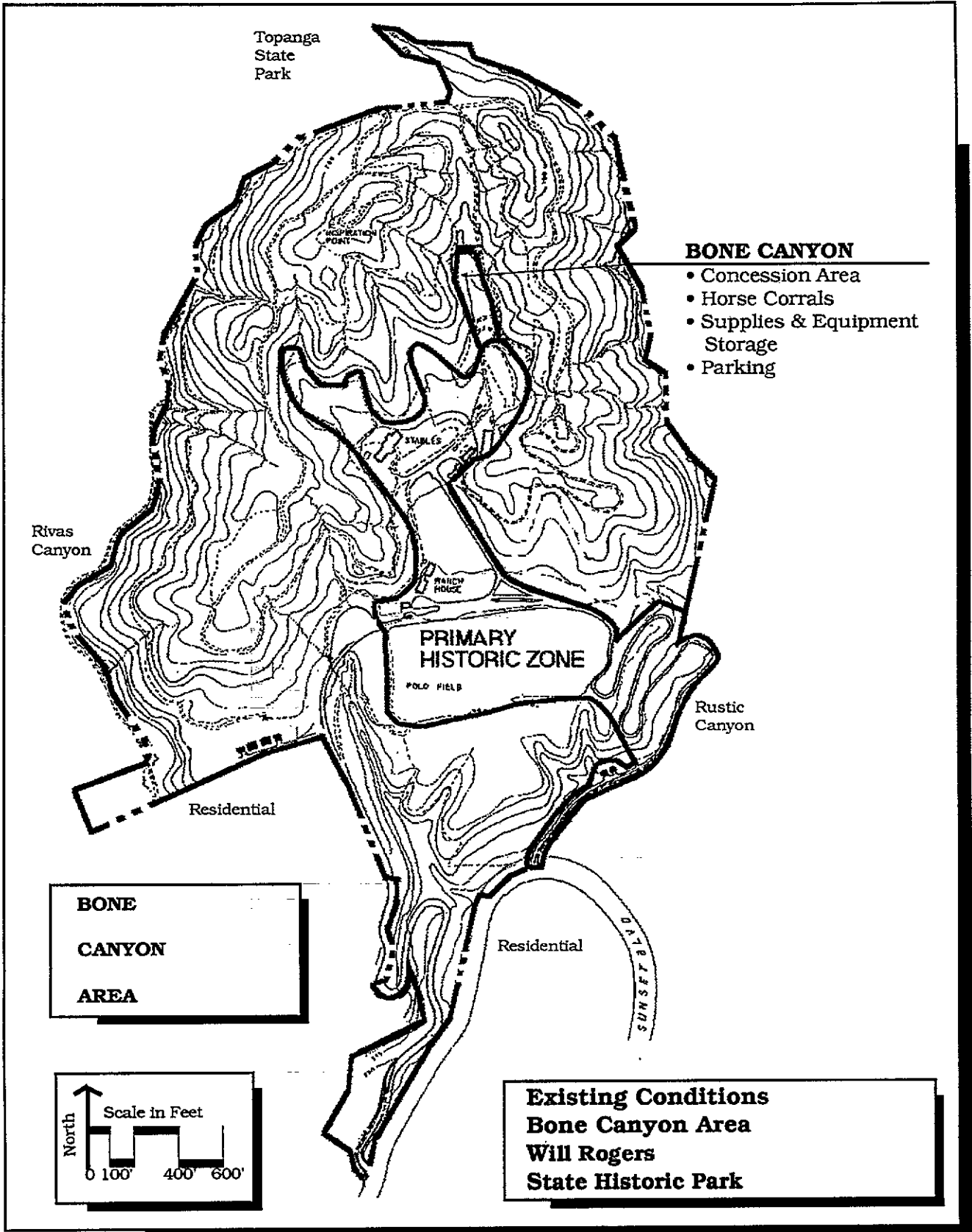
Past. There are no historic features or structures in Bone Canyon.

Operations/Maintenance Area

Present. This area is adjacent to private residences at the park boundary, and it is out of view from the primary historic zone.

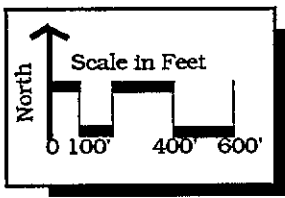
The area includes a fairly flat, rectangular space, approximately 600 feet by 90 feet across, 1.2 acres. Two small houses built in the late 1940s, each with a detached garage, are centered in this area. The houses are used for park employee residences. A 20-foot-wide road, 400 feet long, leads from the entrance road to the houses. The road is lined with cypress trees between the road and the adjacent private properties.

Past. During Will Rogers' time, this area was a small portion of his practice polo field. The major portion of the field covered the area where the adjacent private residences outside the park boundary are today. The park boundary in this location is different from the historic period. Will Rogers owned the adjacent area where private residences have been built.

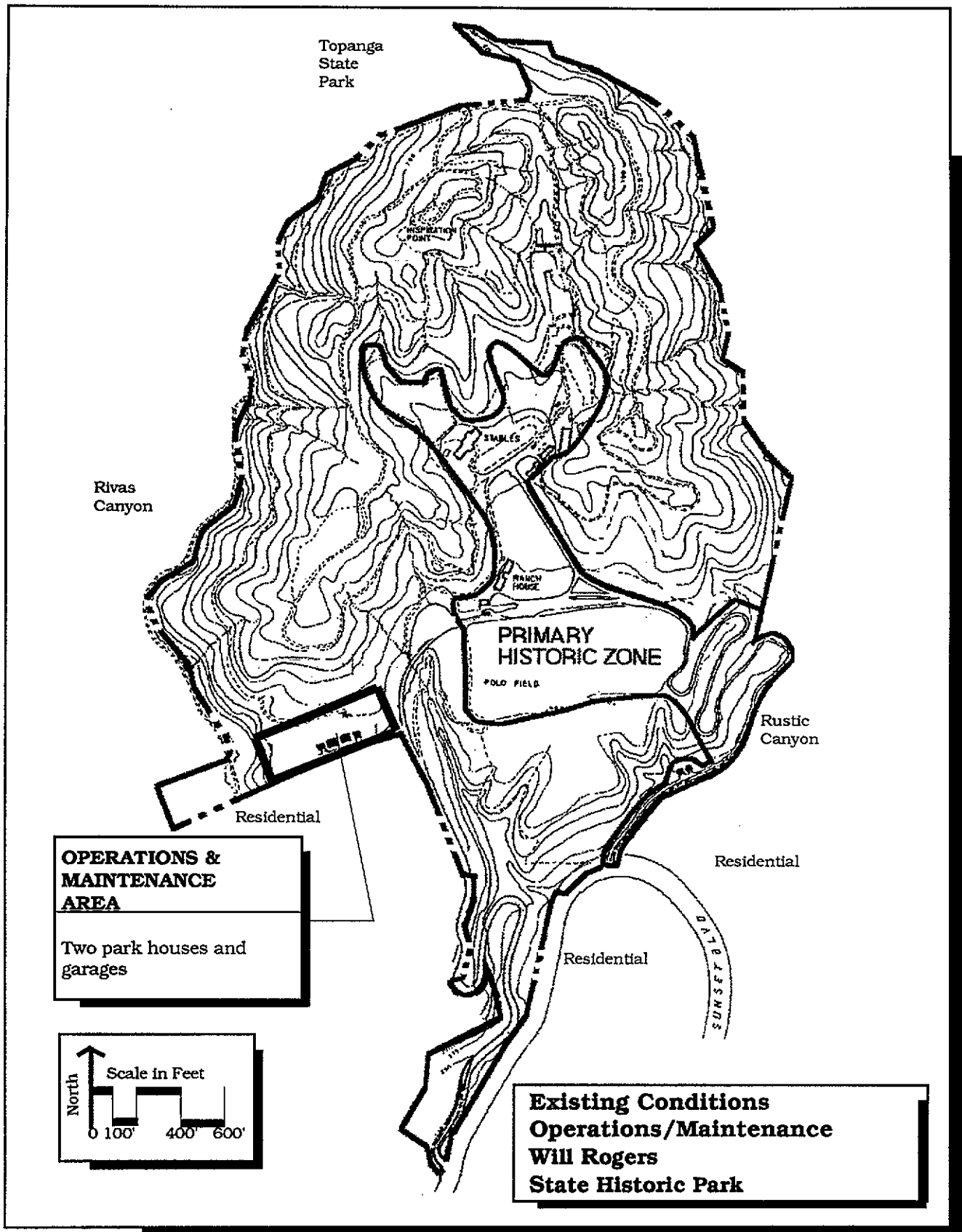


- BONE CANYON**
- Concession Area
 - Horse Corrals
 - Supplies & Equipment Storage
 - Parking

**BONE
CANYON
AREA**



**Existing Conditions
Bone Canyon Area
Will Rogers
State Historic Park**



Analysis

Parameters

Land uses and land use categories for Will Rogers State Historic Park were determined by the principal parameters of the plan. There are several important parameters that were used to guide park use, development, and public enjoyment:

1. The Public Resources Code defines the classification of a state historic park (see the Resource Element), and states: "to preserve objects of historic, architectural, and scientific interests, and archaeological sites and places commemorating important persons or historic events."
2. The park unit's Declaration of Purpose (see the Resource Element) further defines this park's purpose, to: "preserve and interpret the Will Roger home, its collection...", as well as: "...manage and restore natural areas in the park for their intrinsic natural and scenic value...", and finally, to: "provide historically accurate recreational opportunities appropriate to this historic park..." Historic structures and features restoration will reflect the date of 1935, as the ranch appeared at the time of Rogers' death.
3. The Will Rogers Deed (see EXCERPTS FROM WILL ROGERS DEED in the appendix) specified in the grant to the State of California that this park be: "used exclusively as a public park and as a memorial and historic monument to the memory of the late Will Rogers...", and: "shall be maintained and improved by the Grantee as such public park and as a place of public recreation in a manner not inconsistent with its maintenance as a memorial and historic monument..."
4. The primary interpretive period of Will Rogers SHP will reflect the years from 1927 to 1935. This represents the time in which Rogers and his family resided at the ranch, until his death. Interpretation of the ranch will also include other cultural and natural resource values of the park, both then and now (see Resource and Interpretive Elements).

Spirit of Place

This description is intended to portray the spirit of Will Rogers SHP. It identifies intrinsic values that pertain to the essential and inherent nature of the place — aspects that are not necessarily set only by law, science, or economics. It identifies the site's uniqueness, that which sets it apart from all other places. Spirit of place identifies the distinctive characteristics that the site possesses; that is, the set of attributes that determine this uniqueness of its landscape, architecture, and history.

What It is (Existing Condition)

Today, Will Rogers' ranch lies in the midst of the community of Pacific Palisades, next to Beverly Hills, an established residential neighborhood with very high real estate values.

Open space and quietness at the park are significant aspects on weekdays. There is still today the feeling of being on a private ranch.

Weekends often bring crowded conditions, and the park takes on an athletic field feeling, with soccer games and crowded picnic areas. People today are trading quietness for access to open space, even though it is crowded.

What It Was (Historic Condition)

The kind of a place that the ranch was when Will Rogers occupied this property has been greatly detailed by DPR park staff, historians, and landscape architects in the Cultural Resource Inventory, and summarized in the Resource Element of this plan.

To briefly describe what kind of a place the ranch was, the following paragraphs illustrate Rogers' relationship to his Santa Monica ranch house, the equestrian facilities, and the landscape.

Will Rogers' personality was one of homespun simplicity - casual, informal, and unpretentious. His career as a witty speaker and humorous writer was a combination of his country-

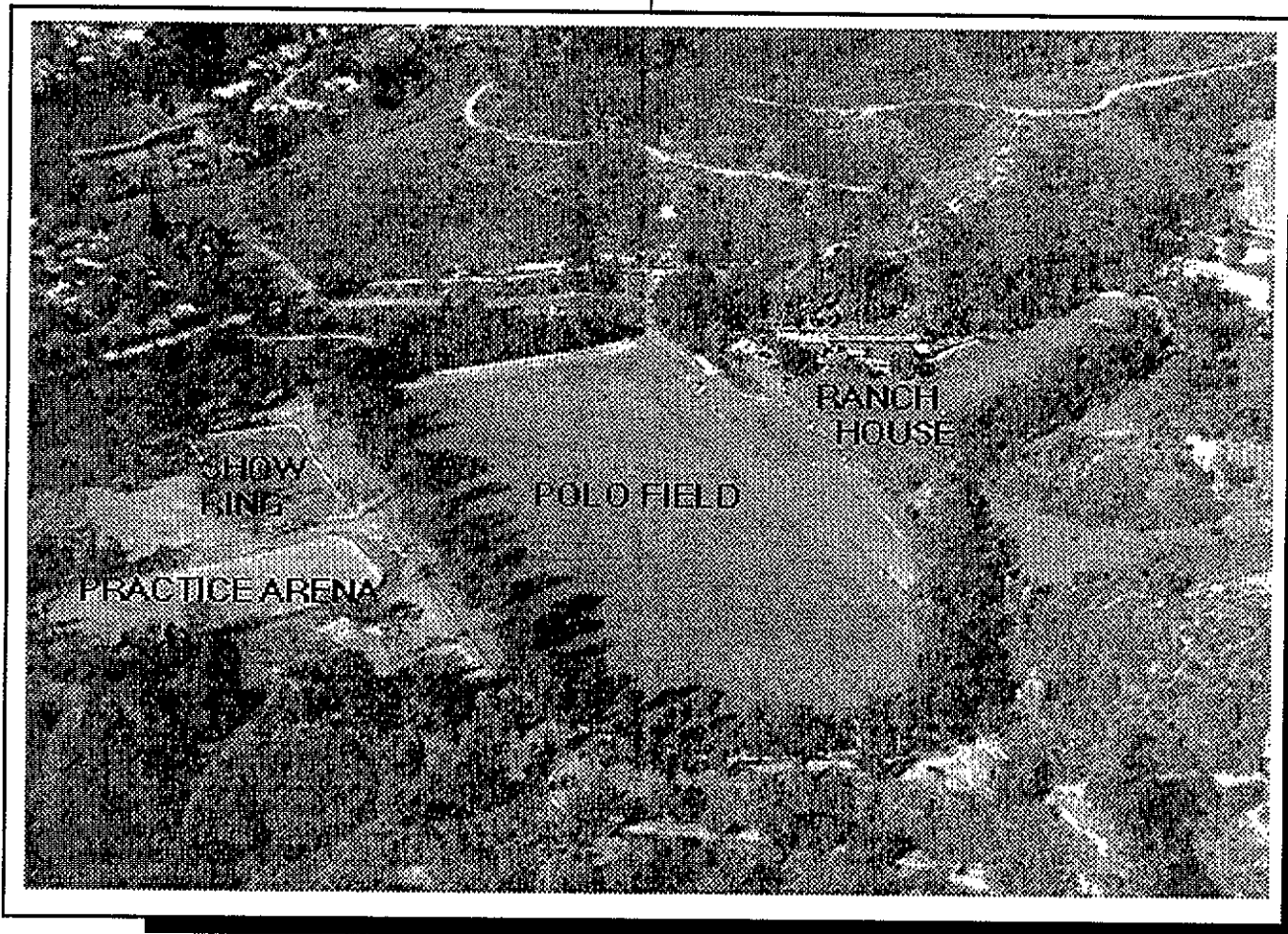
style background, his entertaining roping skills, and his political point-of-view speeches. His hobbies included horseback riding, roping, and polo, which to him were all forms of socializing, relaxation, and enjoyment. Will Rogers' tremendous popularity led to his desire for the privacy of a family ranch.

The Rogers' entertained their friends in a country fashion that Rogers enjoyed the most; casual dress, outdoor cooking, and chats with his friends. The house interior was casual, built with exposed wooden beams and rustic country furniture. As Rogers acquired gifts and mementos related to his statesmanship, he decorated the ranch house with Native American blankets, ropes, and saddles. The whole ranch image was one of tranquility - spacious green lawns with white rail fencing, and ponies trotting here and there.

Will Rogers created this place. This was the Rogers family's primary residence, and it was conceived and designed by Rogers for himself and his family. The wholeness of the place, including landscape, building sites, and architecture, represents conscious choices made by Rogers. What he liked and the way he liked to live is manifested in the place, and the spirit of place survives to the extent the wholeness of the place is preserved.

What Is Different

The historic spirit of place is markedly changed upon entering the ranch. The long, curving driveway, ending with a spectacular view across grassy open space to the ranch house, is no longer used. Now, the entry is still off Sunset Boulevard, but it brings visitors past residences in from behind the ranch house into a parking



1989 aerial view of Will Rogers SHP ranch house, polo field, practice polo arena, and show ring.

area that is located on the old entrance driveway, and is on the grassy, open area. Visitors lose that grand promenade entrance experience one gets by using the old entry road.

Other changes are more subtle, but in increments of small details, the feeling of historic pastoral presence is diminished. Some of these small changes include:

- The historic garage is now used as a visitor center.
- The historic guest house is now used as park offices.
- The polo field is used as an ordinary athletic field, and there is the resultant non-historic overcrowding, noise, etc.
- Sarah's Point is no longer a green pasture.
- Cars are parked where there used to be part of a small golf course and entrance road.
- Huge, mature eucalyptus trees surround the area instead of the smaller, newly planted ones.
- The once clear, distant views over Santa Monica and the ocean is now sometimes obscured by smog.
- There is a lack of paint trim on the ranch house and the foundation plantings around it have changed.
- There has been structural failure of some of the historic rock walls and ditches.
- Much of the white-rail horse fencing has been removed over the years.

What It Should Be

The spirit of place should give the feeling of going back in time and of visiting Will Rogers' ranch as one of his guests. The presence of historic features, structures, and activities should predominate the scenery. The area needs to be as free as possible from modern-day cars, offices, and stored park equipment used for maintenance.

The spirit should be of a homey family ranch, peaceful, and at the same time active, especially

with the equestrian activities that Will Rogers loved. One should almost believe that the Rogers family is still here, and that Rogers himself could be that person demonstrating roping, or could be one of those horsemen playing polo.

The spirit of place should leave one with the definite impression that this place is a memorial to Will Rogers.

Analysis of Land Use Conditions (How it is Today)

This portion of the Land Use Element briefly analyzes site conditions in the park, establishing use opportunities as limited by physical features outlined in the Resource Element, as well as descriptions regarding spirit of place.

General

- The 186.5 acres of Will Rogers State Historic Park was classified as a state historic park in 1944; this classification is not expected to be changed.
- The demand for limited and diminishing open space in the Los Angeles area is extremely high, and it is not expected to decrease.
- All visitation is day use; there are no camping facilities available in this historic unit.

Physical Factors

- There is an average year-round temperature of 62, and an average annual rainfall of 14.6". The primary use season lasts all year long; heaviest use occurs on all warm, sunny weekends, when large crowds of visitors visit the park and its facilities, and create traffic problems and congestion outside the park.
- Sloping terrain accounts for 100 acres used primarily for trails, while 86 acres have been terraced for ranch development facilities. Rogers originally owned more than 300 acres that included Rustic Canyon, and stretched down to the coast; portions were sold off after his death, including the large, flat west mesa, where Rogers had originally placed his practice polo field.

- The unit lies in the community of Pacific Palisades, next to Beverly Hills, an established residential neighborhood with very high real estate values. Therefore, opportunities for reasonable land acquisition are not available.

- The lower boundaries of the park are adjacent to an exclusive residential development; the upper boundaries are surrounded by the open space hillsides of Topanga State Park, which is part of the Santa Monica Mountains... The properties that were sold off were quickly subdivided and developed. Much of the undevelopable land ended up as general park land, while the core of the Rogers ranch became a state historic park.

- Because Rogers was concerned about the possibility of fire, the highly flammable brush-covered chaparral hillsides were regularly cleared from Rogers' structures and corrals. In the late 1920s, his property looked more open and barren than it appears today. This clearing is partly responsible for some of the soil erosion and earth movement reported to be causing some possible structural damage in the park today.

- There are scenic views on a clear day of the Los Angeles metropolitan area, the Pacific Ocean, and the Santa Monica Bay coastline from many locations in the park. Increasing smog has limited the extent of those views.

- Almost all of the 0-8 percent slopes have been built on by Will Rogers, and contain historic structures or features. Opportunities for expanding facilities are very limited.

- Eucalyptus trees that were planted by Will Rogers have now matured to 100 feet or more tall, and are beginning to spread throughout the park, blocking many of the original views, and creating a fire hazard of their own. Their strong, vertical lines have created new enclosed spaces, particularly in the primary historic zone. However, some have had to be removed because of drought, disease, pests, and hazards to visitors and historic structures.

- Soil cover is generally fairly thin, and susceptible to being easily eroded; trail management and vegetation clearing needs to be very carefully planned and implemented.

- Localized slope failures have caused damage to some of the historic structures and trails throughout the park. Management and maintenance practices need to consider these limiting factors, in order that acceleration of slope failure does not permanently damage the historical setting.

- Severe seismic activity does exist, and the area is rated as having "moderate to high" seismicity.

- To date, there have been no rare or endangered plant or wildlife species recorded in the park.

- Many of the original ornamental plants that the Rogers planted have since died, and been replaced with other non-historic ornamentals.

- To date, there have been no significant archeological sites recorded in the park.

Recreation Values

- Steep, wooded hillsides and canyon slopes are highly scenic, and valued for their comparative remoteness. The desire to be isolated from the city was true not only for the Rogers in 1927, but also for today's park visitors, and particularly trail users. We expect this to be true in the future.

- Open space and quietness at the park are significant values, such as are found on the grassy, open polo field and ranch house lawn (historic golf course). These were highly coveted by Rogers.

- Historical/natural interpretation and education experiences are greatly valued by many of those who visit the park. However, records and surveys show that most of today's visitors do not use the park for these reasons, but rather, for non-historic active recreational and athletic pursuits. Rogers used this ranch as a retreat from social pressures.

- The arenas, polo field, and trails provide equestrians with excellent riding experiences not readily found in the Los Angeles area. Rogers purchased this land because it contained these equestrian opportunities.

- These large areas are also highly prized by

urban recreationists and special event applicants for activities that are not related to the park's historical significance.

- The steep lands below the bluff of Sarah's Point and the polo field contain very limited recreational value, other than riding or hiking on the short but steep trails or entrance roads up into the park. There is limited opportunity to expand into these areas, and it would not be historically appropriate to heavily modify this terrain.
- The upper hillside lands that include the eight miles of trails offer some opportunities for additional trails. However, trail expansion in the park would not be environmentally desirable, historically accurate, or beneficial to the spirit of place that the plan recommends.
- The fields and facilities in the primary historic zone are attractive for a variety of intensive recreational uses; however, informal play, equestrian use, and passive scenic enjoyment are most appropriate.

Recreation Uses

- Visiting historic sites and viewing museums is a high priority as a statewide visitor activity, particularly at units classified as state historic parks. The California Recreation Plan of 1987 shows that 72 percent of Californians cited visiting historic sites and museums as a preferred recreation activity (see appendix E).
- Visitation at Will Rogers State Historic Park in the 1980s averaged 265,225 people per year, with a high of 319,787 in 1986/87, and a low of 233,337 in 1980/81 (see appendix B). The Rogers had many guests at their ranch; however, current use at the park far exceeds any visitation at that time.
- On the fields and lawns, popular recreation activities include: polo, soccer, horseback riding and training (arena and trail), hiking, picnicking (group and family), free play (baseball, frisbee, running), walking dogs, guided or self-guided walking tours, guided nature hikes, and some park-generated special events.
- Current interpretive facilities include use of the first floor of the historic garage as a visitor orientation building, and a small nature inter-

pretive exhibit in the historic blacksmith/carpenter shop.

Docents and staff have indicated that these spaces are inadequate to accommodate most groups. Relocating these functions to a new orientation building outside the primary historic zone would provide the public with a better orientation to the park without compromising the park's historic values. Today's adaptive use for interpretive exhibits enhances the educational experience of visitors, but at the expense of trading off historic museum values.

The docents use the historic laundry building for their meeting room and office, which is inadequate for their needs. If this function is relocated outside the primary historic zone, the public would have the laundry building as a historic exhibit to view.

- Picnicking is a very common activity, particularly on warm, sunny weekends and holidays. It fits well with the spirit of place, because Rogers enjoyed barbecues with friends and family.

The existing designated picnic area is sometimes overlooked by groups and families; they may prefer picnicking on the lawn in front of the ranch house. When staff and docents are leading historic tours through the ranch house and grounds, the noise from picnicking and games disrupts the presentations. The staff has established the ranch house lawn as a "quiet zone" as a temporary noise abatement measure.

If the park is to retain its quiet ranch ambiance in the primary historic zone, and the interpretive tours of the house are a high priority in the park, inappropriate recreational activities or high levels of intensity should be discouraged, particularly in front of the house.

- Equestrian activities are popular in the park today. They include weekly polo games, practice polo, exercising horses in and around arenas, riding lessons, and trail riding.

Currently, management of the polo field is under contract to a private concessionaire, who arranges all the equestrian activities on specific equestrian park facilities, according to the contract.

Polo games are played as often as twice a week throughout the year for about three hours on Saturday and Sunday, and three hours of practice on Thursday. It is unlikely that Rogers played polo to this extent, as he simply traveled too much for regularly scheduled events, and when he was in town, he was always involved with "building and planting" around the ranch, or roping.

Today's practice polo field on Sarah's Point is a non-historic facility. Under concession management, this field is used periodically by practicing polo players, for horse exercising, lessons, horse shows, and sometimes for overflow parking of up to 50 cars. This field relieves excessive use of the polo field, particularly when the polo field is not in prime condition.

The show ring, with its green lawn and white-painted wooden fence, is a relatively modern facility that is used primarily as a pasture. It was intended, when built, to serve an occasional horse show or dressage event. Today, the show ring is under concessionaire management.

The roping arena near Bone Canyon is currently managed by the park for special events. Roping with his friends was one of Rogers' most favorite activities.

The concessionaire also manages the riding arena in front of the stables. Riding lessons are available to the public through the concessionaire.

There are approximately 8 miles of horseback riding and hiking trails in the park. These include most of the trails that the Rogers built and used, newer trails, and trails reached from surrounding private property. Approximately 0.2 miles of trail are managed by the concessionaire, under a contract with the department.

Will Rogers State Historic Park provides a trail access to the Backbone Trail System; this system extends 55 miles through Topanga State Park and the Santa Monica Mountains, to Point Mugu State Park. As the Los Angeles population increases and more land is developed, the demand for public trail access will continue to grow.

The trails are also used by many of the local residents who have horses boarded nearby (1990 count of approximately 77 horses).

A few people have an opportunity to board their horses in the park, in either the 19-stall barn, or in one of the pipe corrals in Bone Canyon. This operation is currently managed by the concessionaire, and there are now 32 horses boarded in the park.

The purpose for allowing horses to be boarded in the park is to encourage historically appropriate equestrian interpretation.

The stable that Rogers built is in need of major repair after years of constant horse boarding and minimal, infrequent maintenance and repair. The department wishes to preserve this stable as a historic structure, retaining as much of the original fabric as possible. Historians estimate that at least 90 percent of the original fabric is still intact or evident.

Bone Canyon is not known to have been historically used for any particular purpose by the Rogers. Currently, it contains 17 pipe corrals (for 13 horses) that can be rented to board horses. Part of the canyon is also used for storing supplies and equipment used both by park staff and the concessionaire.

This canyon has had erosion problems in the past, but much of it has been remedied by construction of a small check dam, paved gutters, and a drainage system.

Water pollution has not been a reportedly problem with the current number of horses boarded. At one time, a water pollution problem existed when more than 100 horses were boarded in the park.

The pastures at Heart and Mitt Canyon are being used today as they were in the past - to turn out horses for grazing and for periodic exercise.

- Will Rogers State Historic Park is located adjacent to an urban area. The unit contains urban park-like qualities.

Because of the very large, open, flat, and well-maintained lawn-covered polo field, there is a

tremendous demand by local groups for special events such as soccer games and tournaments, company picnics, school meets, movie and commercial filming, frisbee, baseball and softball games, weddings, and many others. This demand for use is year-round. Increasing use of the polo field will result in increasing maintenance cost.

Soccer is one of many popular sports played on the polo field. Youth soccer has been played for the past 12 years on the polo field on Saturday mornings during the fall and winter months. More than 300 youths are involved with play soccer from approximately 8 a.m. to 12 noon. Soccer generally has not interfered with polo schedules.

The American Youth Soccer Organization (AYSO) states that it is using all available community fields in this area, and it depends on using the polo field. AYSO uses the special event process to hold special soccer events during the fall and winter. AYSO views this state historic park as its urban community park.

Local residents have complained of auto stack-up at the park entrance road and kiosk, as a direct result of the soccer games, which creates noise, parking, and traffic problems on neighborhood streets.

Appropriate facilities exist in the community that should accommodate this kind of active urban recreation.

Adult league soccer is played most weekends, and generally at least one weekday, year-round.

Accessibility

- The park is within three hours' drive of the greater Los Angeles County area, which is home to approximately 11 million people.
- Downtown Los Angeles is about an hour's drive for the ranch; the coast is less than a 15-minute drive.
- Primary travel to the park is by motor vehicle, principally car. The general plan assumes that this will be true in the future.
- Public transportation is available along Sunset Boulevard; there are two bus stops, one at

each park entrance/exit road (there is an uphill walk, a little less than one mile, to the ranch house).

- Major automobile access is off Sunset Boulevard (previously Beverly Hills Drive) onto Will Rogers State Park Road. Originally, the road was just a one-lane dirt road to the west mesa.
- Private residential roads dead-end off the park entrance road. No residences existed here on the west mesa in Rogers' time, as he used this for open space and the practice polo field.
- The original Rogers Ranch entrance road is only used during peak use periods, and as a special events and emergency exit. It is highly scenic, but does not meet today's vehicle and traffic safety requirements.
- Developing feasible alternative routes of access into the park is improbable because of surrounding developments.
- The existing entrance road should continue to be used, because of the lack of site distance and acceleration lanes, plus the high speed of traffic along Sunset Boulevard, particularly at the original historic entrance to the Rogers ranch. Work is currently being planned to correct the hazardous curve on Sunset Boulevard below the park, and to add a stop light and left-turn pocket at the existing park entrance at the intersection of Sunset Boulevard and Will Rogers State Park Road.
- Peak high use on weekends creates extremely overcrowded conditions for park facilities. Overcrowding in the park also creates hazardous traffic conditions on surrounding residential streets and local boulevards. There are many visitor turnaways at times like these.
- On the average, about 1,210 people (1,014 low to 1,801 high) walk into the park on weekends. (The actual number is probably higher, as only those seen entering the park are counted.) As of 1990, walk-ins are now charged an entrance fee, but only those who walk past the kiosk are seen, counted, and charged.
- Vehicle access to the stables, corrals, and pastures is through the primary historic zone portion of the park, past the ranch house, polo field, and historic golf course. It is one of the

roads Rogers and his hired hands used.

- Currently, there are no state-provided transportation services to or in the park, such as trams, shuttles, vans, or buses.

- **Parking**

There are of 411 places to park a car inside the park. About half of these spaces are unmarked dirt spaces, and in practice on busy weekends, the park gates close with about 300 vehicles parked inside the park. This is necessary to avoid inadvertent visitor parking that blocks cars from exiting.

Kiosk parking lot. There are 32 paved auto parking spaces at the entrance station parking lot, which was not there in 1927-35.

Ranch house parking lot. Currently, there are 93 paved general parking spaces, six handicap stalls, and two bus stalls in front of the ranch house, along the north side of the polo field, and next to the restrooms. The Rogers parked in front of the garage; they owned three or four cars. The current parking lot was a rolling terrace from the historic golf course down to the polo field. A fenced driveway crossed the green open space to the ranch house garage.

Sarah's Point dirt parking areas, which are on the south side of the polo field, can currently accommodate approximately 200 cars. During special events, volunteer parking attendants can park another 50 cars in the practice polo field. This practice, however, is hazardous and labor-intensive (it cannot be accomplished with regular staff). The area is still unpaved, as it was in 1927-35. The difference today is the presence of a 100-yard-long fenced-lawn show ring and a high-fenced practice polo arena, which was originally located on the west mesa.

Near the stables and hay barn, there is a small stable parking lot which has 23 paved vehicle spaces. These spaces are reserved for staff, maintenance vehicles, and people using concession services.

Existing Parking Summary:

32 entrance kiosk
 93 ranch house
 6 handicap ranch house
 2 bus
 250 Sarah's Point area (200 plus 50 in practice polo area)
 23 hay barn area
5 Rustic Canyon trailhead
411 Total Parking

Parking spaces counted on Sarah's Point and the Rustic Canyon trailhead are vague, unmarked, dirt parking spaces, and are used here to approximate a maximum of potential places to park cars. In practice, one survey showed 352 cars actually parked in the unit when the gates had to be closed to prevent parked cars from being blocked in by new arrivals. The practice polo field was not being used for parking at the time of this survey.

The only other area that might appropriately accommodate parking is the park operations/maintenance area now used for staff housing, where two houses and garages exist. This area is next door to a private residential neighborhood.

- Currently, there are a few barriers which prevent access to some of the facilities and structures. The department is assessing these situations and will modify them according to the department's Accessibility Guidelines.

- Access to the horseback riding and hiking trails in the park is provided from all parking areas.

Vehicle access to the park occurs through the lower portion of the park off Sunset Boulevard, through the entrance area. Most of the parking that occurs in the park is on the bluff, and near the ranch house (in the primary historic zone). It would better fit the spirit of place if most of the visitor parking were closer to entrance roads and the visitor orientation building. Trail access can occur in any zone, but trail access parking is best done with other vehicle parking.

Operational and Maintenance Facilities

The second story of the historic ranch house garage was originally used as the Rogers' guest house. It was conveniently located next to parking, the polo field, and the ranch house. Today, it is used as the park's administrative center; it is convenient, has all necessary utilities, is close to parking for staff and emergency vehicles, close to the entrance and public parking, provides surveillance of the ranch house, picnic area, and polo field, and is accessible to the public for emergency service. However, it was not designed to function as an office or a visitor center, and is not an adequate facility. The public does not benefit from this historic building as a historic site and its current use detracts from the historic setting and spirit of place in the park's primary historic zone.

The historic mule barn was converted to a bunk house, then to the ranch foreman's house, and currently functions as a ranger residence.

The old gate house and garage are along the old original entrance road. This road is gated and only used for emergencies or as an one-way exit.

The old hay barn currently houses tools and supplies that are needed for maintaining and operating the park. Lumber, signs, paper, irrigation parts, oil, etc. are probably much the same as Rogers' workers used it. The structure is somewhat modified from the original. There is dry rot and slope failure damage to the foundation. A replacement facility located out of the historic zone would allow for items to be removed, which would then leave this building for public historic interpretation. Modern-day supplies and equipment, including fencing, paint sheds, gasoline pumps, pipe, etc. visually clutter this area, and should be removed from the primary historic zone.

Rogers' concern for rainwater runoff was evident by his construction of features such as rock retaining walls and rock-lined drainage ditches (which are still operable today) on both sides of the golf course and behind the structures that he had built. These became necessary as he had fire-prone vegetation from the hillsides removed. Removal of native vegetation and its soil binding root system, in addition to building at the foot of these hillsides, initiated

continued slow-moving hillside slumping which continues today. These features still exist and need to be maintained periodically.

Domestic water is supplied by the city via a six-inch steel pipe through the park.

Future improvements should include upgrading the water lines and placing a large water tank to back up the fire suppression system.

The sewer system at Will Rogers State Historic Park is connected to the city system. Additional facilities can be hooked up to the sewer system.

The electrical service appears to be adequate for the existing facilities. Some work remains to be done in the bunkhouse and the ranch house, which is in progress at this time. New development such as a visitor orientation building and the restroom buildings will require additional electrical service.

The two homes and garages in the operations/maintenance area, and the current 32-car parking lot, could be used for operations and maintenance facilities functions that need to be taken out of the primary historic zone.

Problems

Parking

The nonhistoric main parking lot is a visual intrusion of the primary historic zone. The entrance drive approach to the ranch house historically provided a view the length of the polo field down the drive to the ranch house which appeared tucked into the distant hillside. The driveway was lined on each side with white rail fences, with the whole ranch house lawn the right, and the whole polo field lawn on the left. This created a magnificent landscape effect. Today, this entry vista has been replaced by an asphalt parking lot.

The loss of this historic scene degrades the spirit of place, and puts visitors with their modern-day cars at the center of interest of the historic ranch.

Visitor Orientation

Before arriving at the ranch house, there is no opportunity to orient park visitors toward the values of the park other than at the fee collection station.

The existing visitor center uses a historic structure that should be used for more appropriate historical interpretation. The same problem applies to the small nature museum in the historic carpenter shop and the docents' use of the laundry room for their office.

The visitor center, located in the garage of the guest house, is the only visitor orientation facility. The structure is part of the ranch house complex, and is sited into the hillside in a similar fashion. The upper story, with its enclosed verandah and windows the full length of the structure, takes full advantage of a commanding view over Santa Monica and the polo field.

The loss of this historic structure to represent the feeling of how it might have been to be a guest of Will Rogers, or to see period cars of the time in the garage, detracts from the spirit of place.

Inappropriate Athletic Activities in the Park

Park staff and docents have reported that noise from soccer games has exceeded acceptable levels, interrupting interpretive tours and talks and the overall ambiance of the park setting. Soccer noise has been reported in the upper hillsides at Inspiration Point.

There is no record of athletics other than polo and golf being played on the polo field during the historic period of 1927-35; therefore, non-conforming uses occurring today are inappropriate to the historical use and setting.

Use of the polo field as an ordinary athletic field encourages use of the parking and picnic facilities by people who mainly desire to participate in organized sports. Crowds of enthusiasts intent on nonhistoric athletic events detract from the historic integrity of the entire park.

Traffic Circulation

Particularly during weekends with soccer league play, on holidays, or on special event days, there is traffic congestion at the intersection of the park entrance road and Sunset Boulevard, along the entrance road, at the park entrance station, and in parking areas. When the park is full, visitors have been parking on nearby residential streets, creating parking, litter, security, air pollution, and noise problems.

Visitors have expressed concerns that the park is too crowded for a quality experience, particularly on weekends.

Restrooms

The existing restroom building is not historic, and has a negative scenic impact since it is seen from the polo field and other areas viewing the ranch house complex. This restroom is the first building seen by visitors arriving in the primary historic zone and is therefore inappropriate.

The loss of this historic scene detracts from the desired spirit of place.

Additional restrooms are needed near the point of entry where visitors can find them. Restroom facilities are also needed at the existing picnic area, at the ranch house complex, and at the stable-barn area.

Practice Polo Arena

The 16-foot-high chain link fence around the nonhistoric practice polo arena has a negative scenic impact. It overwhelms the adjacent areas of Sarah's Point, and because it is not a historic feature, it intrudes on views of the polo field from the ranch house lawn. It detracts from the spirit of place.

Maintenance and Storage at Hay Barn

Outdoor storage of modern-day equipment and materials and vehicles parking is not appropriate in this otherwise well-preserved barnyard scene at the historic hay barn. Using these historic structures for present-day operation and maintenance is an inappropriate adaptive use and it excludes the public from proper interpretation of a primary park resource. The existing pavement striped for parking is also out of historic context.

Picnicking

Picnic tables are now located on the historic entry road, and are a visual intrusion and a non-historic presence in the primary historic zone. These tables need to be moved to another site.

Locations of new picnic areas that will not affect the historic scene are scarce because there is little space outside the primary historic zone that is accessible and desirable for picnicking.

There is a high demand by groups seeking picnic facilities at Will Rogers State Historic Park. These groups are looking for a desirable picnic area only and are not coming to the park because of an interest in Will Rogers.

Large groups of picnickers and special-event participants create unwarranted traffic, noise, parking, congestion, localized air pollution, and general disruption of the historical ambiance.

At the existing picnic area, the demand far exceeds the allowable space and available tables on weekends and holidays. At such times, small groups of 8 to 10 people picnic on the polo field and on the ranch house lawn in the primary historic zone.

At times, and with increasing frequency, the crowd noise from picnicking games and activities associated with the picnickers gets above an acceptable level, because it interrupts and overwhelms more appropriate interpretive museum tours of the buildings and grounds. Since the park staff has established the ranch house lawn as a "quiet zone," this problem has decreased.

Signs to inform visitors about picnic areas and limits are insufficient.

Equestrian Use and Facilities

Adverse impacts to the natural and cultural resources have occurred in the past due to the presence of large numbers of horses. The amount of use, the numbers of horses, and the adverse effects they have on historic and natural features need to be monitored periodically, to assure that the level of equestrian activity does not jeopardize the resources.

The horse barn is in need of repair from years of constant horse occupation and use. There have not been sufficient funds to restore the structure, and restoration is needed from the roof to the foundation, as determined by department historians and architects.

There is no space to expand equestrian use of the historic ranch facilities in the primary historic zone.

The present concession discourages public access into and through the horse barn, riding arena, and Heart and Mitt pastures area. Visitor safety is the main reason for this. It seems prudent to keep visitors separated from horses, especially those visitors who are not familiar with horse behavior. This results in a net loss of public use, and interpretation of the historic stable and barn area.

There is a need to improve public access and interpretation, while improving visitor safety in the primary historic zone, where the presence of horses helps to interpret the spirit of place.

Utilities

The existing utilities in the park are old, and need to be brought up to today's codes.

Electrical demands far exceed the capability of the existing wiring system. Most structures have old electrical wiring that needs to be replaced in order to prevent possible fire. Most lighting, security, and fire alarm systems are based on a dependable supply of electricity.

Water is supplied by the City of Los Angeles. However, when wildfires occur in the area, water supply to the park has been shut off, leaving the park, its historic buildings, and its valuable artifacts vulnerable. A reliable, emergency backup water supply system is needed for the park. Existing irrigation systems are antiquated, and need to be modernized for more efficient water use.

The sewer system also needs to be improved. Replacing of old piping material is constant and expensive. With more people visiting the park, the demand is excessive. Adding of new toilets in the park will require new lines and improved connections.

Land Use Proposals**Land Use Goals**

Based on unit classification, existing park conditions, natural and cultural resource values, planning team analysis, and public concern and opinion, the following land use plan goals were established for Will Rogers State Historic Park.

The terms "appropriateness" and "integrity" will be used in this plan to mean that which is entirely fitting with the spirit of place as previously defined. These terms mean keeping these as they were during Rogers' life from 1927 to 1935, and that which is compatible or proper with spirit of place, considering today's acceptable standards, conditions, or levels of use.

These goals have been set into general importance.

1. To preserve, restore, and interpret the historical integrity of Will Rogers State Historic Park, including all of the original structures, features, and furnishings, in their original form and fabric, as can reasonably be accomplished.
2. To provide a high quality of visitor experience by improving the park's historic ranch spirit of place as it was from 1927-35.
3. To preserve and protect the park's inherent qualities of open space and quiet ambiance.
4. To preserve and maintain park resources and the beauty of the landscape, as well as the architecture.
5. To maximize interior park pedestrian safety.
6. To provide adequate park security to protect the public, as well as park resources.
7. To minimize environmental damage while protecting valuable cultural resources from fire and water, in the process of maintaining and improving of the native ecosystems.
8. To provide for accessibility to and in the park by addressing the transportation and mobility

needs of all visitors.

9. To interpret Will Rogers the entertainer and citizen-statesman.
10. To avoid creating excessive traffic on local roads, and provide safe access to and from the park, particularly off Sunset Boulevard.
11. To provide restrooms, picnic tables, drinking fountains, etc. that are unobtrusively designed into the park.
12. To provide an environment where the presence of horses will benefit visitors by portraying an authentic 1927-35 historic atmosphere.
13. To continue monitoring the existing number of paved and overflow parking places which now support an appropriate level of park use.
14. To maintain a trail system in the park, permitting modifications and improvements as needed, and providing access to the Santa Monica Mountains.
15. To manage natural resources for ecological continuity in harmony with human activity, which allows for native ecosystems to renew themselves.
16. To provide opportunities for appropriate recreational uses that are compatible with the park historical integrity, stability, and beauty.
17. To continue to provide appropriate equestrian experiences, along with the needed equestrian visitor support facilities, without causing significant damage to the natural and cultural resources of the park.
18. To remove some of the existing park administrative, interpretive, and visitor center functions out of historic structures.
19. To consolidate park operational functions out of the primary historic zone and into more appropriate facilities and locations.
20. To provide an orientation building outside the primary historic zone for interpretation.

Land Use Objectives

General - Park Experience

Emphasize landscape preservation and visual protection

- Protect and maintain open space as open space.
- Preserve hillsides and canyon lands for their historic character and natural beauty.
- Buffer or screen out street and residential scenes.
- Preserve or protect panoramic scenic views.
- Where feasible, locate modern (post-1935) utilities out of view.

Emphasize the Intrinsic Values that Will Rogers Enjoyed:

- Preserve quiet ambiance by isolating or buffering and reducing or controlling noisy recreational activities of park users, or find alternate sites away from the historic core.
- Isolating or buffering noisy automobile traffic.
- Prevent overcrowded situations.
- Do not replace reduced recreation uses in this unit because of steep terrain, preservation of the primary historic zone, and all other flat spaces which are needed for visitor accommodation, overflow parking, park maintenance and administration, and equestrian parking, loading, and unloading.
 - Reduce weekend and holiday overcrowded impacts.
 - Limit special events and occurrences by large groups, especially on weekends and holidays.
 - Consider a reservation system, particularly for weekends and holidays.
- Provide opportunities for park users to experience recreational uses compatible with historic values.
- Maximize opportunities for users to experience recreational trail uses compatible with the park's natural values.

Accessibility

Design Park circulation to minimize use of the automobile

- Encourage non-automobile circulation, by redesign automobile and pedestrian patterns to best serve the plan's goals.
 - Encourage pedestrian-only walkways.
 - Encourage programs to diminish the need for visitors driving throughout the park interior.
 - Reconsider operational and maintenance functions that use historic structures and spaces, particularly in the primary historic zone. Improve public access and interpretation to historic structures by moving support functions out of historic structures, and possibly out of the park.
 - Locate park administrative offices so they do not conflict with use of the guest house for interpretation.
 - Relocate some storage, yards, and supplies out of the primary historic zone. Reduce the occurrence of special events and commercial filming in the historic core, particularly those that are not related to the park's historical significance.
 - Encourage concession practices and procedures that minimize interior auto circulation.
 - Use appropriate signing.
 - Plan for alternative circulation systems such as interior park shuttle bus service, particularly on weekends and holidays.
- ### Design programs to minimize traffic congestion to the park
- Maintain and encourage use of access trails to the park.
 - Encourage use of mass transit.
 - Consider planning for a shuttle bus or van service from the local community.
 - Implement planning for a possible visitor reservation system.

- Encourage private bus or tour bus park access, particularly for groups.
- Develop "early warning" park capacity closure signs along Sunset Boulevard.

Provide barrier-free design

- Provide equal accessibility to facilities, buildings, and interpretive exhibits and programs, with an emphasis on the historic ranch house, garage, and stables.
- Design accessible facilities according to building and accessibility codes.

Recreation

Emphasize appropriate recreational uses which are compatible with historical and natural values

- Encourage appropriate equestrian activities and uses which Will Rogers enjoyed, at limits determined by historic information and consistent with the protection of natural and cultural resource values.
 - Maintain and improve existing and historic horseback riding trails which extend to the Backbone Trail and the entire Santa Monica Mountains.
 - Maintain and interpret polo games and practices.
 - Allow for opportunities related to historical equestrian activities, using historical equestrian facilities (e.g., polo field, riding arena, roping arena).
- Emphasize passive or low-intensity recreational use such as:
- Visiting museums and historic structures
 - Self-guided tours and guided tours
 - Day hike or casual walking
 - Picnicking, (no barbecues unless they are special events)
 - Informal, unorganized games or activities
 - Nature study and nature walks.

- Sightseeing
- Photography

Interpretation

Emphasize and interpret to the public the park's outstanding cultural and natural values (see Interpretive Element, page 63)

- Interpret the story of Will Rogers and his family, including showing his films and displaying artifacts. The interpretive dates are 1927 to 1935.
- Emphasize and highlight the area's natural features as they relate to the park.
- Relocate the existing visitor center out of the historic guest house/garage into a new structure outside the primary historic zone.
- Consolidate all nonhistoric modern interpretive facilities out of historic structures.
- Relocate administrative uses so historic structures can be better interpreted.
- Encourage active interpretation of the game of polo.
- Provide interpretation of the Rogers' horse ranch operation.

Concessions

Emphasize and interpret to the public the park's equestrian values (see Concessions Element, page 133)

- Promote the game of polo.
- Promote special roping events.
- Promote Rogers' equestrian interests.
- Develop a plan to allow interpretation and public access to the stable.

Land Use Concepts

Primary Historic Zone:

Land use in the primary historic zone will be limited to those uses and intensities that do not conflict with the goal of restoration and preservation of all structures and features as they were in the years from 1927 to 1935. To the extent practical, all historic structures and features that have been changed since 1935 should be authentically restored. Such preservation and restoration is assumed to provide visitor access to observe the structures as house museums or as living museums, and may include unobtrusive and discreet placement of restroom facilities.

The primary historic zone will be managed so that entering this area will be like "stepping back in time." All visible features, to the extent practical, will appear as they did during the 1927-1935 period. Except for required maintenance access by park staff, the concessionaire, and customers of the concessionaire who want to drive through the area to Bone Canyon, access will be pedestrian or equestrian only in the primary historic zone. Contemporary vehicles will otherwise be excluded from the area. The intent is to recreate as closely as possible, the original spirit of place in this zone so visitors might feel that Rogers, himself, could still be seen there.

Adaptive use recommended by this plan allows for modern facilities or activities to occur, even though they are not historically appropriate. Facilities such as restrooms are needed and must meet modern building codes, but at the same time should be kept subordinate to the historic function, i.e., placed out of sight from the public view.

Uses and activities must be kept to a minimum in size and number, such as parking or driving both modern vehicles (client cars and maintenance trucks) in the historic zone. Nonconforming activities that do not support park interpretation or operation of the or deal directly with public health, safety, and welfare will be discontinued or reduced.

Entrance Area

The intent of this area is to provide a physical and emotional transition for park visitors; to prepare them for suspending their sense of time and place they might successfully "step back in time" as visitors to Will Rogers' ranch and home. Facilities in this area will be designed to be visually screened from the primary historic zone. A new arrival point will create a new contemporary "front door" to the park, which will establish a new parking area. A new visitor orientation building will provide an overview of important facts about Will Rogers which will make the visit to the Rogers home a more meaningful and enjoyable experience.

This area will contain new contemporary visitor support facilities such as the access road, parking, picnicking, restrooms, a visitor orientation building with space for storage and curation of artifacts, a staging and parking area for polo players, a practice polo field, and a general equestrian staging and trailhead parking area. Preserving all historic features in this area, such as the cherimoya grove and eucalyptus trees planted during the historic period, is proposed.

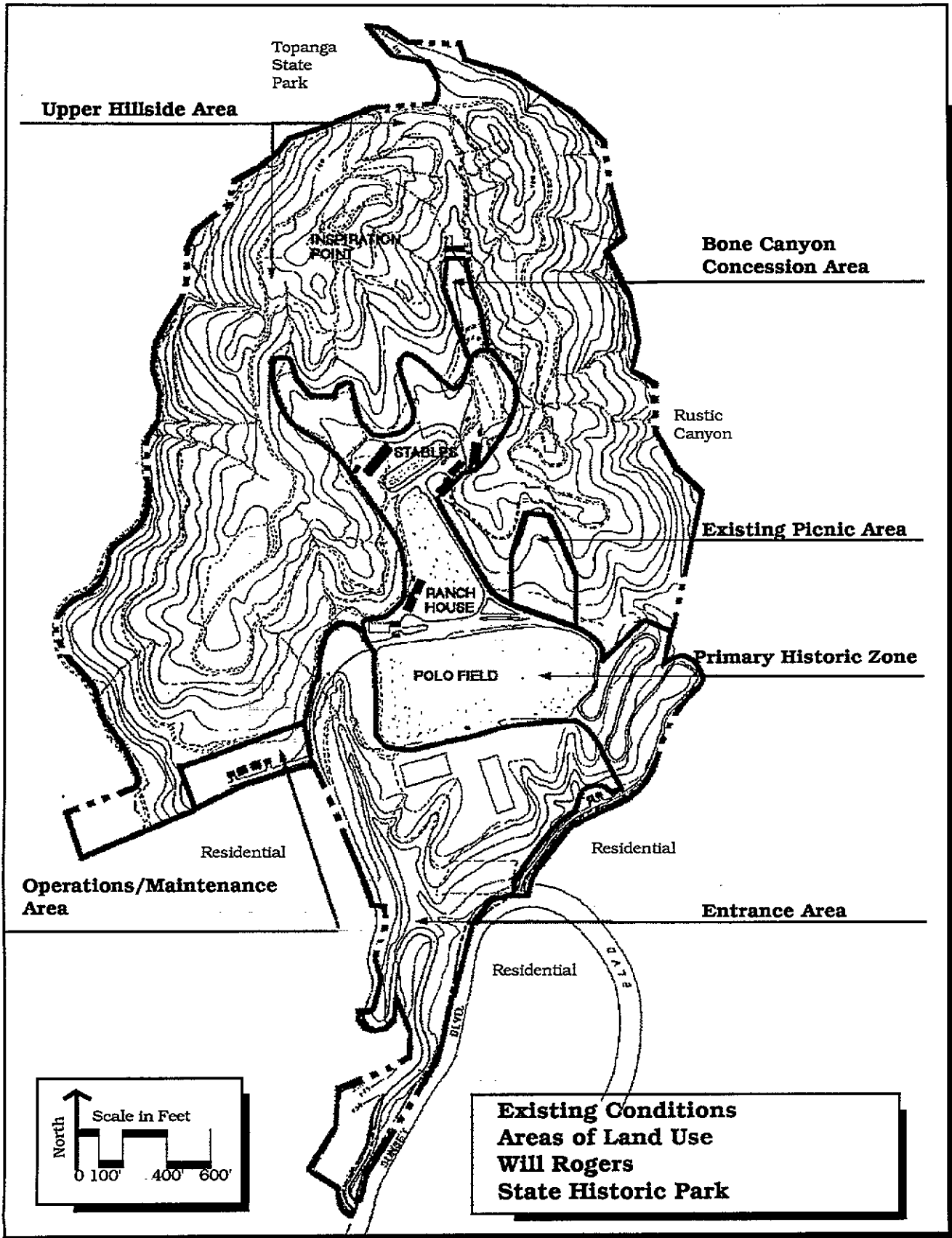
Upper Hillside Area:

This area acts as an essential backdrop and buffer zone against the surrounding urban landscape, and offers significant natural resource values, solitude, and eight miles of riding and hiking trails. The upper hillside area will continue to be managed as a natural area and trails.

Existing Picnic Area

This area provides a valuable service to groups and individuals who come to the park as a place to get away from the city and enjoy the open space.

The upper portion of the existing picnic area is in the swale above the historic entrance road and is hidden from most of the primary historic zone. However, the lower portion of the picnic



area, which occupies part of the historic entrance road (which is part of the primary historic zone) will be removed and the road restored to its historic condition.

Bone Canyon Concession Area

Bone Canyon provides for an active presence of horses in the park without causing wear and tear to the preserved historic structures and features. It is conveniently located outside the primary historic zone and is next to the historic equestrian complex.

This area will continue to be used for boarding horses. The number of pipe corrals or horses boarded may be expanded above the present number under a concession contract. Parking for concession customers will be provided, and unsightly storage of nonessential equipment and supplies will be removed. Appropriate native landscape plantings will be added to further screen the view of these nonhistoric improvements from the primary historic zone.

Operations/Maintenance Area

This area of the park, which is well outside the view of the primary historic zone, is not intended for public use. It provides a suitable area to relocate the necessary park operational and maintenance facilities and activities, which are now in historic structures and conflict with preservation of these historic structures and the spirit of place. The shop and maintenance functions, contemporary equipment storage, and park residential and office facilities should be located here, and not adversely affect the park.

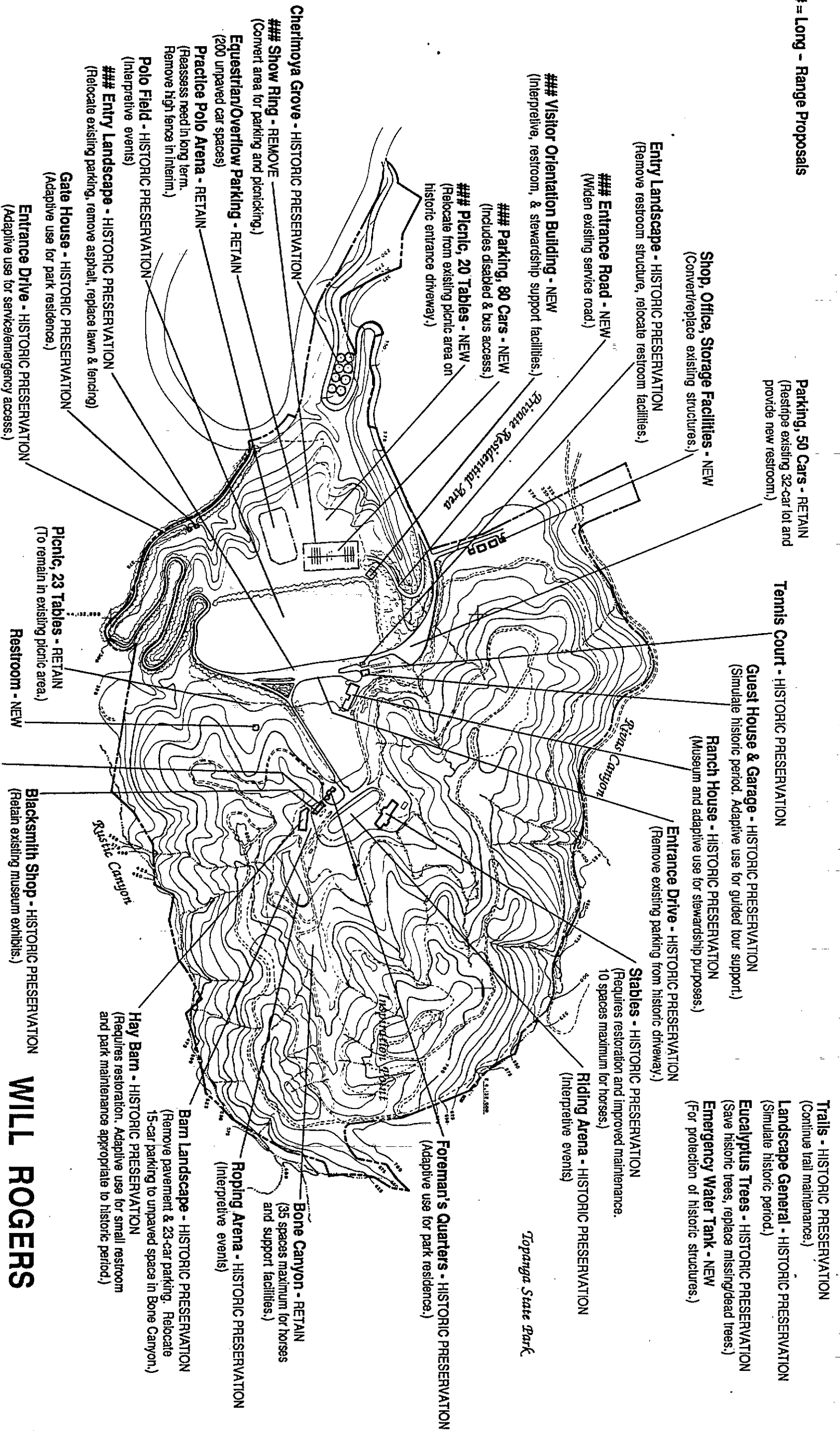
Future Acquisition

There is no open space land remaining to be purchased surrounding this unit. This plan does not recommend expansion of the land base for Will Rogers State Historic Park.

Facilities Summary

<u>Existing Facilities</u>	<u>Notes</u>	<u>Total Proposed</u>
Parking at ranch house 93, 6 disabled, 2 bus	Remove parking area and restore entry drive	0
Parking at Sarah's Point 250 unpaved	250 unpaved (includes practice polo arena)	
	90 paved at visitor center	
	6 paved for disabled	
	4 paved for bus	350 spaces
Parking behind tennis court 32 autos	Retain for special events and disabled, restripe	50 autos
Parking at stable and barn 23 paved	Remove parking and non-historic paving	0
Unpaved parking at Bone Canyon Unpaved	Unpaved	15 spaces
Public Restrooms 1 at guest house area	Remove existing restroom	1 in new orientation bldg.
1 in stables	Retain	1 in stables
		1 at existing picnic area
		1 in hay barn
		1 in garage under guest house
Picnic Tables 43 at existing area	Move 20 tables to Sarah's Point	43 picnic tables
Ride and hike Trails 8 miles	No change	8 miles
Visitor center with audio-visual room 30 person capacity	Remove from historic structure; increase at new orientation building	75-person capacity
Temporary corrals 17 at Bone Canyon	Increase with conditions	35 temporary corrals

= Long - Range Proposals



Parking, 50 Cars - RETAIN
(Restripe existing 32-car lot and provide new restroom.)

Tennis Court - HISTORIC PRESERVATION

Guest House & Garage - HISTORIC PRESERVATION
(Simulate historic period. Adaptive use for guided tour support.)

Ranch House - HISTORIC PRESERVATION
(Museum and adaptive use for stewardship purposes.)

Entrance Drive - HISTORIC PRESERVATION
(Remove existing parking from historic driveway.)

Stables - HISTORIC PRESERVATION
(Requires restoration and improved maintenance. 10 spaces maximum for horses.)

Riding Arena - HISTORIC PRESERVATION
(Interpretive events)

Topanga State Park

Foreman's Quarters - HISTORIC PRESERVATION
(Adaptive use for park residence.)

Bone Canyon - RETAIN
(35 spaces maximum for horses and support facilities.)

Roping Arena - HISTORIC PRESERVATION
(Interpretive events)

Barn Landscape - HISTORIC PRESERVATION
(Remove pavement & 23-car parking. Relocate 15-car parking to unpaved space in Bone Canyon.)

Hay Barn - HISTORIC PRESERVATION
(Requires restoration. Adaptive use for small restroom and park maintenance appropriate to historic period.)

Blacksmith Shop - HISTORIC PRESERVATION
(Retain existing museum exhibits.)

Carpenter Shop - HISTORIC PRESERVATION
(Move natural history exhibits to new Visitor Orientation Bldg.)

Restroom - NEW

Picnic, 23 Tables - RETAIN
(To remain in existing picnic area.)

Entrance Drive - HISTORIC PRESERVATION
(Adaptive use for service/emergency access.)

Gate House - HISTORIC PRESERVATION
(Adaptive use for park residence.)

Entry Landscape - HISTORIC PRESERVATION
(Relocate existing parking, remove asphalt, replace lawn & fencing)

Polo Field - HISTORIC PRESERVATION
(Interpretive events)

Practice Polo Arena - RETAIN
(Reassess need in long term. Remove high fence in interim.)

Equestrian/Overflow Parking - RETAIN
(200 unpaved car spaces)

Show Ring - REMOVE
(Convert area for parking and picnicking.)

Cherimoya Grove - HISTORIC PRESERVATION

Visitor Orientation Building - NEW
(Interpretive, restroom, & stewardship support facilities.)

Parking, 80 Cars - NEW
(Includes disabled & bus access.)

Picnic, 20 Tables - NEW
(Relocate from existing picnic area on historic entrance driveway.)

Entrance Road - NEW
(Widen existing service road.)

Entry Landscape - HISTORIC PRESERVATION
(Remove restroom structure, relocate restroom facilities.)

Shop, Office, Storage Facilities - NEW
(Convert/replace existing structures.)

Trails - HISTORIC PRESERVATION
(Continue trail maintenance.)

Landscape General - HISTORIC PRESERVATION
(Simulate historic period.)

Eucalyptus Trees - HISTORIC PRESERVATION
(Save historic trees, replace missing/dead trees.)

Emergency Water Tank - NEW
(For protection of historic structures.)

WILL ROGERS STATE HISTORIC PARK FACILITIES PLAN



DRAWING NO. 26871	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		DESIGNED
	APPROVED _____	DATE _____	DRAWN
			CHECKED

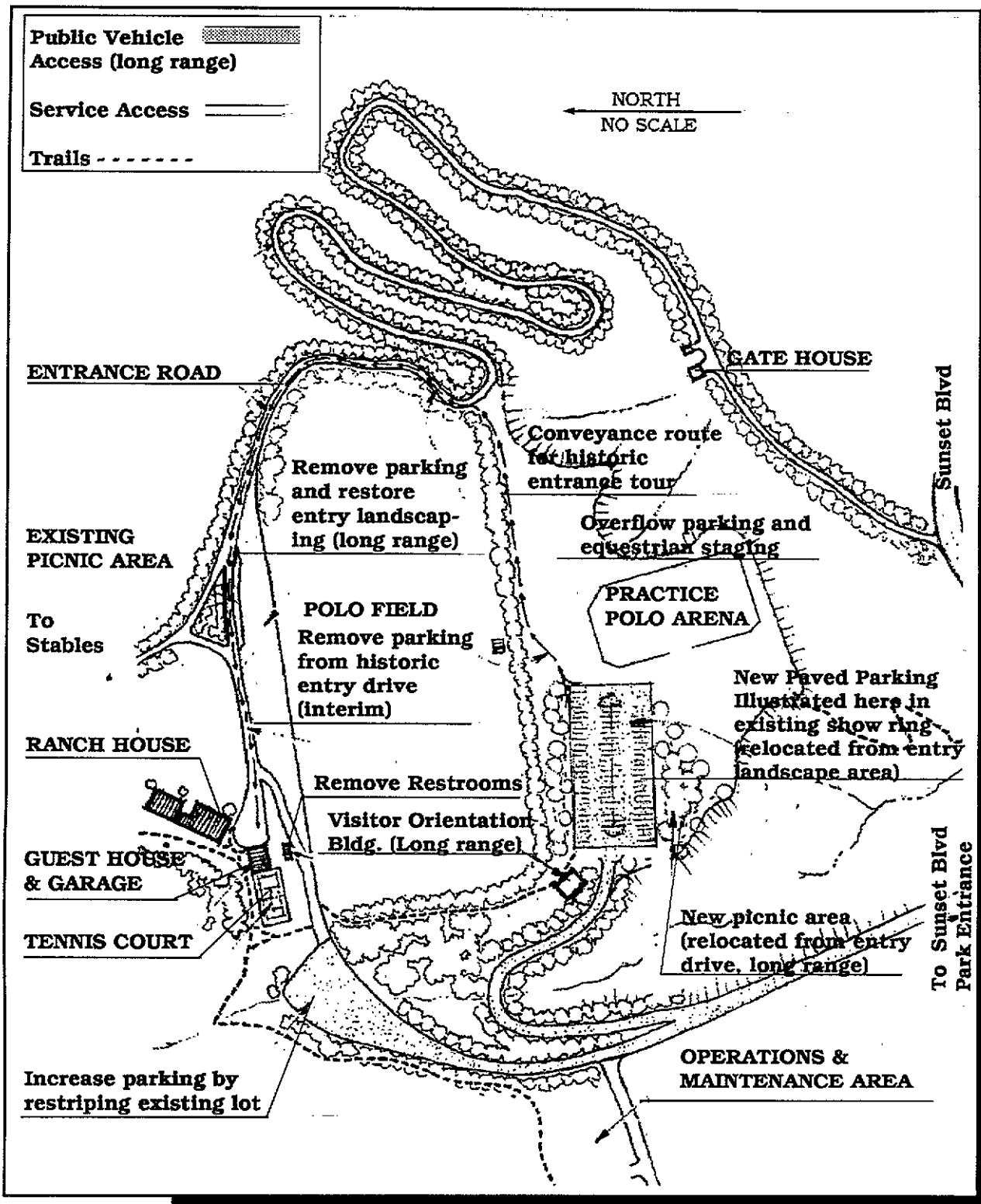
Primary Historic Zone

Facilities

- Maintain or restore all historic structures and features.
- Preserve the polo field in its current historic configuration for polo, polo practice, and informal recreational uses. In the interim, move 20 parking spaces from the driveway to the parking lot behind the tennis court. In the long range, remove the current ranch house parking lot and reestablish the original grade, lawn, fencing, and entrance road.
- Retain the modern polo announcer's booth to help interpret the game of polo, but it is to remain small and unobtrusive in the historical setting.
- Remove the existing nonhistoric restroom building from in front of the historic guest house and restore the site to its historic condition. In the interim, continue adaptive use of the garage for visitor center functions.
- Move administrative offices from the guest house and replace with interpretation and guided tour support facilities. In the long range, remove the visitor center from the garage and simulate historic conditions throughout the guest house and garage.
- Provide a historic conveyance ride for visitors to experience the original feeling of entering the ranch.
- Provide a "drop off" zone for disabled visitors at the historic guest house.
- Locate parking for the docents and staff at the parking area behind the tennis court.
- Remove 20 picnic sites from a portion of the historic entrance road and restore the road to its historic condition
- Provide disabled access at the historic guest house and garage site and provide disabled access to the ranch where feasible. Provide new disabled-accessible restrooms in the guest house and garage building.
- Maintain and preserve the historic gate house;

allow park employee housing.

- Maintain the ranch house lawn as open space; interpret the historic golf course.
- Restore the ranch house, laundry building, tennis court, and film vault to original condition as house museums.
- Remove eucalyptus trees which are diseased or are damaging or threatening historic structures; replace in kind, according to historic landscape reports.
- Remove nonhistoric, inappropriate vegetation, and if appropriate, replace vegetation with historically authentic plantings, according to historic landscape reports.
- Provide and upgrade appropriate security, fire, and intrusion detection and prevention systems and programs.
- Maintain the spring vault, provide proper security and control devices, and improve runoff from the spring to use water in the park.
- Maintain the historic ranch entrance road from the polo field to Sunset Boulevard for a historic feature. This road may also continue to serve park administrative use, special permit use, and as an emergency exit.
- Upgrade utilities as needed, but changes from the historic condition must remain visually hidden or screened from visitors.
- Retain and maintain trail heads, with three points of departure (see map, page 106).
- Remove visually intrusive and historically inappropriate maintenance functions, equipment, and supplies.
- Move park maintenance functions to the operations and maintenance area.
- Restore to original or historically authentic condition the shops and hay barn structures currently being used for park maintenance; provide new disabled-accessible restrooms in the hay barn.
- Prohibit parking of all nonhistoric vehicles (except incidental and unavoidable operations



DESIGN CONCEPT-PROPOSED PARKING

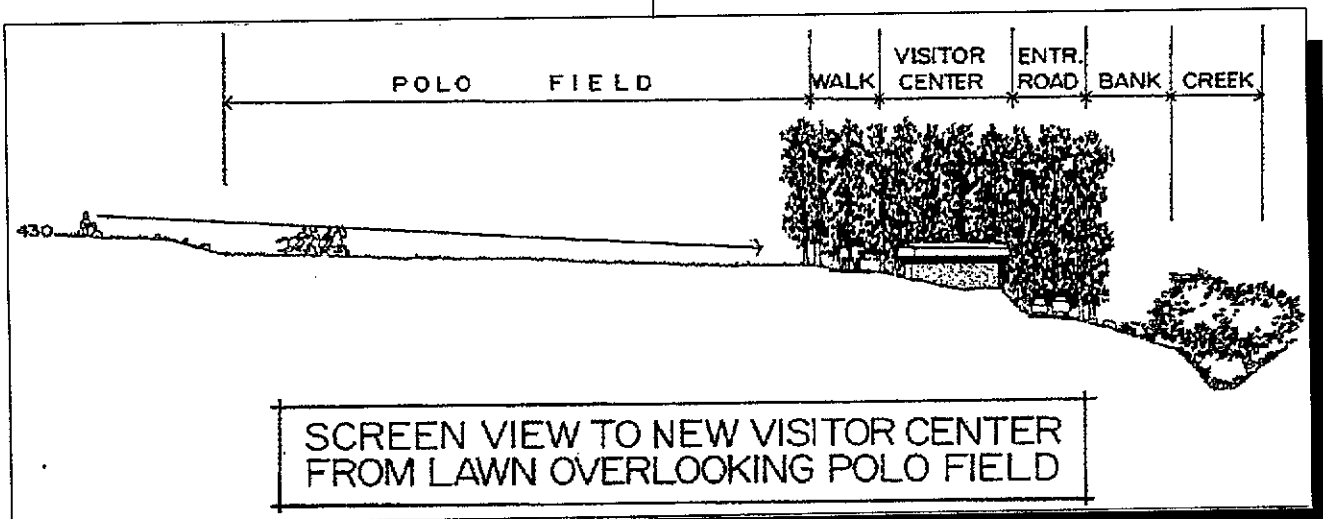
or concession vehicles).

- Remove all nonhistoric paving, concrete, and other non-historic elements not essential to public health and safety, and restore to the historic condition.
- Provide necessary properly designed fire and erosion control measures, such as an adequate water storage and distribution system.
- Maintain the polo cage for interpretation.
- Maintain the riding and roping arenas for interpretation of equestrian activities.
- Maintain and interpret the blacksmith shop as a house museum. In the interim, continue adaptive use of the carpenter shop for nature interpretation exhibits. In the long range, relocate nature interpretation to the visitor orientation building in the entrance area and restore the carpenter shop to simulate historic conditions for use as a house museum.
- Restore the stable, and keep the historical attached apartment for a caretaker's residence.
- Maintain and preserve the exterior historic authenticity of the foreman's house and grounds, and continue adaptive use in the house for park employee housing for security.
- Restore and make available for horticultural use the historic lath houses.

Entrance Area

Facilities

- Retain the current two-lane paved entrance road up to the park.
- In the interim and in the long range, retain the existing parking lot behind the tennis court, and increase the number of car spaces in the lot from 32 to 50 by restriping.
- In the long range, improve the service road into Sarah's Point to provide two-way public vehicle access and provide a facility for fee collection on Sarah's Point.
- In the long range, construct a new paved parking area at Sarah's Point for up to 80 cars to provide the primary area for public vehicle parking. Screen from view from the primary historic zone.
- Retain the trail access and equestrian staging area.
- Develop a new 20-site picnic area (relocated from the existing picnic area); restrooms with disabled access will be in the new visitor orientation building.
- Provide an auto access gate or other acceptable control device allowing concession customers and park employees to drive to the Bone Canyon area.



Diagrammatic cross section of the polo field and part of Sarah's Point

- Provide a new visitor orientation building for interpreting historical and cultural values; include restrooms, a public phone, and administrative facilities.

- Provide an exercise trail for horses.
- Retain trailheads at bus stops.
- Upgrade, as needed, support utilities such as water and electricity.
- Provide a sign on Sunset Boulevard to notify drivers of parking conditions.
- Retain the practice polo field, but remove the high chain link fence that surrounds it.

Upper Hillside Area

Facilities

- Retain hiking and horseback riding trails and trail connections to other trail systems.
- Rehabilitate erosion damage to trails; stabilize and revegetate volunteer trails.
- Rehabilitate Inspiration Point; remove asphalt paving, correct erosion damage, and provide a bench and an interpretive panel to describe the view.
- Retain service/fire roads.
- Provide gates, fences, and signs, as needed.
- Construct water tanks adequate to supply emergency fire suppression (see primary historic zone).

Existing Picnic Area

Facilities

- In the long range, reduce the size of the existing 43-table picnic area; move 20 tables from the historic entrance road (which is part of the primary historic zone) to the new entrance area, and leave the remaining tables at the existing picnic area.
- Construct a new restroom in the picnic area

and provide necessary utilities.

Bone Canyon Concession Area

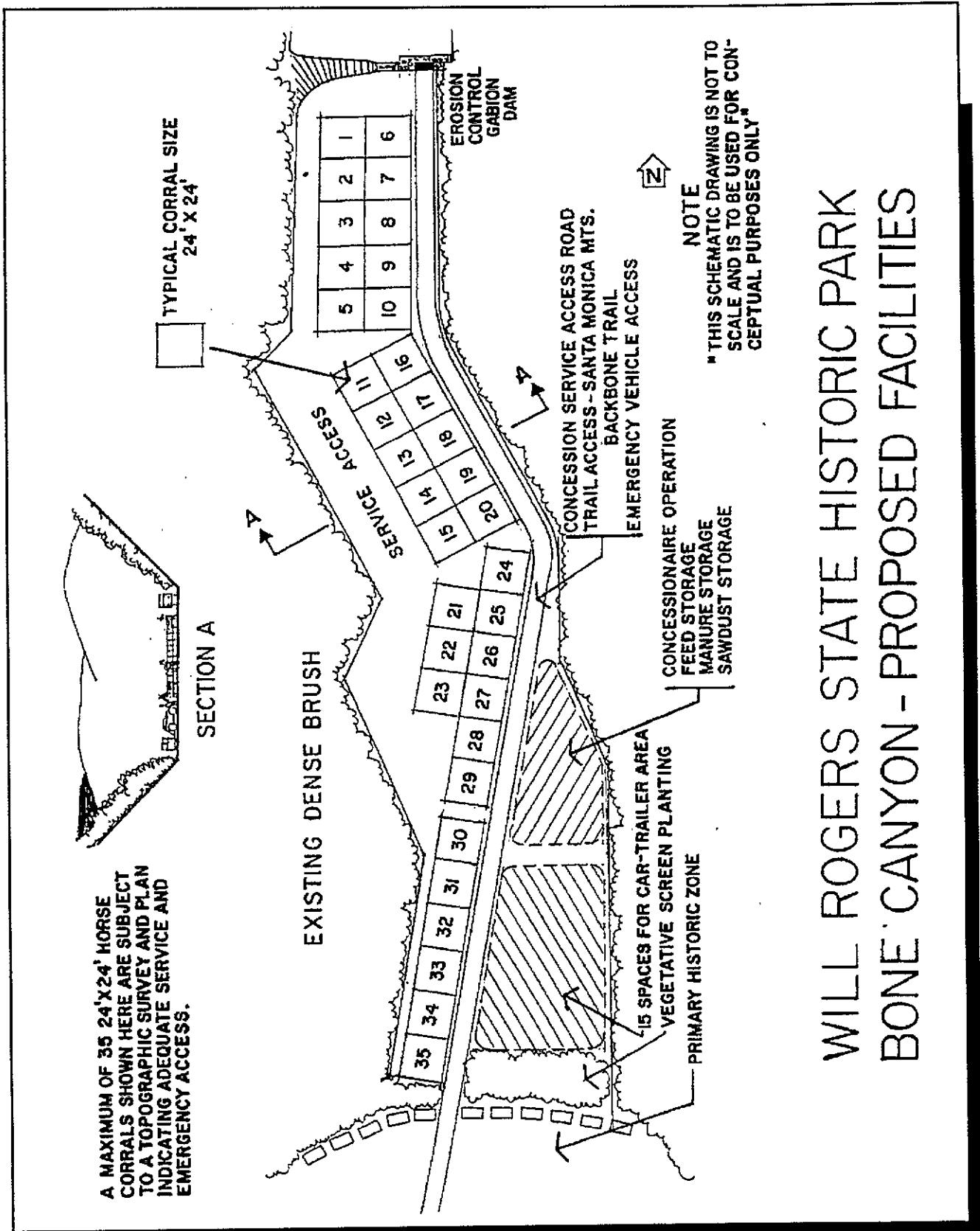
Facilities

- Provide additional corrals for up to 35 concession horses.
- Provide customer parking for 10 to 15 cars (relocated from the hay barn in the primary historic zone).
- Accommodate minimum essential concession support facilities; eliminate horse trailers, infrequently used equipment, and material storage.
- Retain fire and trail access.
- Retain appropriate erosion control structures. Screen all facilities from view from the primary historic zone with native plant materials.

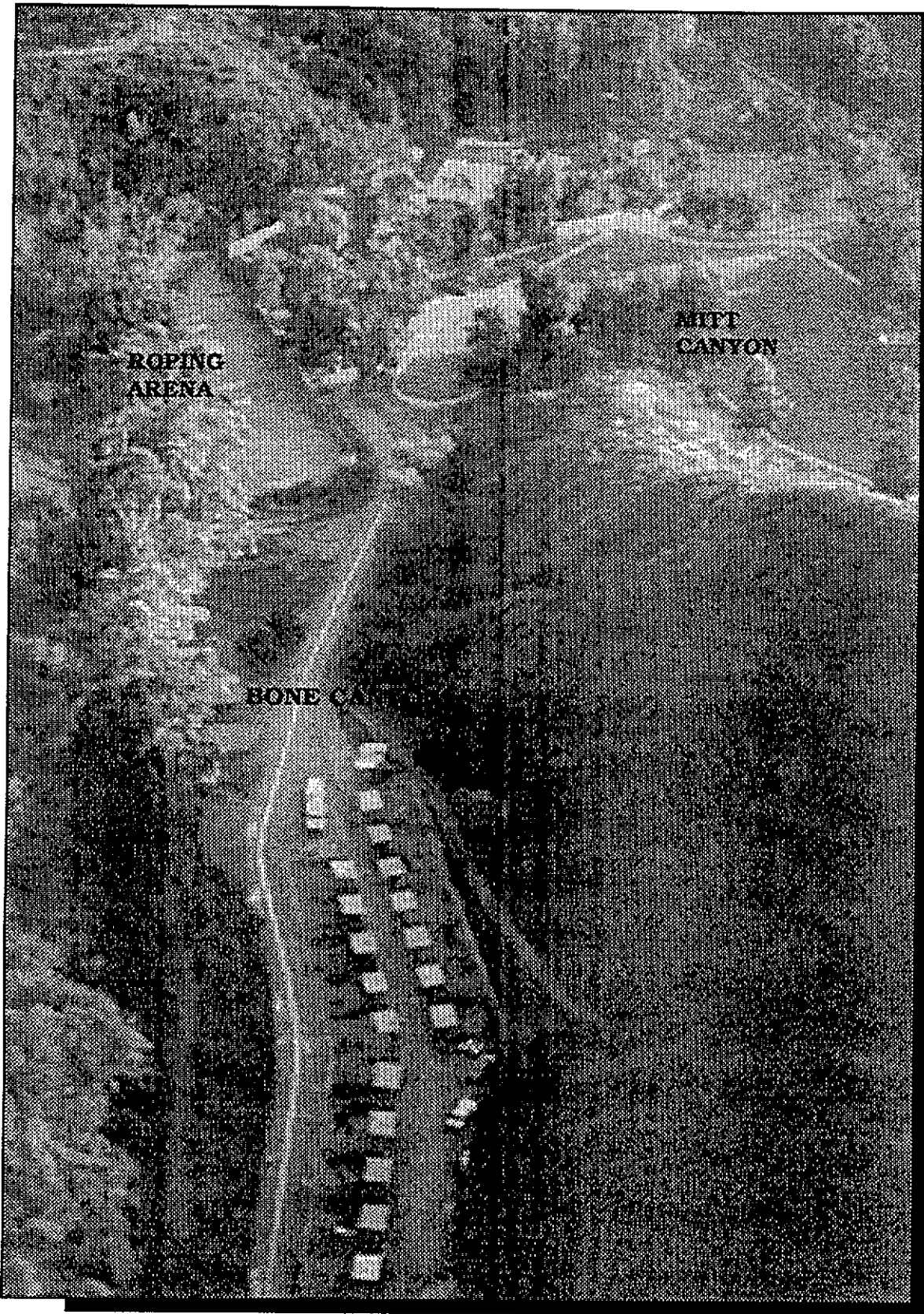
Operations/Maintenance Area

Facilities

- Develop a new park maintenance shop, office, parking, storage, and security to accommodate all park maintenance needs; the second residence and garage may be modified for these uses, or removed to provide necessary space to accommodate a new structure or storage.
- Relocate the horseback riding and hiking trail away from future maintenance facilities.
- Provide visual screening for separation between park facilities and the neighborhood.
- Provide an appropriate level of utilities, as needed.



Schematic drawing of Bone Canyon proposed facilities layout



1989 aerial view of Bone Canyon, looking south into the primary historic zone

Design Criteria (by land use area)

The design criteria section identifies the standards or special considerations which will guide the design of any site or landscape improvement project in the unit to guarantee its harmony with its environment. The design criteria will establish the parameters for the design of appropriate and environmentally compatible improvements which will manifest general plan intent and reinforce a proper spirit of place.

Primary Historic Zone

Restoration of the historic structures in the primary historic zone will duplicate the same architecture as the original structures, including original lines, forms, colors, and textures of material, in accordance with the required historic structures reports and the Resource Element of this plan.

Restrooms will be required in the primary historic zone. These facilities will be incorporated into existing historic structures where needed, as opposed to constructing new buildings that will not be historically appropriate. This adaptive use shall be discreetly placed in the garage under the guest house and in the hay barn. Modern codes and materials will have to be used. Construction will be unobtrusive, and otherwise kept visually hidden or screened.

Pedestrian traffic will be emphasized over vehicle use. Walkways will be as they were in 1935. Modification to dirt or gravel surfaces will be considered for disabled accessibility, dust control, erosion control, and to facilitate today's heavier maintenance and special-use vehicles that will occasionally need to be used.

New landscape screening will be added to obscure views of the disabled and overflow parking area from the new entry path to the ranch house.

No new roads are proposed. Historic roadways in the zone will be surfaced with materials which will provide for emergency services, equestrian concessionaire access, disabled accessibility, dust control, and erosion control, while still maintaining the proper visual spirit of

place.

Original utilities will eventually need to be replaced and upgraded to modern code requirements. This will necessitate use of new materials and equipment. All such items will be placed underground. Any historic above-ground utilities should appear as close as possible to the 1935 design.

The rock retaining walls and rock-lined ditches that Rogers built are still functioning today. In time, these features will need to be restored. The exact same rock material should be used; if new rock or concrete material is required, then it should be of the same appearance in color, form, and texture. Modern mortar is substantially better than it was in 1935, and should be used; however, color must be added so that it does not appear new.

Some grading of the soil surface has occurred through the years. The original contours should be determined and reestablished without creating erosion control or other management problems.

Landscape plant materials in the primary historic zone will be replaced in kind, as necessary. Eucalyptus trees will not be removed unless they die or become a hazard, at which time they should be replaced. Those trees that have spread or suckered beyond their original placement should be removed and not replaced. Will Rogers encircled the polo field, lawn areas, etc. with eucalyptus, and this landscape effect should be restored.

The historic, pastoral, scenery of the original golf course lawn in front of the ranch house and on the polo field will continue to be maintained as they appeared in 1935.

Water conservation may necessitate lawn replacement with a modern drought-tolerant species. These species should require less water, fertilizer, and mowing, and should be able to sustain at least the same level of use. Lawns must, however, appear as the original lawn in color and texture. The irrigation system should eventually be replaced. Current irrigation sys-

tems are very expensive, awkward, and time-consuming to operate and maintain. Modern high-tech equipment and designs will probably need to be incorporated, but should be installed unobtrusively.

All original white rail fencing should be restored as it appeared in 1935. This fencing was placed all around the polo field and roadways.

Signs throughout the primary historic zone will be kept to a minimum so as not to detract from the original historic setting. Only those signs that are absolutely necessary for health, safety, and interpretation should be visible. General information should be distributed from the contact station or the orientation building.

Signs should reflect historic colors, textures, and lettering styles of the period, and should be made of stained, routed wood.

Disabled accessibility should be provided in all designs and restoration projects. Accessibility projects installed must not significantly affect the original fabric of the structure and must be screened or otherwise not be visible.

Views into this zone will reflect the appearance of 1935.

Entrance Area

The primary purpose for the entrance area is to get park visitors safely in and out of the park, while getting people oriented to begin their transition into the historic setting. The entrance facilities, even though not in the primary historic zone, are still affected by the fact that they are in a state historic park. This means that though facilities are using modern building codes, materials, and designs, they still must comply with designs fitting to the historic nature of the park and the spirit of place. The same design of white rail fencing will be used around the new parking area. Wood will be used in a rustic fashion, rather than a milled lumber appearance. Shingles or shakes are appropriate, and for fire prevention, rustic-appearing colored concrete shakes can be used. Pavement should be earth-colored, with subtle, low-contrast stripes, if any. Parking bumpers, if used, should be wooden.

The current entrance is not the entrance that Rogers used. The new entrance road could be made to appear similar to the original entrance road by using white rail fencing on both sides of the road. The fence design should be similar to the historic fence at the polo field.

The cherimoya grove will be restored and maintained in a productive condition, as it appeared in 1935.

The natural vegetation on the lower slopes will also be kept in a natural state.

The main entrance road off Sunset Boulevard to Will Rogers State Historic Park is part of the unit; however, the roadway should be maintained to local codes because there are private residences and emergency vehicles that use this road.

Signs, gates, and fences should be of modern materials and construction, and to the required state and local codes, but still reflect historic colors, lettering, and textures of 1935.

A new access road to the proposed parking area on Sarah's Point will be constructed using the old lower service road, which is already graded through the canyon below the existing kiosk. This road will be improved, and will be wide enough for two narrow lanes.

A small contemporary entrance contact station or kiosk should be built on the next section. Appropriate plant materials should be used to screen it from the primary historic zone. A contemporary orientation building shall be constructed on the west end of the mesa. Criteria for this building are discussed in the next section. This structure should be screened from view from the primary historic zone.

A new paved 80-space parking lot will be constructed on the west end of the mesa to replace the spaces taken out of the primary historic zone. This part of the mesa is below the ranch house and polo field, and is partially screened by existing eucalyptus trees that line the west end of the polo field. Landscape screening should be maintained and enhanced with dense shrubs planted on the bank below the polo field. Trees in the parking lot may also help the visual screen effect.

A small picnic area of about 20 sites should be placed around the parking lot, and near the orientation building. Picnic table sites should be kept unobtrusive, and screened from the primary historic zone.

Upper Hillside Area

The upper hillside encompasses approximately 100 of the total 186 acres. These slopes are for the most part covered by native brush.

This vegetation should be maintained and preserved. Rogers had cleared portions of these hillsides to prevent wildfires. These clearings were rather unsightly, so Rogers sparsely replanted these slopes with various trees. These areas should be maintained as they were in 1935.

Fuelbreaks should be out of the view of the primary historic zone, and should be designed to minimize hard edges and to blend gradually into the native vegetation pattern.

Existing roads and trails should be maintained in grade, width, number, and location, and their minimal visibility from the primary historic zone should be retained. If revegetation is necessary, natural vegetation should be used.

Inspiration Point is a very prominent vista point, and the area should be improved. Old pavement should be removed, and native low growing chaparral should be established in some of the barren spaces for erosion control. A sitting bench should be placed to take advantage of the view. The bench should be wooden, and designed similarly to the benches on the ranch house patio. An interpretive panel interpret the view should be placed low enough to the ground to prevent obscuring any of the views. This panel could be cast aluminum mounted in a rustic wooden frame, and held in place by 8" x 8" (minimum) rough timbers.

Existing Picnic Area

The existing picnic area, which is outside of the primary historic zone, was part of the original golf course and should be retained as a lawn area with picnicking.

The original driveway grade comprises a portion of the picnic area. The picnic tables that are currently sitting on this old grade should be

removed. The original grade, alignment, and surface treatment of the historic entrance drive should be replaced, and the white rail fencing should be reconstructed on both sides of the driveway.

A small restroom will be built in this picnic site; it should be a modern structure, screened from the primary historic zone, with no more than four toilets. The architecture should reflect the rustic wood character in a compatible style, color, and texture with that of the ranch house.

Bone Canyon

No grading or paving should be done in this canyon area. Parking for service and concession patrons should be designated with minimal signs, compatible with signs in the primary historic zone.

The current corrals are made of pipe, and could be replaced with material that resembles white-painted wood rail fencing.

Landscape screening separating the primary historic zone from this canyon should be blue gum eucalyptus trees, of the same species found throughout the historic areas.

Operations/Maintenance

The new operations and maintenance area will use the space around the two park residences and garages. This area should serve as a buffer zone between the residential area and the rest of the unit. One of the residence buildings should be retained for housing. The other house and garage may be used for park maintenance, offices, vehicle storage, or other related operational services. Additional structures may be needed to provide for operational needs. These should be small, modern structures that will be designed as low-profile buildings similar in style to the ranch house in character, color, texture, and similar looking material, but should not be replicas.

Existing trees will be retained to help provide shade and visual screening; additional screening should be provided, if needed, to provide the desired buffer between the unit and the residential area.

Architectural Concepts and Criteria

Proposed Visitor Orientation Building

Justification

In the long range, a new visitor orientation building will be needed to provide orientation and to house interpretive exhibits, a nature center, restroom facilities, and a multi-purpose room for visitors to gather for audio-visual programs and films about Will Rogers. Constructing of this building would provide an opportunity to restore the historic structures now serving adaptive uses to simulate their original appearance, and to enhance their historical and architectural integrity.

Removing an employee residence and the archival storage area from the ranch house will lessen human impacts on that historic resource.

For better interpretation and visitor services, it is desirable to remove the public restroom building, the gift shop, and staff work areas from the primary historic setting.

The visitor orientation building will provide services, historical and natural interpretive displays, and exhibits of artifacts that are inappropriate in a house museum setting.

Audio-visual programs and other methods will be used to present information on Will Rogers' life and the ranch. The orientation received here will prepare visitors to better understand Rogers and enjoy his ranch.

In addition to the interpretive functions and public facilities planned for the visitor orientation building, this building will also provide essential office, storage, curation, and work spaces removed as a result of ranch guest house restoration and future restoration projects.

The new visitor orientation building will be made accessible to all visitors.

Staff and docent areas will also be made dis-

abled-accessible, thereby improving operations, administrative, and interpretive capabilities.

Construction of this facility at Will Rogers State Historic Park would greatly increase use of this unit's facilities, improve park orientation and visitor control, and make possible complete restoration and maintenance of the ranch.

Functions of The Visitor Orientation Building

The functions of the visitor orientation building will be to accommodate interpretive and administrative aspects that may include, but are not limited to, the following:

- Interpretive exhibits on the life and times of Will Rogers;
- Interpretive exhibits on the history of Will Rogers' ranch;
- An audio-visual and projection room (non-fixed seating for 70 persons maximum);
- A docent sales/office area and work space;
- A park orientation area for visitors, not an attraction in and of itself;
- Archive and artifact conservation and storage areas for references and photographic materials;
- Public restrooms, drinking water, and telephone facilities;
- An interpretive nature exhibit area, and
- Administrative offices.

Architectural Design Concept

The proposed visitor orientation building will be designed as a modern, rustic, ranch-style building, using architecture compatible with the ranch house, but without attempting to duplicate the ranch house. The proposed functions and required visitor services will largely deter-

mine the building's actual size and configuration, but the structure should be as small as is practical. The building should provide approximately the same interpretive floor space as the existing visitor center in the historic garage/downstairs area of the guest house and the natural history display in the carpenter shop. The structure should be no higher than 12 feet above grade. A two-story structure would require the lower story to be split-level or underground.

Every effort will be made to ensure that the exterior design and landscape will be harmonious with the ranch and the historic park setting, so as not to diminish the significance of the prime historic, cultural, and natural resource values.

Existing historic eucalyptus trees should visually screen the new visitor orientation building from view from the primary historic zone.

Architectural Design Analysis and Criteria

The proposed visitor orientation building design, including the structure, walks, and ramps, is to be disabled-accessible, designed to meet earthquake standards, and designed to emphasize harmony between building and site. Emphasis will include using fire-retardant wood and roof, and incorporation of energy-efficient heating and cooling systems appropriate to the site.

1. Public Areas

Restrooms: The restrooms should be accessible both from the parking areas and the polo field, even when the building is closed.

Exhibit Area: This should provide a secure area for exhibits, displays, and audio-visual viewing.

Audio-Visual and Multi-Purpose Area: Sufficient seating should be available for a group of 70 people maximum (nonfixed seating), with a modern screen room and chair storage.

Sales/Information Area: An open information and sales counter area should be constructed by the lobby, including a storage area.

2. Staff Area

Park Offices: A few small offices with storage, work space, and a security entrance adjacent to the information sales area should be provided.

Environmental Influences

The site's climate varies from hot and dry to cold and damp. Energy-efficient heating, cooling, and lighting are primary design concerns for visitor comfort. Other concerns are the threat of fire and earthquake.

Site Considerations: The following criteria served as the basis for the selected site:

- The location allows for appropriate visitor orientation information to visitors as their first experience on entering the park.
- The site is outside, but adjacent to, the primary historic zone, is easily accessible from the parking area, and is a reasonable walking distance from the ranch house.
- The site is of sufficient size to develop desired interpretive and administrative functions and related site development.
- There are no known archeological sites, historic building sites, or other significant cultural and natural features on the site.
- The building can be compatibly integrated into the historic park setting through sensitive architectural design and appropriate landscape screening.
- Utilities and access roads are readily available.

Entrance Station

The structure should be disabled-accessible, small, and designed as a contemporary building, using architecture compatible with the rustic ranch style of the ranch house. The roof and wood material should be fire-retardant.

Restrooms

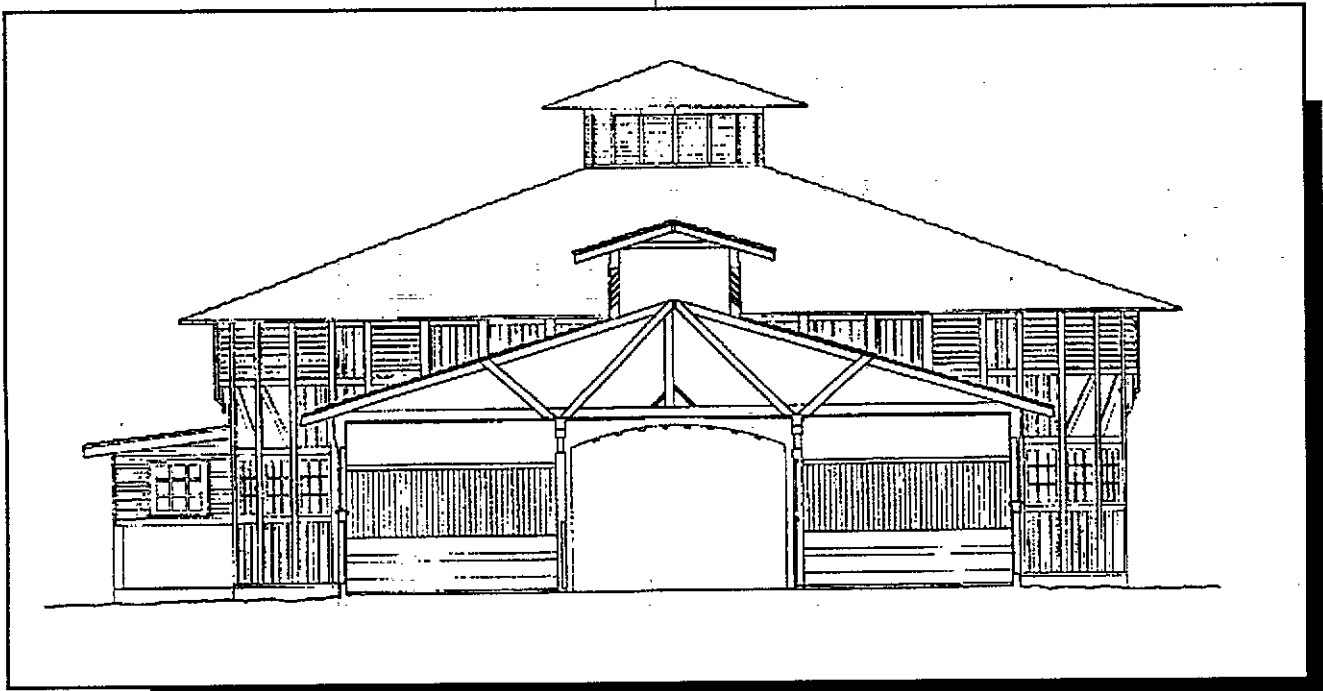
The proposed new restroom facilities to be located in the existing picnic area should be disabled-accessible, visually unobtrusive, and designed as a contemporary building, using architecture compatible with style of the ranch house. The roof and wood material should be fire-retardant.

Public restrooms are needed in the guest house/garage and the hay barn.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old, and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Existing Historical Structures, Disabled-Accessible

All the historic structures will be evaluated for disabled accessibility, as described in the Declaration of Cultural Resources Management Policy.



Cross section of Will Rogers' stable depicting architectural style. 1988 scanned HABS drawing on file with the Department of Parks and Recreation.

Implementation of General Plan Proposals

The following priorities are listed to provide a sense of what the most important and achievable plan proposals were considered to be during the time the plan was written. These priorities may change.

Natural Resource Management Proposals

High Priority

Classify trails for fire/road standards.

Establish a program to monitor the effects horses are having on the resources.

Establish a monitoring program that determines the total number of horses allowed by the concessionaire, using the results of the monitoring program, to minimize adverse effects from the horses to the resources.

Adopt a fire management program.

Adopt fire management standards for clearance zones, fire road designation, fire equipment requirements, etc.

Evaluate the storm runoff/erosion control system.

Initiate a nonnative plant control program.

Medium Priority

Develop a management plan to address potential rare and endangered species in conflicts with historic uses.

Develop a program for replacing and managing of eucalyptus trees.

Low Priority

Initiate a program for locating, identifying, and protecting rare, threatened, and endangered species.

Develop a plan to reduce noise pollution in the park.

Develop a restoration and management program for the cherimoya grove.

Develop a soils map for the park.

**Cultural Resource
Management Proposals**

High Priority

Develop an adaptive use plan, and restore the historic stable.

Develop restrooms per the adaptive use plan.

Install motion detectors to reduce lighting in all areas of the ranch house.

Develop a priority for the historic structures report.

Develop a historic landscape plan.

Reconstruct and restore to the historic condition the rock-lined ditches and walls.

Develop a plan for improvement of the current archival room and artifact storage room.

Prepare and implement a restoration plan for the ranch house.

Prepare and implement an adaptive use plan for the carpenter/blacksmith shop house museums and the hay barn working museum (including restrooms).

Relocate administrative and maintenance functions and facilities from the primary historic zone to the operations/maintenance area.

Remove non-historic site improvements and uses from the primary historic zone (e.g., paved parking areas, contemporary vehicle parking).

Restore the carpenter/blacksmith shop and the hay barn.

Restore the laundry building, large lath house, and guest house.

Upgrade the intrusion alarm system.

Upgrade environmental control systems, ie. heating and air conditioning systems.

Medium Priority

Restore all historic fencing, and replace in kind where needed.

Interpretive Proposals

High Priority

Develop and implement an interpretive and restoration plan for the stables.

Develop and implement an interpretive and restoration plan for the carpenter/blacksmith shop, hay barn, polo cage, and roping arena complex.

Medium Priority

Develop and implement a furnishing plan for the ranch house, laundry building, and lath greenhouse.

Develop a conceptual interpretive plan for the new visitor center.

Develop and implement an interpretive plan for the guest house garage (to include exhibits and restrooms).

Study weekend attendance and develop a feasibility plan for a weekend reservation system.

Facilities Proposals

High Priority

- Restore the horse stable and barn.
- Restore the ranch house.
- Prepare a site plan for the Bone Canyon concession area and provide concession parking.
- Remove nonhistoric elements, e.g., general cleanup and repairs, the storage area.
- Improve fire, earthquake, and other emergency plans.
- Rehabilitate hillside trails, erosion control, and Inspiration Point.
- Develop a "park full" traffic and circulation plan. Install an electronic "park full" sign.
- Reconstruct the water system, including backup water tanks.
- Construct initial interpretive signs, panels, and information.
- Construct or install new disabled access aids.
- Develop a program for trail maintenance and erosion control.

Medium Priority

- Restore the hay barn.
- Restore the carpenter/blacksmith shop, historic fencing, and vaults.
- Remove storage facilities from Sarah's Point.
- Install new landscaping for a visual screen along roads and in the parking and maintenance areas.
- Construct new maintenance shops and storage.
- Plan and implement turf management for the polo field.

Low Priority

- Restore the guest house and garage, including new restrooms.
- Restore additional historic features, e.g., rock-lined ditches and rock walls, the cherimoya grove, and the two lath greenhouses.
- Restore the laundry building and bunkhouse.
- Restore the original driveway.
- Remove the 100-car/bus paved parking lot, including regrading, irrigation, and a new lawn.
- Remove restrooms near the ranch house and construct new restrooms in the existing picnic area.
- Construct a new entrance road with a kiosk and a turnaround.
- Construct new 80-car/bus parking on Sarah's Point.
- Construct a new visitor orientation building, with park orientation, gift shop, a restroom, a multi-purpose room for up to 70 people, curatorial space, a park office, a docent office, a utility room, and first-aid/emergency services.
- Construct 20 new picnic sites on Sarah's Point.
- Construct a new restroom in the existing picnic area.
- Construct new drainage for the spring vault south of the gate house.
- Remove gasoline pumps and the underground reservoir.

General Plan - General Cost Estimates

The following general cost estimates are presented for comparative analysis only. They are meant to give a rough idea of the potential costs of implementating the plan's proposals. This estimate does not include staff time nor consultant costs for studies, reports, or plan preparation. This also does not reflect the cost for required permits. These planning estimates are based on 1991 costs, and will need to be re-evaluated the historic structures reports are completed, and before future preliminary and budget plan phases of implementation can be initiated.

Phase 1

Restoration/Rehabilitation

Restore the horse stable/barn, \$200,000 already spent.	\$600,000 - 800,000
Restore the ranch house, including additional interpretation.	\$300,000 - 500,000
Remove nonhistoric elements, i.e., general cleanup and repairs, and storage areas.	\$120,000 - 150,000
Rehabilitate hillside trails, erosion control, Inspiration Point.	\$100,000 - 140,000

New Construction/Development

Construct/install initial interpretive signs, panels, information.	\$85,000 - 100,000
Install electronic "park full" sign along Sunset Boulevard.	\$40,000 - 60,000
Reconstruct the water system, including backup water tanks.	<u>\$400,000 - 600,000</u>
Total for Phase I	\$1,645,000 - 2,350,000

Phase II

Restoration/Rehabilitation

Restore the hay barn.	\$200,000 - 300,000
Restore other structures and features, e.g., carpenter/blacksmith shop, historic fencing, vaults.	\$150,000 - 250,000

New Construction/Development

Install new landscaping for visual screen along roads, parking, maintenance area.	\$75,000 - 120,000
Construct new maintenance shops, storage.	<u>\$50,000 - 100,000</u>
Total for Phase II	\$475,000 - 770,000

Phase III

Restoration/Rehabilitation

Restore guest house/garage, including new bathrooms	\$200,000 - 300,000
Restore additional historic features, e.g. rock-lined ditches and rock walls, cherimoya grove, two lath greenhouses.	\$220,000 - 300,000
Restore laundry building and bunkhouse.	\$150,000 - 250,000
Restore original driveway; Remove 100 car/bus paved parking lot, including regrading, irrigation, and new lawn.	\$45,000 - 60,000
Remove restrooms near ranch house, and construct new restrooms in existing picnic area.	\$80,000 - 100,000
Construct new entrance road with kiosk, turnaround.	\$200,000 - 300,000
Construct new 80-car/bus parking on Sarah's Point.	\$150,000 - 200,000

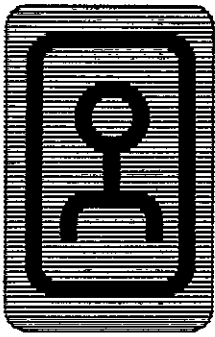
New Construction/Development

Construct new visitor orientation building: with park orientation, sales, a restroom, a multi-purpose audio-visual room for 70 people maximum, curatorial space, a park office, a docent office, a utility room, and first-aid/emergency services.	\$600,000 - 800,000
Construct 20 new picnic sites on Sarah's Point.	<u>\$30,000 - 50,000</u>

Total for Phase III	<u>\$1,675,000 - 2,360,000</u>
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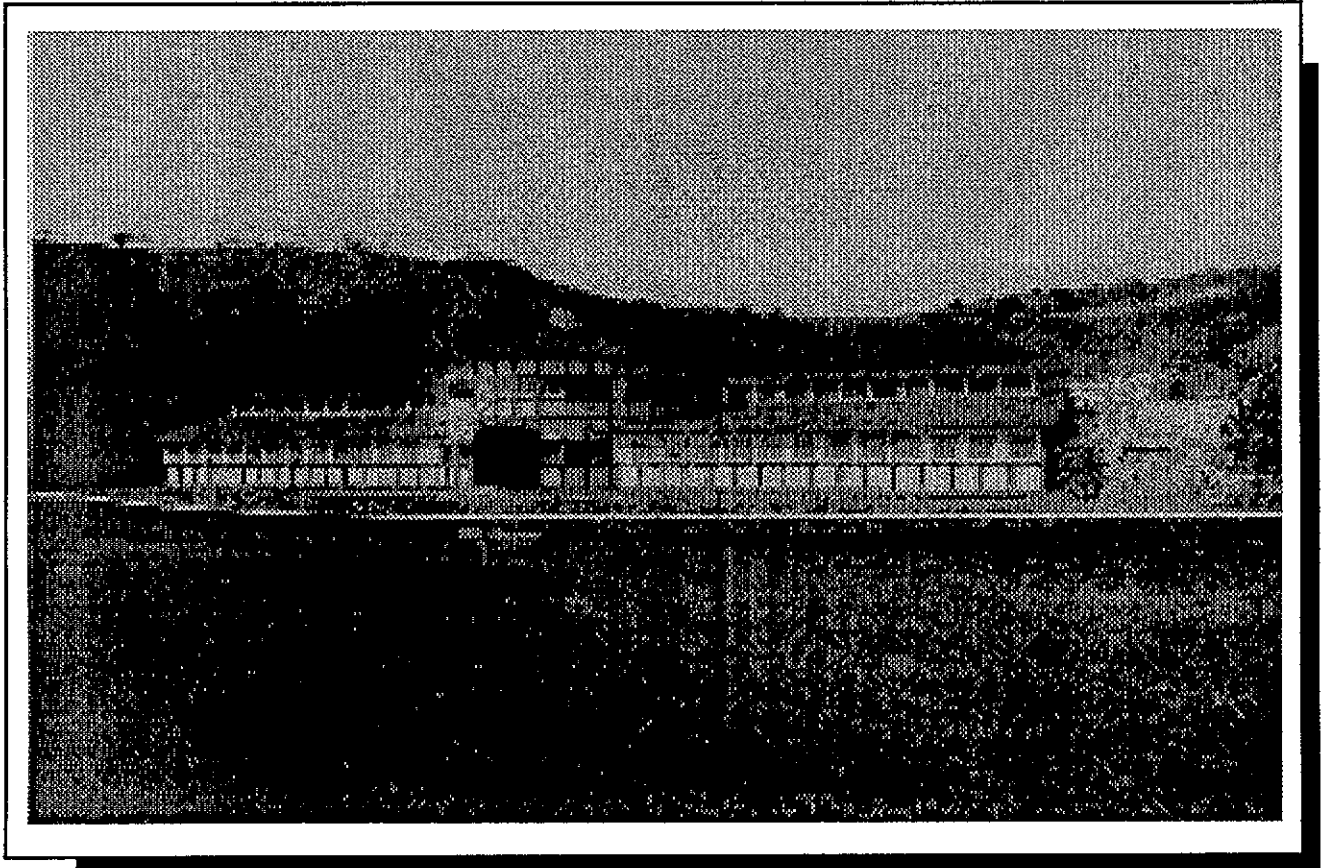
Total	\$3,795,000 - 5,480,000
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The above 1991 general cost estimates do not reflect any cost index. Costs could rise by as much as 8 percent to 12% a year or as little as 3 percent to 4 percent, depending on economics.



OPERATIONS ELEMENT

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Historic photo of Will Rogers stable, (ca. 1928). On file with the Department of Parks and Recreation.

Operations Element

Definition

The Operations Element explains how the park unit will be operated. It serves as a guide for developing and implementing of a unit operation plan that best accomplishes the unit's purpose, while properly managing and protecting its resources. All other information in the general plan will be incorporated into this element as it describes existing conditions and proposes possible or needed actions.

Will Rogers State Historic Park is classified and will be operated as a state historic park. Its primary purpose, as outlined in the original deed of grant, is as a memorial and monument to the memory of the late Will Rogers (Appendix A). Operations will primarily protect the cultural and natural resources while providing necessary visitor services through such means as appropriate access, maintenance, law enforcement, administration, interpretation, support organizations, and concession management considerations.

Existing Conditions and Proposals

Visitation - Existing Conditions.

The Will Rogers SHP has an essentially year-round visitor-use season is experienced at Will Rogers SHP due to its mild climate, easy access from a large metropolitan area, and historic significance. Heavier visitor use occurs during March through October; lighter visitation occurs from November through February. However, visitor-use patterns are responsive to climatic changes. Turnaway crowds on warm December days and minimal attendance on cool June days are not uncommon. Holidays and weekends, with mild, sunny weather, tend to bring heavy attendance. School groups visit the unit on weekdays year-round, with April through June being the period of greatest demand. Bus tour groups account for some year-round use. There is a demand for special events, picnicking, and company party groups; commercial and documentary film productions are a constant but varying level of annual demand. Sample statistics for 1988 through September 1990 are as follows:

	<u>Year</u>	<u># of Events</u>
Organized Picnics:	1988	72
	1989	94
	1990	71
Special Events:	1988	16
	1989	11*
	1990	8
Film Productions:	1988	38
	1989	49
	1990	26 (as of 9-1-90)**

* Decline due to sports events deferred to facilities elsewhere.

** Film productions have been averaging about 3 per month.

Proposal - Fees

Use fees will be charged for public use of Will Rogers SHP.

Proposal - Day Use

The unit will remain a day-use facility; overnight camping or other public after-hours use will generally not be permitted.

School Groups, Educational Visits - Existing Conditions

There is constant demand for educational visits by organized school groups. Currently, only two groups are scheduled daily. This ensures a worthwhile experience for the participants, and the availability of park staff and volunteers.

Proposal

In addition to normal tour schedules, the current practice with school groups will be continued. The size limit of 70 persons per school group will be continued, one in the morning and one in the afternoon. Limits may be adjusted upward when feasible.

Traffic Control and Circulation - Existing Conditions

Parking and traffic flow occasionally enormous problems, with vehicles backed up along the entrance road almost to Sunset Boulevard while staff is turning away vehicles at the main gate due to filled parking lots.

Proposal

"Park Full" signs will be installed on both sides of Sunset Boulevard near the intersection of Will Rogers State Park Road and at the main entrance gate to notify the public when parking facilities become filled.

Special Events - Existing Conditions

Currently, demand exists for a large number and a diversity of special events at Will Rogers SHP. Requests are varied, and have regularly included birthday parties, weddings, advertising promotionals, music concerts, and orga-

nized sports activities, such as softball, rugby, soccer, football, baseball, team frisbee, and other team or league sports. Recent years have shown an increasing demand for team sports activities.

Proposal

Requests for inappropriate organized sports activities or league sports will be deferred to city or county recreational facilities, because these activities are not consistent with the park's purpose. Casual, family-oriented sports play and limited, informal recreation is consistent with the park's purpose. All special events will be carefully considered to maintain the unit's spirit of place. Events that enhance the unit's interpretive theme will be encouraged.

Film Permits - Existing Conditions

Film production is common at the park, includes motion pictures, still photography, and student productions. The historic ambience, quiet surroundings, and convenient location have attracted more than 100 productions during the last three years. Currently, film activity is specifically not allowed to interfere with visitor activity, maintenance functions, and activities at any time. Location fees currently cannot be levied. Monitor fees are charged indirectly through the California State Film Commission. The park has a film policy in place for all such productions. Close communication is maintained between district management and the State Film Commission on policy issues.

Proposal

Film production activity at Will Rogers SHP will remain governed by existing departmental and district or management policy. Film activity should not supplant visitor opportunities to enjoy the resources the park has to offer. Maintenance activities and functions should not be jeopardized or significantly changed to accommodate film activity; unit facilities cannot be altered to accommodate film activity.

Law Enforcement - Existing Conditions

Will Rogers SHP does not have extensive law enforcement problems. However, due partly to the unit's close proximity to the greater Los Angeles area, it has, over the years, experienced burglary, arson, after-hours intrusions, driving under the influence of alcohol/drugs, theft, vandalism, and more recently, gang activity.

Currently, only the main ranch house, visitor center/park office, and main barn have fire alarms and sprinkler systems. Staff monitoring during operating hours is necessary to deter exhibit and artifact losses. Current staffing allows only intermittent patrol throughout the unit. Call-outs are necessary to handle after-hours alarm calls and other problems. The Los Angeles Police Department may provide assistance when needed, but response time can vary from a few minutes to 30 minutes or more.

Proposal

The park employee presence in the unit will be continued, in two residences occupied by ranger/peace officers. Liaison shall be continued with the Los Angeles Police Department. Security and emergency planning will be incorporated into the unit operation plan and will include provisions for the ever-present fire and earthquake danger, as well as law enforcement.

Maintenance - Existing Conditions

Facility maintenance is often a function of historic preservation at Will Rogers SHP. Training for staff to achieve appropriate knowledge and expertise is a high priority. Operational shortcomings exist which, when corrected, will provide proper artifact collection and archive curation as recommended in the Resource and Interpretive Elements.

The unit's maintenance services now use the hay barn as both a base of operations and workshop area. This building is historically significant. Sixteen of the total 23 adjacent, paved parking spaces, a flammable materials storage shed, a hazardous materials storage area, and assorted storage items are currently in close proximity to the hay barn.

Proposal

Maintenance services operations will be relocated out of the barn complex because these are inconsistent with the unit's historic integrity. Appropriate equipment needed daily in the park may be used from the barn complex.

Utilities - Existing Conditions

The City of Los Angeles provides water, power, and sewer services. However, many of the existing utility lines are old and require constant maintenance and repair.

Proposal

Maintenance, repairs, or replacement required for public health and safety will not negatively affect long-range historic integrity of unit resources and will be done as necessary.

Water - Existing Conditions

Water consumption at the park is high due to maintenance requirements of the polo field, ranch house lawn, and other areas.

Proposal

Every attempt will be made to conserve water as much as possible. A survey will be conducted to determine the feasibility of re-routing for park use water from the spring located near the existing one-way exit gate. Alternative irrigation methods will be explored and implemented when feasible.

Signs - Existing Conditions:

Unit signs generally comply with existing department policy and inform visitors of park rules and regulations and points of interest.

Proposal

A review of all park unit signs and its sign program will be completed as soon as practical. Changes will be made as necessary to reflect department policy and those items specifically addressed in this plan.

Administrative Services - Existing Conditions

The park unit office is on the second floor, above the existing visitor center, which is the former guest cottage, a significant historic building. Space is currently shared by administrative, visitor services, and maintenance services staff. The building provides only marginally adequate work and file space.

The office is central to unit operations. The Will Rogers Cooperating Association, a docent/volunteer group, receives mail here, but operates out of the one-time laundry room located behind the northwest corner of the ranch house. The laundry room is also a significant historic building.

Proposal

The visitor center/office will be relocated into a new building which will be constructed in the vicinity of the southwest mesa portion of Sarah's Point (see Land Use Element). This plan recommends that this new building be constructed to provide visitor orientation and work space for visitor services staff and the Will Rogers Cooperating Association. The association's gift shop could also be operated at this location and will continue to sell only those items which help to interpret the natural and cultural resources of the park.

Resource Management

Natural and cultural resources at Will Rogers SHP will be managed in accordance with departmental policy and the Resource and Interpretive Elements of this plan. Management practices will seek to enhance the ranch atmosphere of the park and the desired interpretive period, 1927-1935. Park supervision will ensure that these policies and practices are implemented.

Recreation Management

Recreation - Existing Conditions

Visitors to Will Rogers SHP can generally be divided into two categories, traditional and recreational.

Traditional visitors intend to learn about Will Rogers through available interpretive programs, printed material, the visitor center store. These visitors might also learn of the unit's natural history through walks around the grounds or up to Inspiration Point.

Recreational visitors want to use the park for specific, often sports-related, activities such as jogging, horseback riding, soccer, softball, frisbee, team frisbee, rugby, company parties and picnics, or similar events. Most of the team-related or casual sports activity occurs on the polo field, which is the only suitable location in the park.

Proposals

Many of the recreational activities occur in the primary historic zone. Other space in the unit is not available because of 1) steep terrain; 2) protection of the primary historic zone; or 3) all other flat spaces are needed for visitor accommodation/overflow parking, park maintenance and administration, or equestrian parking, loading, and unloading. This plan recommends the following:

1. Only organized polo and soccer sporting events will be conducted at Will Rogers SHP until a suitable replacement soccer field can be found, and soccer games will be allowed only 12 days per year for children six to seven year old and under.
2. The park will continue to provide appropriate recreational activities on trails, the picnic area, and the polo field. This may include casual, family-oriented sports play.
3. A quiet zone of approximately 100 feet with no picnicking or nonhistoric activity will be created in front of the ranch house to help maintain historic ambience and ensure the

viability of daily interpretive tours conducted there. Large groups, parties, and special events will continue to be directed away from the lawn to appropriate recreational zones.

4. Picnicking and availability of picnic reservations should continue. Fees will continue to be charged for group picnic reservations. Group reservations will be limited to 150 persons, either one group of 150 persons or up to three groups of 50 persons each (see Land Use Element). Remaining picnic tables will be available to the general public.

Concession Management

Existing Conditions

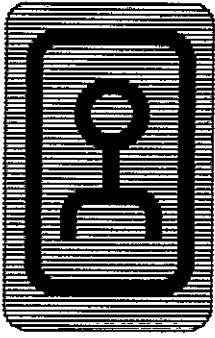
An interpretive equestrian concession contract currently exists at Will Rogers SHP. The district superintendent or a designee is responsible for contract administration, and will maintain the position of initial contact between the concessionaire and the department. Concessionaire activities include polo practice and games, a riding academy, and horse boarding, and may include equestrian special events and film productions. The unit supervisor oversees the concessionaire's responsibility for maintaining and repairing of equestrian-related facilities, and for damages caused by his horses to all park facilities.

Proposal

All concession activities will be monitored by department staff, and contract violations or unrepaired damages to park properties will be documented. The district superintendent and the Concessions Office will use this documentation to administer the concession contract.

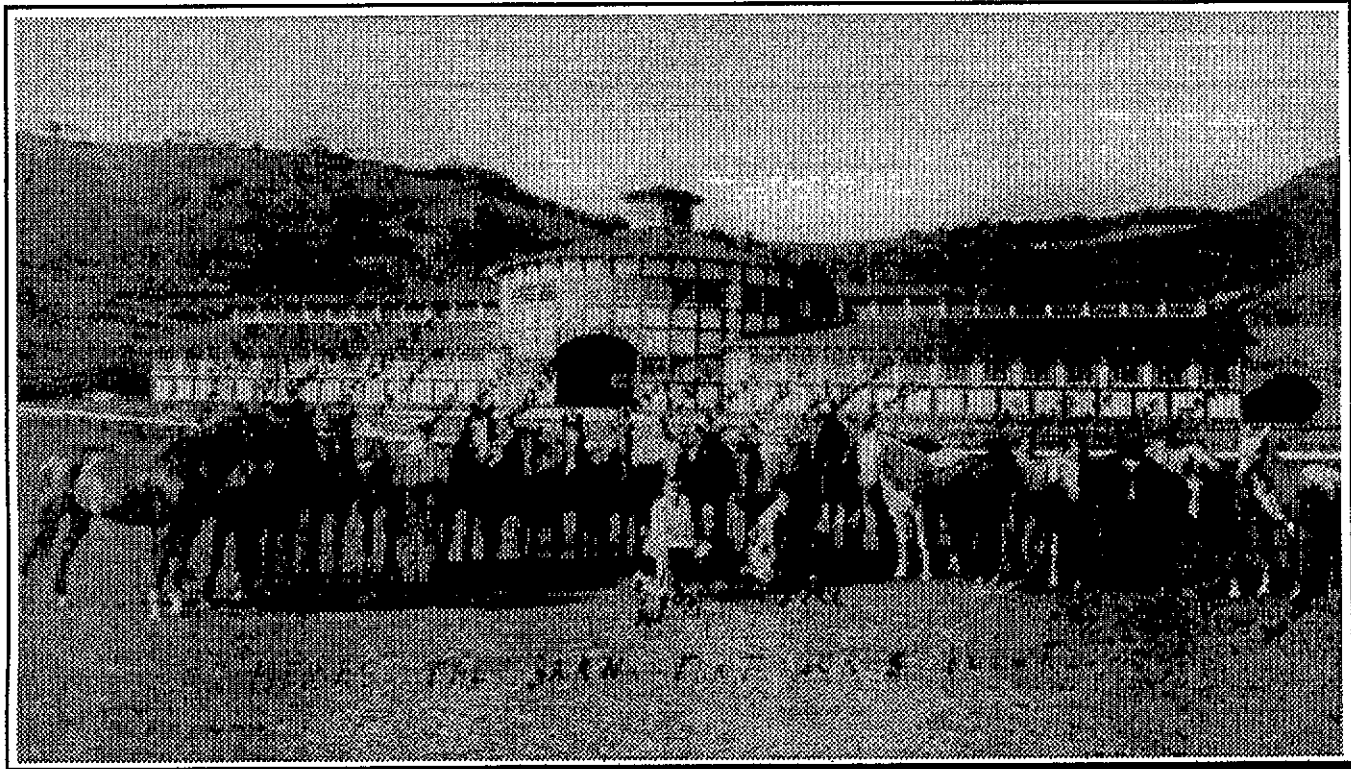
Proposal

The plan recommends that revenue generated by concessions will be returned to the unit operating funds that are delegated for concession-related programs and maintenance functions.



CONCESSIONS ELEMENT

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Will Rogers' stable and horses (ca.1929). Photo on file with the Department of Parks and Recreation.

Concessions Element

Concession operations in this state historic park shall be governed in part by Public Resources Code Section 5080.03, et seq., and by State Park and Recreation Commission policies (especially Policy 19), and the department Administrative Manual.

Definition

A concession may be defined as a grant to a person, corporation, partnership, or association for the use of certain lands in units of the State Park System. The use of lands are for the specific purpose of providing for general public services, products, facilities, and programs for use, enjoyment, and enhancement of recreational and educational experiences that the department cannot provide as conveniently or efficiently.

Purpose

It is the department's policy to enter into concession contracts to provide services, products, facilities, programs, and management and/or visitor services to enhance of recreational and educational experiences, in concert with visitor safety and convenience. Such concessions should not create added financial burdens on the state, and wherever possible, shall reduce costs or generate revenues to aid in maintaining and expanding the State Park System.

Compatibility

Concession developments, programs, or services must be compatible with this unit's classification as a state historic park and its General Plan provisions. Further, it is the department's policy that concessions that relate to the resources of the unit in state recreation areas and state beaches can be enhancements or attractions unto themselves, but that such concession attractions are generally incompatible with state units in which natural or historic preservation is of primary importance.

Interpretive Concessions

The department shall consider an interpretive concession opportunity when the facility, service, product, or program directly relates to an interpretive theme. In such cases, consistent with PRC Section 5080.03, et seq., the director shall have the option to enter into a contract, through an open bid process, or through a sole-source contract when such contractor can demonstrate unique knowledge, experience, or ability associated with the interpretive subject. The interpretive concession contract shall be consistent with the interpretive goals and objectives identified for this unit.

General Concession Policies

1. The economic feasibility of proposed concessions shall be determined by the Concession Programs Division, with input from other departmental divisions. Final approval for developing and operating of a proposed concession will be made by the director of the Department of Parks and Recreation.
2. It is the policy of the department to cultivate and encourage small business and ethnic and racial minority-owned/operated businesses as concessionaires in Will Rogers State Historic Park, as well as in the State Park System.
3. It is the department's policy to generally avoid entering into convenience-type concession agreements for facilities, products, or programs that are adequately provided for a short distance outside state park unit boundaries, when such travel will not unduly endanger or inconvenience visitors, or lead to unreasonable consumption of transportation fuels.
4. Specific proposals shall be analyzed on a case-by-case basis, as submitted to the department.
5. It is the policy of the department that concessions shall provide facilities, products, programs, or services at prices competitive with similar businesses outside State Park System units.

Concessions in Historic Units

Appropriate concession activities for this historic unit are limited to:

1. Concessions that are interpretive or historic in nature, and that reflect the established primary historic period for this unit.
2. Special events approved by the district superintendent.
3. Commercial/retail-type concessions which must reflect the following guidelines before being considered appropriate:
 - a. The concession must meet the state's planning and development guidelines (including compliance with historical and interpretive prime periods) and must
 - comply with land use and development plans (including compliance with environmental, architectural, and engineering requirements);
 - meet the public's needs (if the services and goods are not offered by nearby local businesses);
 - be compatible with state development;
 - be economically feasible (benefits vs. costs to the state); and
 - contain plans showing how the proposed concession relates to other development and the total environment, what the recreation needs are, and how the concession conforms to state and local codes, laws, regulations, and ordinances.
 - b. Concession contracts must conform to language as specified in the Rogers grant deed.

Current Conditions

Will Rogers' childhood, early career as an entertainer, and lifelong hobbies reflected his continued association with equestrian activities and his love for horses. One of the main reasons that he moved to his Santa Monica ranch was to have enough space to get away from the crowds and relax by roping and participating in other equestrian-related activities, and to keep the family horses. To interpret the life of Rogers at his Santa Monica Ranch without horses would be to miss a vital element of his spirit.

To help achieve this atmosphere, concession activity at Will Rogers SHP currently consists of

an interpretive equestrian concession, which includes an active polo club, riding lessons, practice areas, special equestrian events, and boarding of horses. The current contract also provides for a concessionaire/client pay telephone and a vending machine at the stable.

The equestrian concession uses trails, the stable, the lesson arena, corrals, canyons, pastures, a "show ring," a practice polo arena, and a polo field located in the unit. Generally, the concession services that have been provided have complemented the historic theme of the unit, and have been well supported by the visiting public.

Proposed Concessions

An interpretive equestrian program should be an integral part of the unit's operation. An equestrian concession may be considered a viable option. Future contracts should consider the appropriateness of relocating facilities and improvements such as equestrian staging areas and the practice polo arena, consistent with the General Plan.

Additional concession activities for consideration may include but are not limited to the following examples: horse rentals, interpretation of the polo-related activities (including fundamental instruction in the polo cage), livestock roping, roping exhibitions, and interpretive farrier/blacksmith demonstrations.

Many "convenience-type" retail services needed by park visitors are currently available in the local community within 1.5 miles of the park. Concession potential in this park unit is limited by State Park System management principles established for historical/cultural preservation and interpretation. Therefore, specific retail concession proposals shall be considered only on a case-by-case basis, with participation and review by all department divisions.

Concession activity shall be conducted in a manner that invites and encourages park visitors to share the history depicted by concessions and their related facilities. An emphasis on safe public access and visitor experience is paramount.

Horse Trails

Consideration may be given for provision of trail maintenance responsibilities as part of the concession, where feasible.

Equestrian Concession Management

The following management guidelines and goals shall be used to balance historic integrity and resource protection with historical uses and the greatest public benefit to park visitors. In order to properly interpret the life of Will Rogers, the basic elements of his equestrian activities and lifestyle should be depicted in a reasonably accurate but practical manner.

Equestrian concession contracts may assist in the realization of the following goals:

1. Continue horse presence on the grounds.

An active equestrian presence in the park is necessary in order to properly portray the historical interpretation of Will Rogers' lifestyle.

An upward limit of 45 boarded horses (including nonconcession horses) may be allowed. In establishing the appropriate number of concession-boarded horses, the following critical factors will be considered

A. Environmental Impact Factors

• Natural Resource Impacts:

Soil erosion

Trail conditions (widening, deepening)

Vegetative damage

• Cultural Resource Impacts:

Physical damage to historic structures/fabric

General Impacts

Various forms of pollution (odors, runoff)

Visitor complaints (various concerns that may have lessened the quality of their experience while visiting the park)

Esthetics/spirit of place, ambiance.

Number of nonconcession horses

B. Operational Factors

Concession effects on the department's ability to perform its duties (such as interpretive programs, maintenance, enforcement, and public safety) will be considered.

C. Concession Importance in Achieving the General Plan's Goals and Objectives.

The desirability of using a concession to achieve the goals and objectives of the General Plan, includes but are not limited to: having a presence of horses in an authentic historical atmosphere of the 1927-1935 period; the role the horses play in creating the spirit of place; and the desire to provide appropriate equestrian experiences and equestrian support facilities.

Historically appropriate types of horses and activities should be emphasized.

A limited number of concession horses, not to exceed 10, should be boarded in the stable, consistent with resource protection.

2. Continue polo playing at Will Rogers State Historic Park.

The game of polo should remain a historic use of the grounds, and full matches and exhibitions should be encouraged. Polo exhibitions may consist of matches, pick-up games, and individual practice, etc. Most forms of polo will convey the feeling of the interpretive period and will portray the way Will Rogers used his ranch. Matches may be arranged by the department or a concessionaire, consistent with the concessions contract. The frequency and use patterns for polo will be guided by the potential impacts assessment, using the criteria outlined above, and will be addressed in the concessions contract.

3. Maintain the integrity of equestrian facilities.

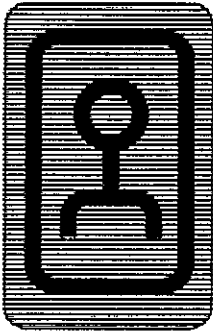
Maintenance of all equestrian facilities and trails shall be a high priority, and should be a combined effort between the department and the concessionaire.

Consideration may be given for the concessionaire to provide restoration and preservation

responsibilities, where feasible.

4. Public access to concession facilities is a primary goal within the limits of safety and appropriate resource protection policies.

Implementation of this Concessions Element will provide high-quality interpretation of equestrian activities reflective of the life and times of Will Rogers.



ENVIRONMENTAL IMPACT ELEMENT

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Will Rogers at work (ca.1930). Photo on file with the Department of Parks and Recreation.

Environmental Impact Element

Summary

Will Rogers State Historic Park was donated to the state by Mrs. Rogers to preserve and interpret the memory of Will Rogers as he lived at his Santa Monica Mountains ranch. The property was classified a state historic park in 1963. The project evaluated in this Draft Environmental Impact Element is the Preliminary General Plan for the park.

Since accepting the property, the Department of Parks and Recreation has worked to carry out Mrs. Rogers' wishes. The General Plan continues this policy by proposing actions that would improve preservation or restoration of the ranch's buildings, grounds, and artifacts. For example, the plan proposes removing of the park's offices and visitor center from the Rogers' historic garage and guest house. These functions would then be housed in a new combined visitor center/office building located away from the ranch house complex (outside the primary historic zone). The historic garage/guest house could then be restored to the period when the Rogers lived on the ranch.

The environmental effects of the changes proposed in the Preliminary General Plan are summarized as follows:

Class 1 Impacts: Unavoidable Significant Environmental Effects

None.

Class 2 Impacts: Mitigable Significant Environmental Effects

None.

Class 3 Impacts: Adverse But Not Significant Environmental Effects

Construction impacts from:

- Removing of the restroom in front of the garage/guest house, and new restrooms in the garage of the guest house at the picnic area and in an existing building near the barns;

- Building a new visitor center/restrooms/park office building at the edge of the bluff on Sarah's Point near the new parking lot;

- Improving the polo field announcer's booth at the existing location;

- Building a new parking lot on Sarah's Point at the show ring;

- Reconstructing of the lower service road, including widening, replacing of the existing culvert, cutting, filling, partial realignment, paving, and extending to the new parking lot;

- Restoring of original roadway alignments to the ranch house;

- Removing of the existing parking lot, replacing it with turf and a fence-lined entrance driveway;

- Providing new disabled parking and access to the ranch house and guest house;

- Removing gas pumps and the storage yard in Bone Canyon;

- Building a new maintenance equipment/supplies storage building near staff residences;

- Installing a new water tank on the ridge above the picnic area;

- Building a new entrance kiosk on the entrance road near the new parking area; and

- Installing an electric "park full" sign at the Sunset Boulevard entrance.

Construction impacts will primarily be noise and dust during actual construction, and erosion afterward. These impacts will occur as the changes proposed in the General Plan are implemented over the 20-year life of the plan.

Nonconstruction effects will stem from a 40 percent increase in the number of horses boarded in the park.

Mitigations:

Construction Effects

Noise: Construction will be limited to daylight hours on weekdays.

Dust: Construction sites will be watered as needed to control dust.

Erosion: Construction sites will have drainage structures installed, and disturbed soil will be protected before and during the winter storm season.

Horse-Related: Mitigation will be a combined responsibility of the department and the concessionaire.

Alternatives

1. The proposed project: Some major changes of facilities, including a new parking area and a visitor center on Sarah's Point below the polo field.

2. The parking/visitor center alternative: The proposed project, except that the new parking area and visitor center would be placed in the southwest area of the park, now occupied by staff housing.

3. No project: The proposed project without the major changes of facilities such as the new parking lot and visitor center.

Preface

The Environmental Impact Element (EIE) predicts the environmental effects that may result from implementing the General Plan. Combined with the other elements of the General Plan, the EIE constitutes an Environmental Impact Report (EIR) as described in the California Environmental Quality Act (CEQA). This is done for all State Park System general plans whether or not significant environmental effects are expected.

The General Plan is considered a Program EIR because it describes the long-term plans and policies for a state park unit in a generalized way. Later, as specific parts of the plan are implemented, the department will document

their environmental effects as required by CEQA.

Project Description

A description of the General Plan is contained in the General Plan Summary. For more detailed descriptions, refer to the following sections:

Resource Element for description of and policies for management of natural and cultural resources.

Concessions Element for policies dealing with concessions.

Land Use and Facilities Element for allowable use zones and proposed facilities development.

Operations Element for operation and maintenance policies.

Interpretive Element for descriptions of displays, tours, and related activities.

Description of the Environmental Setting

The natural and cultural settings of the park are described in the Resource Element (see page 13).

Existing Conditions, Environmental Impacts, and Proposed Mitigations

The Initial Study for the Will Rogers SHP General Plan EIR identified potential environmental impacts related to soil and drainage, dust, noise, light/glare, housing, parking, traffic patterns, trip generation, recreation, cultural resources, and aesthetics. A Notice of Preparation was distributed through the state and regional clearinghouses, and yielded one response: the City of Los Angeles recommended that the General Plan contain traffic mitigation measures related to Sunset Boulevard. The EIE will focus on those potential impacts identified by the Initial Study and Notice of Preparation.

Soil and Drainage

Existing Conditions: On Sarah's Point below the polo field are various structures that pertain to horses: a show ring, a practice polo arena, a horse wash-down rack, and some pipe corrals. Except for a few eucalyptus trees and the lawn inside the show ring, the area is barren of vegetation. Storm runoff for most of the bluff drains down side gullies into the draw that parallels the entrance road, and joins Rustic Canyon below the park. These gullies are actively eroding.

Some of the trails in the upper hillside zone also are deeply eroded.

Impacts: The General Plan calls for a new 100-car parking lot at the existing show ring. This would replace ± 0.8 acres of grass with asphalt. The lower service road would be widened and paved to connect the parking lot to the entrance road. This would add another ± 0.8 acres of new paving to the park, replacing ± 0.2 acres of old paving. The new paving would result in a small increase of storm runoff from the lower bluff. There will be a potential for increased soil erosion during construction and after, due to exposure of soil by grading.

Mitigation: The Land Use and Facilities Element would remove the existing 95-car parking lot in front of the ranch house, and replace it with turf. This would replace $3/4$ acres of asphalt with grass, offsetting the long-term impact. On construction sites, drainage struc-

tures will be installed and exposed soil protected by mulching before and during the first winter storm season.

The Resource Element recommends measures to repair gullies on trails to prevent further erosion.

Dust

Impact: Grading can raise dust.

Mitigation: Construction sites will be watered as needed to control dust.

Noise

Existing Conditions: Will Rogers State Historic Park is normally a quiet place. The source of loud or intrusive noise heard inside the park generally comes from outside the park (e.g., police helicopters). During high recreational use, however, shouting and car noises can be heard, especially around the polo field, entrance and exit roads, and parking areas. The public address system used during Saturday soccer games and Sunday polo matches occasionally disrupts house tours. Maintenance operations in the park, such as mowing the grass, also create occasional noise. Vehicular noise, car radios, etc. from the entrance road may annoy the residents who live along the road. When traffic is backed up behind the kiosk, the neighbors' annoyance is prolonged. Park hours are 8 a.m. to 6 p.m. (or 7 p.m. daylight savings time) every day. The exceptions are Thanksgiving, Christmas, and New Year's, when the hours are shortened.

Impacts: The General Plan proposes nothing that will increase existing noise levels.

Mitigation: The General Plan would relocate the entrance kiosk to a location near the proposed new parking lot on the lower bluff. This change should reduce the number of occasions when traffic backs up alongside the adjoining residences by increasing the length of roadway between the kiosk and the residential area. The proposed phase-out of soccer will also reduce noise.

Light/Glare

Existing Conditions: Light and glare can come from area lighting and vehicles in the park. The recipients are park visitors and people who can see into the park from outside, such as some residents along Amalfi Drive and other locations on the eastern rim of Rustic Canyon.

Impacts: The changes proposed in the General Plan will cause a small increase in area lighting (the new visitor center), and no increase in the number of vehicles in the park. Considering that the park is bordered on three sides by the City of Los Angeles, this increase is insignificant.

Mitigation: Any new area lighting will be shielded on the top and sides.

Housing

Existing Conditions: Housing in the park includes two staff residences at the southwest corner of the park, one staff residence in the foreman's house by the blacksmith shop, one staff member living in the Rustic Canyon gatehouse, one park employee in the ranch house, and an employee of the equestrian concessionaire residing in an apartment behind the stables.

Impacts: The residents in the ranch house, the foreman's house, and one of the southwest residences will have to find other quarters when the back rooms of the ranch house are restored. There are few possibilities for affordable housing in the Pacific Palisades area; the displaced employees will most likely have to seek housing outside the area.

Mitigations: None.

Parking

Existing Conditions: There is a paved parking area between the ranch house complex and the polo field for about 100 cars. This serves parking needs for visitors to the house, hikers on the trails, picnickers, and users of the polo field. There is also a 32-space paved lot used for bus and disabled parking located in front of the tennis court. Some parking exists for eques-

trian vehicles and horse trailers in front of the stables and up Bone Canyon. Below the polo field, there is unpaved parking space for about 250 vehicles. This is used for polo and American Youth Soccer Organization (AYSO) parking, polo players, and generally as overflow parking.

Impacts: There will be minimal change in the total amount of parking provided in the park.

Mitigation: None needed.

Traffic Patterns

Existing Conditions: Will Rogers State Park Road, the access road to the park, is a steep, winding, two-lane paved road that enters from Sunset Boulevard. Vehicles entering the park generally must stop at the entrance kiosk and pay before continuing on to the park. During heavy-use days (weekends and holidays) traffic can queue up behind the kiosk to the point where residents living off Villa Woods Drive (and sometimes Villa Grove Drive) are stuck in traffic trying to reach their homes. This happens less frequently than in the past since park staff has begun closing the entrance gate below the kiosk when the park is full. In some cases, incoming traffic is diverted before reaching the kiosk to a lower service road that leads directly to the overflow parking area. This arrangement is used for AYSO, which pays a one-time fee for the 14 Saturdays during the fall when it uses the polo field.

Vehicular traffic in and out of the park is greatest on weekends and holidays.

Table 1 shows the number of vehicles entering the park on weekends and holidays in 1989. The high, low, and average for weekends and holidays was 932 (Sunday, February 26), 94 (Saturday, February 4), and 442 (average).

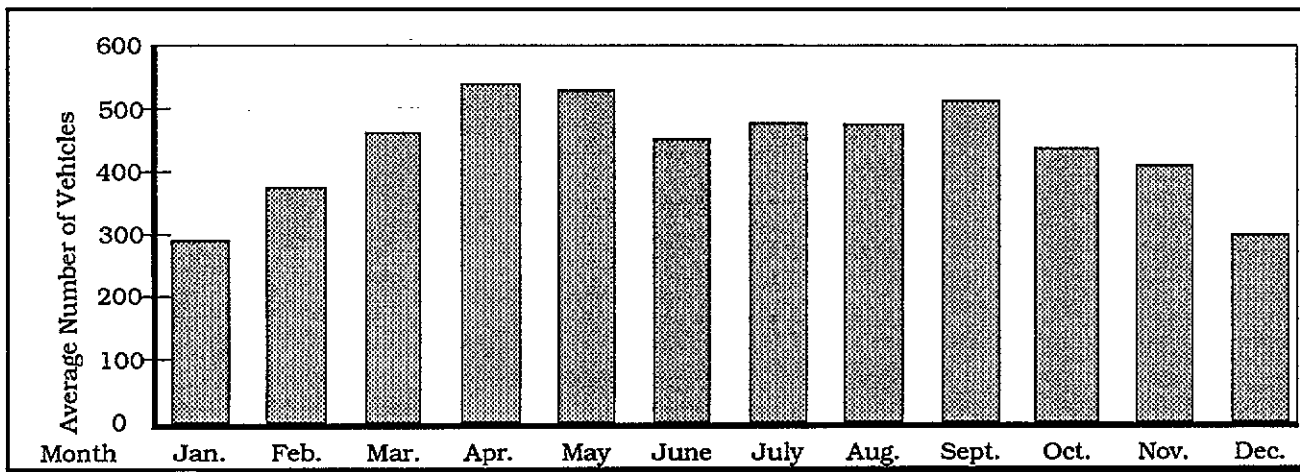
It can be difficult to turn onto or off Sunset Boulevard at Will Rogers State Park Road, especially for those making left turns. Traffic on Sunset is heavy and fast (averaging 43-45 mph), sight distance is short from the west, and there are no left-turn, acceleration, or

WILL ROGERS STATE HISTORIC PARK

**TABLE 1
WILL ROGERS STATE HISTORIC PARK
1989 WEEKEND AND HOLIDAY VEHICLE COUNT**

MONTH	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
Number of vehicles on weekends and holidays	376	94	390	434	484	339
	373	348	714	741	783	452
	161	268	335	314	255	341
	361	537	300	597	564	520
	319	307	406	367	446	449
	167	228	712	560	643	670
	225	314	145	418	360	301
	291	411	788	761	604	554
	359	932		386	676	
	288			825		
TOTAL	2920	3439	3790	5403	4815	3626
AVERAGE	292	382	474	540	535	453

MONTH	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Number of vehicles on weekends and holidays	314	367	886	627	515	351
	572	558	575	328	559	486
	477	349	698	620	321	274
	409	531	359	583	474	311
	586	354	624	465	361	181
	353	537	212	213	506	246
	528	573	509	124	228	210
	355	599	378	417	277	220
	630		543	561	452	191
	400		373			404
693					439	
TOTAL	5317	3868	5157	3938	3639	3313
AVERAGE	483	484	516	438	410	301



WILL ROGERS STATE HISTORIC PARK

FIGURE 1

TRAFFIC VOLUME, SUNSET BLVD. AT RIVAS CANYON ROAD
MONDAY, JULY 16, 1990

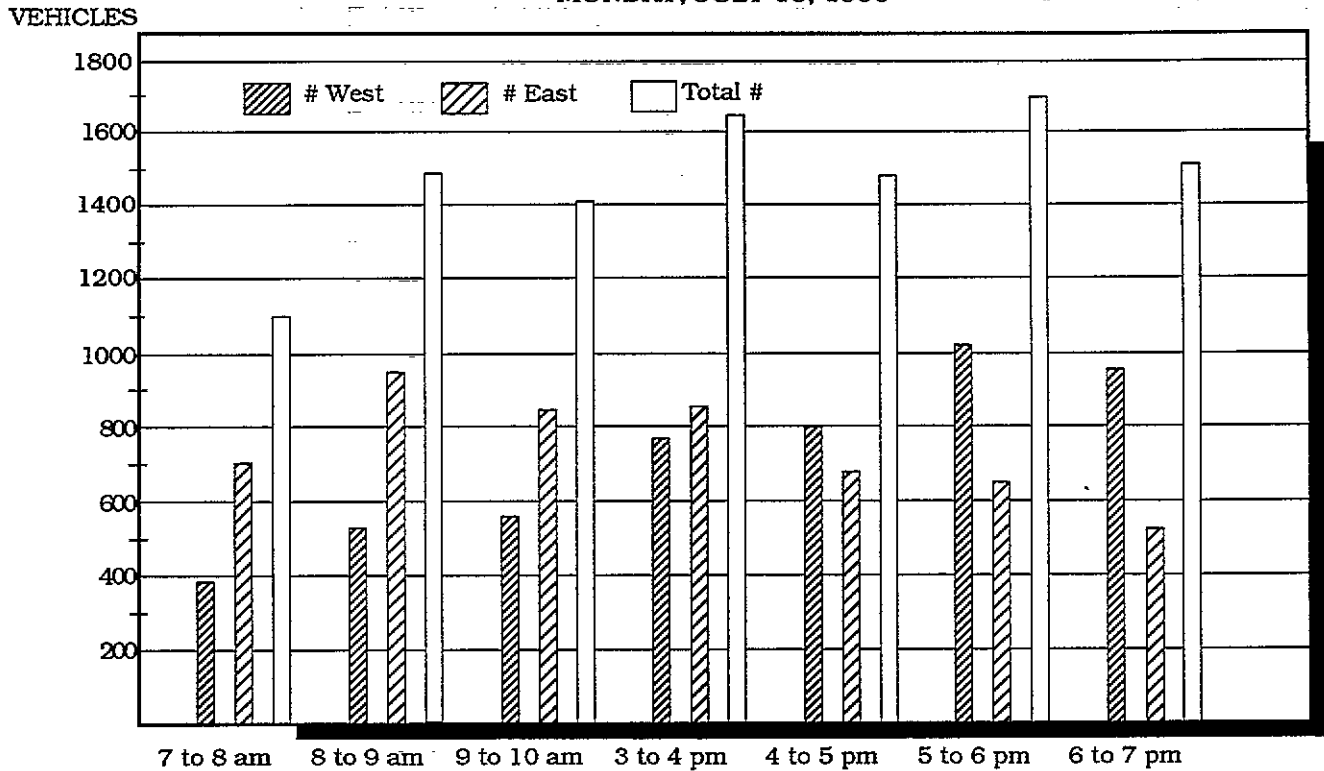
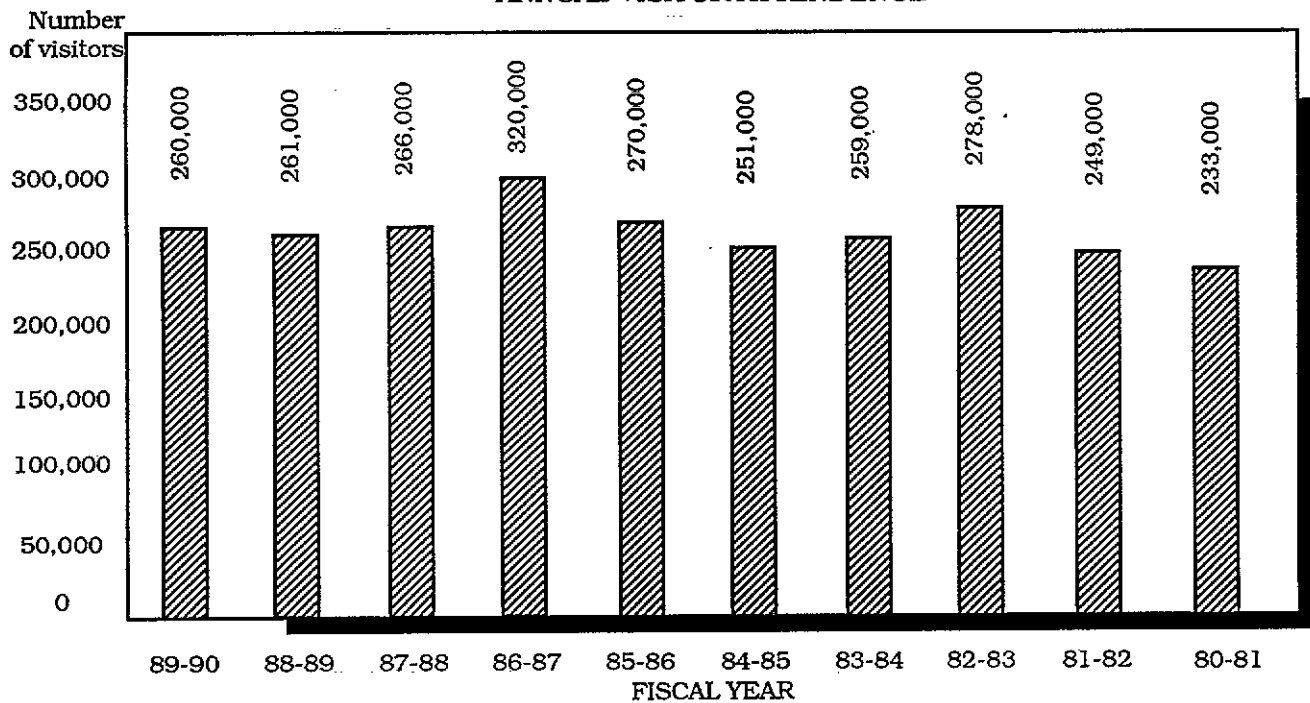


FIGURE 2

WILL ROGERS STATE HISTORIC PARK
ANNUAL VISITOR ATTENDANCE



deceleration lanes. Figure 1 shows traffic volume on Sunset Boulevard near the park during heavy traffic periods measured on a weekday. Traffic volume figures are not available for weekends or holidays.

Impacts: The General Plan proposes nothing that will increase park visitation or congestion on the entrance road. Instead, moving the entrance station kiosk forward to the lower bluff would reduce the potential for backed-up traffic to block the entrance road or access to the residential side streets (Villa Woods and Villa Grove drives). If team sports (except polo) are eliminated, this will also reduce congestion in the park.

Mitigations: The department proposes to install an electric "Park Full" sign at the intersection of Sunset Boulevard (the entrance road) and Will Rogers State Park Road. The city plans to improve this intersection by adding a left-turn pocket and a traffic signal.

Trip Generation

Existing Conditions: Figure 2 shows attendance at Will Rogers SHP for the last 10 years. During this time, visitation has fluctuated, with a low of 233,377 in fiscal year 1980/81, and a high of 320,000 in fiscal year 1986/87. The final year's attendance is 14 percent higher than that recorded for the first year, but no clear trend can be seen.

Impacts: The General Plan emphasizes resource protection, and will not significantly expand facilities or activities that attract visitors. The proposed visitor center/offices building and new main parking lot would move, but not significantly expand, these functions.

The plan makes proposals that would accommodate current use levels, but it might actually decrease visitation. If team sports (except polo) are phased out in the park (p. 129, Operations Element), this could reduce the number of vehicles entering the park on fall Saturday mornings by about 100-250 vehicles.

Because of these factors, implementation of the General Plan should not cause a significant increase of visitation, or vehicle trips, to the park.

Recreation

Existing Conditions: Current recreational use of the park includes guided house tours, self-guided tours, nature walks, hiking, jogging, dog-walking, picnicking, horseback riding, polo and other equestrian events, soccer, and other field sports. One of the most popular recreational uses is youth soccer.

Almost every Saturday morning during the three-month season (September through early December), about 340 young soccer players, accompanied by parents and coaches, converge on the polo field to play their games.

Impacts: There is a demand for playing fields in the Pacific Palisades area. If the General Plan phases out team sports at Will Rogers SHP as proposed, there may be a loss of opportunity in the local community for that type of sport. Since youth soccer is the only team sport that currently would be affected by the plan, it can be said that the General Plan would affect the local youth soccer program. On the other hand, removing of team sports would free the polo field for other uses, such as more polo or informal types of recreation (picnicking, casual frisbee, kite flying, etc.).

Loss of a recreational opportunity is not an environmental impact as defined in the Public Resources Code (Section 21060.5), but it is discussed here because it is one of the more controversial proposals in the General Plan.

Mitigation: None. The American Youth Soccer Organization (AYSO) might be able to gain access to another site. The city or AYSO could acquire another site to develop more playing fields. In any case, it would not be the department's responsibility to find replacement playing fields for AYSO activities.

Cultural Resources

Existing Conditions: The Resource Element describes the cultural resources in the park and their condition. There are no known prehistoric archeological resources in the park, and the expectation of finding any is low (p. 29). Similarly, surveys have found no significant historic cultural resources that predate Will Rogers' ownership. Among the historic structures, the stables and certain artifacts in the house (e.g.,

rugs) are in the greatest state of deterioration, and thus, have the greatest need for preservation.

Impacts: Implementation of the General Plan will cause no new impacts on the park's cultural resources.

Mitigations: Measures recommended in the Resource Element (p. 54) will arrest the decay and restore buildings and artifacts where needed.

Aesthetics

Existing Conditions: Will Rogers SHP is made up of a developed area and a natural area. The developed area is on relatively level terrain — a perched valley surrounded on three sides by higher ridges. In the valley, the buildings and other structures are low, unobtrusively located, fairly well maintained, and surrounded by naturally-vegetated hills and spacious grounds. Some parts of the property, though, especially the lower bluff/Sarah's Point area, are not attractive. The lower bluff is worn bare of vegetation by cars and horses, and is cluttered by shabby-looking nonhistoric features: the practice arena, wash-down racks, and pipe corrals. Another spot that needs improvement is Inspiration Point.

Impacts: Implementing of the General Plan will cause no adverse aesthetic effects. The proposed new visitor center and parking lot, if well designed and landscaped, could improve the existing appearance of the lower bluff.

Mitigation: The General Plan (p. 107) calls for removing facilities (show ring and soccer storage) from the lower bluff/Sarah's Point area, and a higher standard of maintenance for the structures that remain. The visitor center and new parking lot should be carefully designed to not be intrusive when seen from the primary historic zone.

Boarded Horses

Existing Conditions: There are currently 32 horses boarded by concession at Will Rogers State Historic Park: 19 in the stables and 13 in pipe corrals in Bone Canyon.

Impacts: The General Plan calls for 45 boarded horses. This would increase to 26 the number of horses kept in Bone Canyon, causing the following effects:

- Greater wear in some of the equestrian structures, including some of original historic fabric;
- More manure and dust;
- More vehicular traffic in the park;
- More vehicles parked in Bone Canyon;
- Greater wear of equestrian trails.

Mitigation: The effects of a 40 percent increase in the number of horses boarded at the park will be monitored by department staff. The concessions contract will allow the department to require additional maintenance work by the concessionaire or to adjust the number of horses downward, if such measures are shown to be necessary.

Effects Found Not To Be Significant

The Initial Study (Appendix F) identified a number of potential environmental effects, and these have been discussed above. None of these were found to be significant. In addition to the effects discussed, the Initial Study found no other effects.

Significant Effects That Cannot Be Avoided if the General Plan is Implemented

There are no significant effects that cannot be avoided if the General Plan is carried out.

Significant Irreversible Environmental Changes

Implementation of the General Plan would cause no significant irreversible environmental changes.

Relationship Between Short-Term Uses and Long-Term Productivity

At Will Rogers SHP, long-term productivity may be defined as maintenance of the natural and cultural resources in a vigorous or well-preserved state. The park's natural resources include its soils and native vegetation. The cultural resources include the historic buildings and grounds and uses of them that are compatible with the purposes of the park. The General Plan proposes measures that would protect or enhance the park's natural resources and historic cultural resources. Proposed curtailment of most team sports in the park, while having an impact on local recreational opportunities, eliminates uses that are incompatible with the purposes of the park. A limit on the number of horses boarded at the park is proposed to protect the park's soils and the historic fabric of the stables.

Growth-Inducing Impacts

The General Plan will cause no growth-inducing impacts.

Cumulative Impacts

The General Plan will cause no cumulative impacts.

Project Alternatives

There are three General Plan alternatives evaluated in this Environmental Impact Element the proposed project (Alternative 1), the parking/visitor center (Alternative 2), and the "No Project" alternative (Alternative 3).

Alternative 1 - The Proposed Project

The environmental effects of this project are evaluated in the main body of the Environmental Impact Element.

Alternative 2 - The Parking/Visitor Center Alternative

Project Description: This alternative is the same as the proposed project with two exceptions, (1) the staff housing at the southeast corner of the park would be removed and replaced with a 95-vehicle parking lot, and (2) the new visitor center would be located between the parking lot and the ranch house complex. The entrance gate and kiosk would be moved down the hill from its current location.

Impacts/Mitigations: Drainage and erosion effects of this alternative would be slightly less than those of the preferred project, because there would be no need to reconstruct the lower service road. Mitigation measures for erosion would be the same kind used for the proposed project.

Noise effects would be similar; but with the location of the parking lot close to the four residences on Villa Woods Drive, these residents might be more frequently annoyed by noise from the park. A sound wall between the parking lot and the residences would partially mitigate the noise impact.

Another mitigation for noise would be to locate a gate and turnaround below the kiosk that would allow vehicles to quickly turn around and leave when the park is full.

Recreation would be affected by the longer walk required for visitors to reach the ranch house complex, polo field, picnic area, barn, and other popular locations in the park. This could reduce visitor use in the park. No

practical mitigation is available for this effect.

Aesthetics in the park as a whole would be improved by moving the parking away from the center of the park. For the four adjacent residences on Villa Woods Drive, however, a parking lot would lower the quality of the view from the backs of their lots. A row of trees, shrubs, or vines over a fence or sound wall would screen the parking lot from these residences, and partially mitigate the effect.

Alternative 3 - No Project

Project Description: The "No Project" alternative is really a "No General Plan" alternative. Without a General Plan or an amendment to an existing General Plan, no major new permanent development can be done in the park (PRC 5002.2). In public meetings on the General Plan, some people stated: "If it ain't broke, don't fix it," believing that there could be no changes in the existing facilities without General Plan authorization. In actuality, repair and restoration of natural resources, structures, features, and artifacts can all be done without General Plan authority. Changes in operations such as the equestrian concession and use of the polo field can also be done. The "No Project" alternative, then, is the same as the Alternative 2, without a new visitor center and parking lot. This would leave the existing visitor center, parking lot, and show ring "as is."

Impacts/Mitigations: The environmental effects of the "No Project" alternative would be the same as those of Alternative #2 except for those effects caused by the new developments: visitor center, parking lot, road — noise and dust during construction; parking lot and road — additional runoff. Mitigations would be the same as for the Alternative #2 without mitigations for the new developments.

Proposed Mitigation Monitoring

<u>Impact</u>	<u>Proposed Mitigation</u>	<u>Responsibility</u>
Erosion during and after construction of parking lot and entrance road.	Drainage structures and mulches installed before first storm.	Environmental Design Division
Dust raised during construction of parking lot, entrance road, and taking out of old parking lot.	Construction sites watered as needed to control dust.	Ibid.
New area lighting at new visitor center adds light pollution.	Shielded lighting will be installed.	Ibid.
Traffic congestion on entrance road.	An electric "park full" sign will be installed at the park entrance.	District Superintendent is responsible.
Effects of more boarded horses	Damage to structures and trails will be monitored by park staff. The concession contract will allow downward adjustment in the number of horses, or other changes to protect park resources.	District and region staff.

Organizations Contacted in the Preparation of the EIR

City of Los Angeles Department of Planning, Transportation, and Public Works.

COMMENTS AND RESPONSES

**FINAL ENVIRONMENTAL IMPACT REPORT
FOR WILL ROGERS STATE HISTORIC PARK**

The Preliminary General Plan/draft EIR, along with comments received and the department's responses to the comments, comprise the final EIR for this plan.

CEQA COMMENTS AND RESPONSES

The Preliminary General Plan/draft EIR for Will Rogers State Historic Park was circulated for a 45-day public review, beginning on July 3, 1991, and ending August 16, 1991. Late comments were also accepted. General plans were sent to the following agencies:

State Clearinghouse (10 copies)
City of Los Angeles

Legal notice was published in the Palisadian Post and the Santa Monica Outlook newspapers.

Nineteen letters of comments were received during and after the public review period. These letters and the department's response to them are reproduced in the pages that follow.

**NOTICE OF AVAILABILITY
WILL ROGERS STATE HISTORIC PARK
GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT**

The California Department of Parks and Recreation has prepared a General Plan/draft Environmental Impact Report for Will Rogers State Historic Park in the City of Los Angeles. Copies of the document are available for review at the following public libraries and the California Department of Parks and Recreation:

Public Libraries:

Los Angeles Public Library
Palisades Branch
861 Alma Real Drive
Pacific Palisades (213) 459-2754

Santa Monica Public Library
1343 Sixth Street
Santa Monica (213) 458-8600

Parks and Recreation Offices:

Southern Region Headquarters
8885 Rio San Diego Drive
San Diego (619) 237-7411

Santa Monica Mountains District
2860-A Camino Dos Rios
Newbury Park (818) 706-1310

Will Rogers State Historic Park
14253 Sunset Boulevard (at the end of
Will Rogers State Park Road)
Pacific Palisades (213) 454-9451

Comments on the General Plan/draft Environmental Impact Report should be sent to James M. Doyle, Environmental Review Section, California Department of Parks and Recreation, P.O. Box 942896, Sacramento, CA. 94296-0001, no later than August 16, 1991.

GOVERNOR'S OFFICE OF PLANNING AND RESEARCH

1400 TENTH STREET
SACRAMENTO, CA 95814

Aug 16, 1991

JAMES M. DOYLE
CA ST DEPT PARKS & RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296Subject: GENERAL PLAN FOR WILL ROGERS STATE HISTORIC PARK
SCH # 87072924

Dear JAMES M. DOYLE:

The State Clearinghouse submitted the above named environmental document to selected state agencies for review. The review period is closed and none of the state agencies have comments. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call Daralynn Cox at (916) 445-0613 if you have any questions regarding the environmental review process. When contacting the Clearinghouse in this matter, please use the eight-digit State Clearinghouse number so that we may respond promptly.

Sincerely,

A handwritten signature in cursive script, appearing to read "David C. Nunenkamp".

David C. Nunenkamp
Deputy Director, Permit Assistance

RECEIVED

AUG 19 1991

RPD

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1-4980

Memorandum

Mr. Tom Loftus
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

July 15, 1991

Date :
File No.: IGR/CEQA
DEIR-GPA
Sunset Blvd./Wil
Rogers Park Rd.
Wil Rogers State Park
Vic. LA-1-39.33

Wilford Melton - District 7

From : DEPARTMENT OF TRANSPORTATION

Project Review Comments

Subject :
SCH# 87072924

Caltrans has reviewed the above-referenced document. Based on the information received, we find no apparent impact on the State transportation system.

If you have any questions regarding this response, please call me at (ATSS) 8-640-3163 or (213) 620-3163.

Original Signed by

WILFORD MELTON
IGR/CEQA Coordinator
Transportation Planning
and Analysis Branch

cc: J. M. Doyle, California Dept. of Parks and Recreation

RECEIVED

JUL 19 1991

RPD

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD—
LOS ANGELES REGION**101 CENTRE PLAZA DRIVE
MONTEREY PARK, CA 91754-2156
(213) 266-7500

July 16, 1991

File: 700.250

J. M. Doyle
Department of Parks and Recreation
State of California
1416 Ninth Street, Room 917
Sacramento, CA 95814**DRAFT EIR - RESTORE RANCH HOUSE, STABLE/BARN, CARPENTER AND
BLACKSMITH SHOPS, NEW MAINTENANCE SHOPS, REST ROOMS, ETC., GENERAL
PLAN, WILL ROGERS STATE HISTORIC PARK. SCH#87072924: CA DEPT. OF
PARKS AND RECREATION**

We have reviewed the subject document regarding the proposed project, and have the following comments:

Based on the information provided, we recommend the following:



We have no further comments at this time.



The proposed project should address the attached comments in the environmental document.

Thank you for this opportunity to review your document. If you have any questions, please contact Eugene C. Ramstedt at (213) 266-7553.

A handwritten signature in cursive script that reads "John L. Lewis".

JOHN L. LEWIS, Unit Chief
Technical Support Unit

cc: Tom Loftus, State Clearinghouse

(07-13-89)

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JUL 19 1991

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RPD

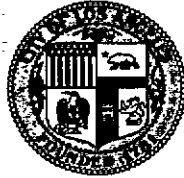
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CITY OF LOS ANGELES

CALIFORNIA

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ROBERT S. HORII
CITY ENGINEER
ROOM 800, CITY HALL
LOS ANGELES, CA 90012

Date: AUG 16 1991

James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Dear Mr. Doyle:

WILL ROGERS STATE HISTORIC PARK PRELIMINARY GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT

Thank you for the opportunity to comment on the Preliminary General Plan and Environmental Impact Report for the Will Rogers State Historic Park. The Bureau of Engineering submits the following comments for your consideration:

1. The General Plan/EIR states on pages 91 and 182 that the City intends to improve the Sunset Boulevard and Will Rogers State Park Road intersection in 1991 by adding a left-turn pocket and a traffic signal. The City still intends to construct these improvements, however, the proposed Sunset Boulevard at Will Rogers State Park Road (W.O. EXX81253) project is currently scheduled for construction in November, 1992. The Sunset Boulevard at Will Rogers State Park Road project is part of the City of Los Angeles 5-Year Capital Improvement Program (CIP). It has also been proposed for the Federal Aid Urban program. In order to guarantee construction of the project, Federal/State funds should be assured for the Sunset Boulevard at Will Rogers State Park Road project.

For your information, Mr. Ken Wang of the Bureau of Engineering's West Los Angeles District is the Project Manager for the Sunset Boulevard at Will Rogers State Park Road project. Please contact Mr. Wang at (213) 312-8524 for information regarding the proposed project.

2. Plans for the addition of an electronic "Park Full" sign should be coordinated with the staff of the Bureau of Engineering's West Los Angeles District office. Please contact Mr. Rand Disko at (213) 312-8530 for information.

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ADDRESS ALL COMMUNICATIONS TO THE CITY ENGINEER

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1-4979

Mr. Doyle

-2-

3. Further study is needed to evaluate the need for, and siting of, additional retention basins, storm drains, and erosion control measures to reduce impact on properties in Rustic Canyon, downstream of the park (See discussions on page 60, 179 and 180 of the Preliminary General Plan/EIR.)

If you have any questions, please contact Mr. Neil Drucker, of my staff, at (213) 485-6556 or (213) 237-1439.

Sincerely,

ROBERT S. HORII
City Engineer

BY *Neil Drucker*

(Neil Drucker for)
Andres Santamaria
Division Engineer
Project Management Division

RSH/AS/NLD:nd
wrshp.ltr

cc: Rand Disko, West Los Angeles District

Wm. C. Carter

CALIFORNIA HORSE RANCHES



1112 MONTANA AVENUE □ SANTA MONICA, CALIFORNIA 90403 □ (213) 451-0757

July 26 1991

James M. Doyle, Supervisor
Enviromental Review Section
Calif. Dept. of Parks and Recreation
P.O. Box 942986
Sacramento, California

Re: Will Rogers S.H.P.

Dear Mr. Doyle:

I have recieved a copy of the general plan for Will Rogers State Historical Park. It reminds me of the definition of a "camel", that being, "a horse that was designed by a committee".

By far the largest blunder would be to build a visitor center where located on the plan. First the parking lot would be located on the site of an old drain field. Necessary grading would probably result in some foul odors. Second, visitors would arrive far from the ranch house and other points of interest. Third, pedestrian traffic would be at risk as they would have to go through the pickett lines and across the polo field while games are in progress on weekends.

The polo arena (practice polo field) is an amenity of the present concessionaire. Arena polo is played when the grass field cannot be used due to weather or maintainance of the field. The high fence is necessary to keep the ball in play and to protect the spectators. Without the high fence, the arena is useless for polo.

The present rest rooms are centrally located and quite functional. Why remove them? Another facility at the picnic area might be a good idea. All present parking is necessary, especially those spaces near the barn.

I began playing polo at Will Rogers Polo Club 25 years ago and used to ride my horse thru the ranch in the early 30's. If the State wishes to spend some money constructively, they should renovate and replant the polo field with a more suitable bermuda grass, buy a Bauer water cannon, and also a modern mowing machine. That dinky little 3 gang mower has got to be about 50 years old.

Somebody is trying to fix something that "aint broke".

Sincerely,

cc. Joel Ladin
Marcia Hobbs
Henry Agonia
George Raekelmann
Ken Jones

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Wm C. Carter

1-4613

James M. Doyle
August 16, 1991
Page two

James M. Doyle
Environmental Review Section
California Dept. of Parks and Recreation
P.O. Box 942896, Sacramento, CA
94296-0001

Francesca Allen
35 Haldeman Road
Santa Monica, CA
90402
(213) 454-0790

August 16, 1991

Dear Mr. Doyle,

I have lived in Rustic Canyon for twenty-six years and have ridden horses at Will Rogers Park for the better part of that time. I have two horses that I board on Rustic Lane and I ride in the park three times a week or more.

Enclosed please find my tracing of a map mailed to me by a planning team. My areas of concern are shown in red and are as follows:

1. The new parking lot will place cars and pedestrian traffic at the trail entrance to the park for those of us entering on horseback from Evans road. I suggest you put a HORSE CROSSING near the gate entrance and have separate equestrian and Pedestrian trails in the area between the parking lot and the house, which has two trails running along the west end of the polo field.

2. I suggested that all visitors be briefed about equestrian traffic and have rules as follows:

a. When a horse and rider approaches you from behind, allow them to pass to your left by stepping to the right.

b. When approaching equestrian traffic face on allow them to pass to your left (JUST LIKE AUTO TRAFFIC). If the public knows to go RIGHT and equestrians to the left then there will be no problems. People act stunned when horses either come up behind them or come to face them on the trails and sometimes hesitate, then jump right in front of the horse and rider! I've had this happen to me twice now and I am concerned.

c. Where ever horse trails and people trails run along side each other, the horse trail should be on the left and the people on the right as a rule.

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James M. Doyle
August 16, 1991
Page two

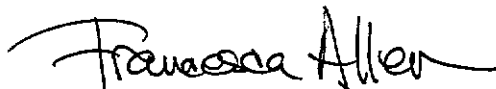
3. Historically, there was a horse trail in front of the house which connected to the barn which is all paved now and is part of the parking lot, I would like to see that reopened.

4. Historically there was a trail to RUSTIC CANYON where Will Rogers had a cabin. This is a popular hiking area and a trail should be reopened for equestrians.

5. Rivas Canyon should also be reopened, there are fallen trees blocking it from the fire in 1978.

6. X Country trail bikes are a hazard to pedestrians, equestrians - and should be banned from the park.

Sincerely,



Francesca Allen

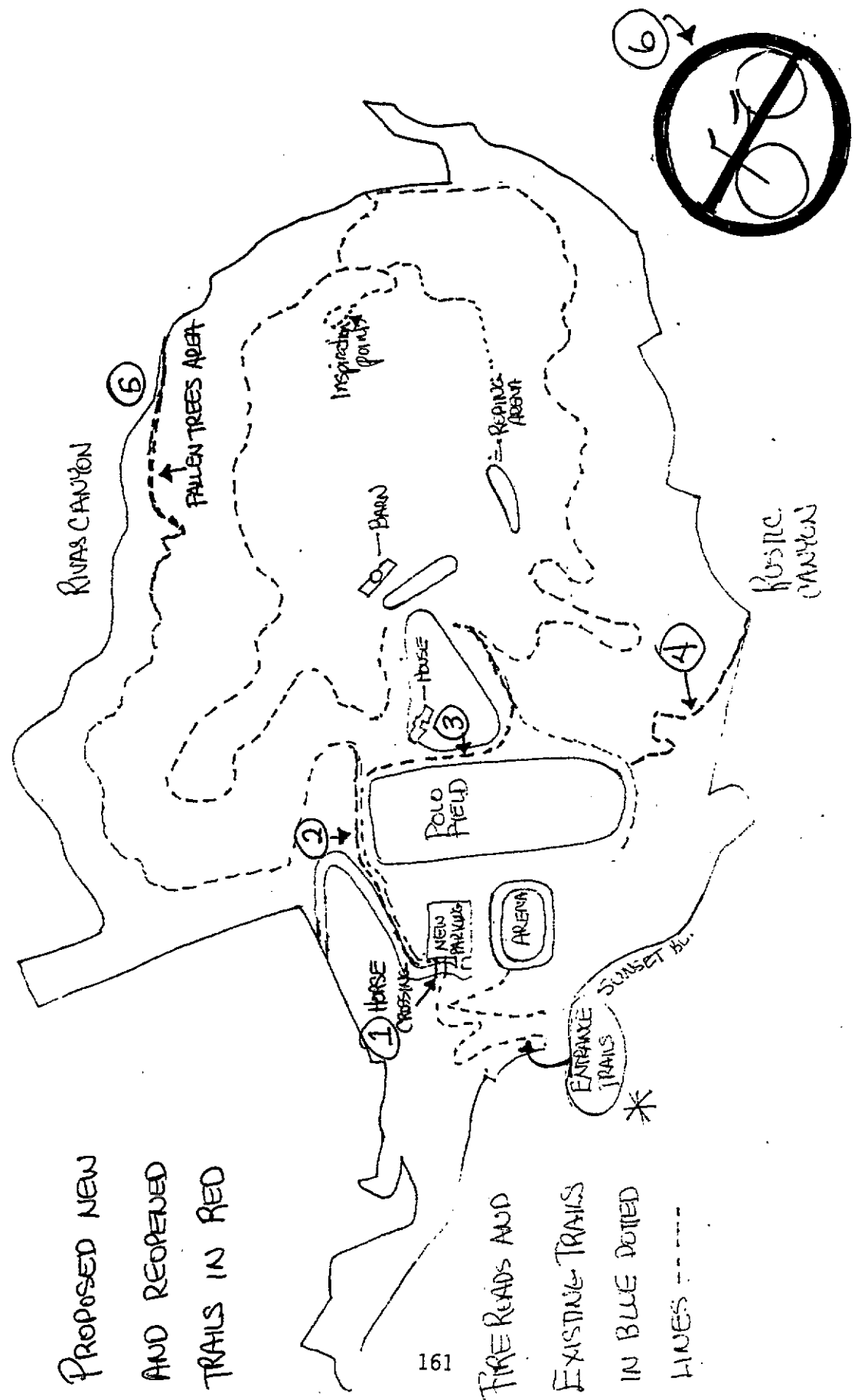
CC: Alexia Luberski
State Historian Southern
Region Headquarters.

Terry Brann
Will Rogers State
Historic Park

WILL KOEHLER'S SHIE HISTORIC PARK

PROPOSED NEW
AND REOPENED
TRAILS IN RED

FIRE READS AND
EXISTING TRAILS
IN BLUE DOTTED
LINES - - - -



FRANCESCA ALLEN SUBMISSION

8/19/91

THE WILL ROGERS HOMEOWNERS ASSOCIATION
1257 Villa Woods Drive
Pacific Palisades, California 90272

August 17, 1991

Mr. James M. Doyle
Environmental Review Section
Department of Parks and Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Re Preliminary General Plan for Will Rogers State
Historic Park, dated June 1991

Dear Mr. Doyle:

This letter sets forth comments by the Will Rogers Homeowners Association on the Environmental Impact Element ("EIR") of the Preliminary General Plan for Will Rogers State Historic Park. The Association represents the interests of 53 owners of homes on Villa Grove, Villa View and Villa Woods Drives, immediately adjacent to the Park.

With respect to the proposed project, we believe the EIR adequately describes the existing conditions, assesses environmental impacts and proposes mitigations, with one possible exception. Under the Plan, the number of horses boarded in the Park could increase by 40%, from 32 to 45. The number of horses stabled in Bone Canyon, however, would almost triple, since no more than 10 of the 45 would be boarded in the Stable. Plan, p. 172. We are concerned that this concentration of horses in Bone Canyon would generate excessive odors, affect water quality through the discharge of urine and excrement, and attract flies and other insects. Because we agree that only a limited number of horses should be boarded in the Stable, we favor keeping the total number of horses at the present level.

With respect to the alternative project described as "The Parking/Visitor Center Alternative" (Plan, pp. 189-90), we do not believe the EIR adequately describes environmental impacts or proposes sufficient mitigations. As we advised the Department in our November 9, 1990 letter to Ms. Alexa Luberski (copy attached), the placement of a 100 car parking lot and Visitor Center immediately adjacent to our quiet residential neighborhood would greatly increase fire danger, cause drainage and water runoff problems, sharply increase noise and air pollution, and increase the risk of burglary, vandalism and litter. Moreover, as the EIR concedes (at p. 190), recreation would be adversely affected by the long walk required for visitors to reach the Historic Area of the Park.

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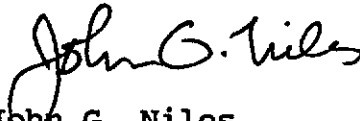
Mr. James M. Doyle - August 17, 1991

We do not believe that any practical mitigations exist for these adverse environmental and recreational impacts. Planting alone would not prevent noise or air pollution, and a sound wall would be undesirable from an esthetic standpoint. Finally, we believe that extensive and expensive engineering would be required to cure the drainage and water runoff problems created by this alternative. For all of these reasons, we believe that the Parking/Visitor Center Alternative should be considered totally unacceptable from an environmental standpoint.

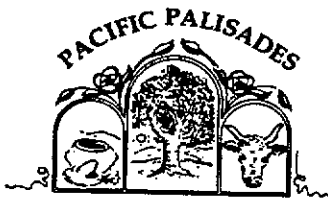
We are grateful for the consideration shown to us by the Department after our November 9, 1990 letter, especially by George Rackelmann and his staff. We are pleased that the Plan contemplates preservation of the Operations and Maintenance Area as a buffer zone between our neighborhood and the Park. With the exceptions noted above, we support the Plan and recommend its adoption.

Thank you for your consideration. We look forward to your reply.

Sincerely,

A handwritten signature in cursive script that reads "John G. Niles". The signature is written in dark ink and is positioned above the typed name.

John G. Niles
for the Will Rogers
Homeowners Association



BOX 1299 • PACIFIC PALISADES, CALIFORNIA 90272

August 19, 1991

Roger Willmarth
The Resources Agency
Department of Parks and Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Re: Will Rogers State Historic Park Preliminary General Plan.

For almost three years, the Pacific Palisades Historical Society has been gathering data on Will Rogers State Historic Park in anticipation of the current review of the facility. We have counted cars, drawn parking patterns, watched how visitors use the park, noted the equestrian activities and participated in interpretation activities around the site. We have put together a report that gives an overall view of the facility, rather than a myopic view generated by special interests.

The Society has had a deep interest in Will Rogers State Historic Park since we founded the Will Rogers Cooperative Association (Docents) in the early 1970's. The Docents, who are no longer affiliated with the Society, are the heart and soul of the Park and have provided continuous and dedicated service under a succession of administrators. We hope that the state recognizes the accomplishments of the Will Rogers Docents and includes their presents in the General Plan.

Jim Rogers recently made the statement that "if father had known that he would have had 1,000 people visiting, he would have designed the Ranch differently." The Historical Society is trying to make our plan as if Will were designing his Ranch for 1,000 guests.

The authors of the state's Preliminary General Plan have crafted a document which, in our opinion, presents many problems. We have taken a very different tack in our planning process. We have put the emphasis on how to give access to the historic assets, yet to protect the historic integrity of the property. This document will be further illustrated by documents and maps presented at the November 8th hearing. The Historical Society does not consider a General Plan review as a threatening procedure. This is an opportunity to fix what is broken and improve what isn't.

Sincerely


Randy Young
Chairman
Will Rogers Committee

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RANCH HOUSE

The General Plan calls for the total restoration of the main house, but is vague in several areas where very specific recommendations should be made.

- 1) Security measures should be reviewed in light of the fact that the collection of Western American art on display in the house is extremely valuable, and a master plan should be developed. The rudimentary system in force at present offers little real protection.

Because of the distance from any local law enforcement (there is one police cruiser from Topanga to Santa Monica), there must be adequate resident law enforcement on the property--a need met at present by armed rangers living on the Ranch).

- 2) A review of the overall structural integrity of the house should be carried out and restoration initiated where indicated.
- 3) Re-application of the vineage that sheathed the house. The Society is producing a landscape report that will illustrate how to protect the house yet provide for vines.
- 4) The most important step to be taken toward preserving the interior of the house would be the employment of a trained curator. A manual of preservation procedures should be prepared by the curator so that a continuity of care is guaranteed.

The inventory of accessioned historic objects should be an ongoing responsibility of the curator and accounting procedures instituted.

- 5) Purchase of a freezer by the park would provide a safe, on-site means for the eradication of pests. The house has recently had an infestation of rug beetles, wool moths, and silver fish in many of its historic objects. The newest, safest and cheapest method of eradication is by freezing.
- 6) The use of reproductions for the more sensitive historic artifacts and adequate storage of the originals should be considered along with a comprehensive furnishing plan. The light intensity and atmospheric conditions within the house are destructive to historic objects. A climate control system should be installed and the house should be sealed against outside elements.
- 7) The carpet in the north wing living room is the wrong color and pattern. A sample of the original design has been found on-site and an exact duplicate could be found or made.

GUEST HOUSE

There is very little information as to the original interior design of the garage and guest house, thus the Preliminary General Plan's suggestion for restoration is meaningless.

All three facilities contained in this structure are important to the operation of the park. Each element is addressed separately.

- 1) The museum in its present form has many serious drawbacks, including an inadequate history of Will Rogers. The center's purpose should be to inform people about Will's life, with special emphasis on his activities at the Ranch. One possibility would be to move the museum upstairs, using all three rooms to display photos and artifacts in an appropriate historic setting.
- 2) The first floor could contain both a moderately expanded store and one of Will's autos, since this structure was originally the garage.

A visitor contact station should be maintained within this area to monitor security conditions here and in the main house complex. It would serve as a forward command site rather than as a complete park administration center.

- 3) The park offices should be moved. Our suggestion is that they could be transferred to the reconstructed Haybarn, or another adapted or reconstructed structure.
- 4) The restroom facility that presently is in a stand-alone structure south of the Guesthouse should be kept in the general vicinity, but could be built into the side of the hill and screened so it would not be an eyesore.

PARKING

The Preliminary General Plan has placed most of the parking on Sarah's Point, thus distancing the main house from the general public. We disagree with any plan that takes the main house away from easy public access.

The number of cars fluctuates greatly depending on the time of year and the day of week, and any new design should take into account such patterns of use.

More efficient design and use of the overflow lot on Sarah's Point and relocation of the entrance would definitely improve the situation. Recontouring the lot near the house and minimizing its size would lessen its overall impact. This parking lot was the historic location of Will's guest parking. Let's continue the tradition and keep the Main House parking lot.

A limit should be established on the number of cars to be admitted to permit proper planning. The maximum number is 300-325 cars, with the number increased up to 375 on special occasions once or twice a year. This would be consistent with the Public Resources code for carrying capacity (Public Resources code 5001.96).

ORIENTATION CENTER / THEATER

The Society is opposed to the plan for an Orientation Center.

Structures that already exist on the Ranch could, through efficient interior design, solve much of the need for additional space. For example, the Hay Barn is a large structure that could be carefully dismantled, a modern structure built on the same footprint, and the original facing reinstalled. This system has been accomplished at other state facilities, such as Bodie.

Also, approximately 2,000 sq. ft. of structures that existed during Will Rogers lifetime have been torn down. There are photographs of these structures, and footprints of the original foundations are known. A replica structure could be made and used for park purposes.

The Society is opposed to the construction of a theater that would hold more than 45 people. An improved theater within an existing structure such as the Guest House, would be quite acceptable. A larger theater would be under-utilized and would involve the addition of an ungainly new structure.

STABLES AND SHED (AKA MAIN BARN)

An inspection of this structure shows that it is in a deplorable state of disrepair and will need extensive reconstruction. This is clearly a result of poor maintenance by the state and the concessionaire and calls into question the privilege of a concession to use the Barn. The destruction of public resources for commercial profit is prohibited by a state code section (Public Resources Code section 5001.65) The Society believes that this privilege should be revoked.

Part of the role of horses in the Barn is to provide the historic sights, sounds and smells, but not at the expense of the integrity of the structure. This Barn should have been operated as a model stable and prime interpretive site, as befits its status as a National Historic Structure; instead it has been abused.

The living quarters at the rear of the stables should be cleared of inhabitants and made a part of the interpretive center.

BONE CANYON

This area is a disaster and an embarrassment to all who use the park. First, the corrals should be made of wood to conform to the historic corrals and paddocks. The pipe corrals are more appropriate for a common Ranch than for a Will Rogers showplace. Finally, this is used as a storage site and should instead be a gateway to a natural experience in the Santa Monica Mountains National Recreation Area.

HAY BARN / CARPENTER / BLACKSMITH

The Hay Barn and Carpenter / Blacksmith Shops should be considered the hub of a future museum and nature center. This could also be the area to be considered for a new administration center.

The existing structure could have a modern structure built within the shell of the old. A two-story building is even possible, the top floor being suitable for a theater and the bottom floor for administrative or maintenance use. At present the structure is in danger of collapsing from the rotting timbers and unstable hillside.

The current General Plan lists the Hay Barn as a prime interpretive site. This is strange, since the structure was originally used for maintenance and the present use as light maintenance is not inappropriate.

SIGNAGE

We believe that one reason people do not use the northern part of the Ranch is the abundance of official signs that prohibit access to the area by cars belonging to the general public. This seems to have been interpreted by many visitors as applying to people in general. It would greatly facilitate the movement of people to this area if restrictive signage could be kept to a minimum. A few positive signs indicating trails or interpretive sites could draw people to areas lightly visited.

POLO FIELD

Since polo was a profound part of Will's life, we strongly support continuing the polo operation. In fact, the polo field was the first construction undertaken on the Ranch. Polo may be seen as a monument to a bygone age, the 1920s and 1930s, when it was the favorite sport of movie stars and socialites. The board of the Historical Society believes that polo should be given special consideration when any decisions are made.

The field was used sparingly by Will Rogers, because the surface is delicate and takes a great deal of grooming to keep in shape. The field now has an average of two games a week which results in having a very deleterious effect on the playing conditions.

SARAH'S POINT

Sarah's Point is the most logical location for increased parking facilities. Currently, the layout is very inefficient and should be redesigned by parking experts. One of our concerns is that massive amounts of asphalt paving could be installed. This would be out of character with the Ranch and probably unnecessary in our Southern California climate.

Certain facilities, such as bathrooms, should be built on Sarah's Point, and provisions for watering and hitching of horses should be improved. Primary use of the Arena Polo field should be for equestrian purposes, but with the removal of the large storm fence.

FENCED PASTURE (CORRAL)

The fenced pasture should be left as it is, except for modification to increase parking capacity in this area. Gates could be installed wide enough to permit cars to enter and exit on the few days a year when heavily attended events cause all other parking areas to be filled. The state's plan for making it a paved parking lot is unnecessary.

PRACTICE POLO ARENA

The Practice Polo Arena was built on Sarah's Point in 1969 by a concessionaire to serve his clientele--over the objections of the state historian. This has taken valuable park space that could be used for historic and/or administrative purposes. The chain link fence is historically inappropriate, and the ring is rarely used. The Society suggests dismantling the arena and making the area available for general purpose projects, particularly equestrian.

The perimeter track for warming up and cooling down horses can be kept for both polo and equestrian operations.

PICNIC AREA

The Society is opposed to removing the picnic tables to re-install the original roadbed. This would have a very deleterious effect on use of the area by the general public. The historic pepper trees are also too close together to permit reintroduction of the old road.

We suggest maintaining the site as it is--a family gathering area with picnic tables.

WILL ROGERS STATE HISTORIC PARK BOUNDARIES

The original property owned by Will Rogers should delineate the size of the park. Failure to include the Hideaway Cabin area in Rustic Canyon would leave out an important and interesting phase of his life at the Ranch. The historic trails that Will used are also of great importance. This area is currently part of Topanga State Park, so that its inclusion in the Historic Park would involve a transfer between departments.

RANCH FOREMAN'S HOUSE

Maintain and preserve as is, with some adaptive use inside for a park employee's residence. Could be a possible site for the park administrative offices. This is at a very strategic site from which the rest of the park can easily be monitored.

Use of the building as an interpretive site does not seem warranted. The question of what would be interpreted has not been addressed, and the declining number of staff should preclude the proliferation of interpretive sites which need more manning.

LAUNDRY BUILDING

At the top of the list should be a new facility for the Docents. After the implementation of such a plan, the Laundry Building should be furnished with equipment of the period to recreate a laundry work room of the 1920s.

The General Plan should stipulate that the Docents be given preferential treatment on the Park grounds; they are the heart and soul of the Ranch.

ORGANIZED URBAN SPORTS

The Park was set up as an historic monument to Will Rogers; the inclusion of organized urban sports within the primary historic zone would thus endanger the historic designation. The primary purpose of the park is the interpretation of Will Rogers' life. Football, baseball and soccer do not fulfil this requirement and are incompatible with the unit's classification. (Public Resources Code 5019.59 pg.128) (Statement of Policy # 19 item 2)

Personal-experience recreation is an important aspect of the park, and the many activities involving individuals, families, and informal groups which go on every day obviously fulfill the State Department of Recreation's policy (Statements of Policy # 35 item 2). It also fulfills Betty Rogers' Deed of Gift stipulation for recreation, dated 1944.

If organized team sports are implemented, the State of California will be in violation of both the original Deed of Gift and their own Public Resources Code section for State Historic Parks.

EUCALYPTUS TREES

Will Rogers planted the eucalyptus trees before he built any structures. Whenever he added to the corrals, he planted eucalyptus trees around them to shade his horses during the summer heat. But the State of California does not feel that the trees are worth protecting. In the Preliminary General Plan, the state's attitude is that the trees are too big to be historic, and a statement for preservation or maintenance is never made.

A positive statement should be made for the preservation of historic eucalyptus trees. This would include procedures to protect eucalypts that are endangered by an infestation of beetles which has recently plagued Southern California. The trees are also in desperate need of pruning.

HORSE CONCESSION / HORSE BOARDING

The Society opposes the addition of 10 horses to the present 32 horses that the concession is allowed to have under the present contract. The reasons given by the state for the increase are in direct violation of the Public Resources Code, section 5080.03 (b). There is no interpretive reason given for the added number, thus the only reason is more income.

Major damage to the barn by the boarding of horses (damage estimate \$600,000 - \$800,000) would call into question the economic viability of the whole horse concession operation. We call for an Auditor General's report on the economic viability and the appropriate nature of the concessionaire's program. If the auditors find that the concession is being subsidized by the state, the concession will have to be cancelled. "Such concessions should not create added financial burden on the state..." (Statement of Policy # 19 item 1)

An interpretive Ranch concession has to interpret Will's equestrian life. Except for polo, the equestrian operation does not mirror Will's equestrian life. It is primarily an English riding academy, instead of a facility which would teach and exhibit Western riding skills. (Statement of Policy # 19 item 4) The present operation is best described as an exclusive club of the rich, limiting access by the general public to a large part of the Ranch.

The number of added horses will have an effect on the ecology of the Park. Flies and waste runoff have always been a problem, and the added factor of more horses stabled in the area has not been properly addressed in the EIR.

Lastly, the closing of all trails out of the Park to equestrian use has limited the range available to horses. Horseback riding throughout the Santa Monica Mountains was originally an important element in deciding the number of horses on the Ranch. Now that horses are sequestered in the immediate historic area, their presence has put more strain on the Ranch grounds. In fact, decreasing the number of horses may be the only solution to this overcrowding.

The equestrian concessionaire also has the filming rights to the Polo Field and Barn area. This seems to represent a conflict of interest, permitting commercial exploitation of a large part of the Park by one operator. The Society urges a review of the film concession, with the possibility of a separate concession.

RESPONSE BY THE VOLUNTEER DOCENTS
[Will Rogers Cooperative Association]

to the

Preliminary General Plan

of the

WILL ROGERS STATE HISTORIC PARK

We docents applaud the invitation by the Department of Parks and Recreation of the State of California to review and comment on the Preliminary General Plan for Will Rogers State Historic Park dated June, 1991.

On the following points, in order of our priority, do we beg your consideration of the docents' studied positions.

THE WILL ROGERS RANCH HOUSE

We plead for funds in the Park Budget:

1. To hire a trained curator for ongoing professional restoration/preservation procedures with energetic attention to paint, dry rot, sun damage, and skilled cleaning practices. We see unchecked erosion of fabrics and artifacts.
2. For quality storage for historically precious artifacts and documents not now on display, these items to be carefully catalogued as to their condition and their location. Some items, such as the dining table leaves, have been removed without proper forms filed as to disposition and/or location. This removal is in direct violation of Mrs. Rogers' will:

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DOCENTS-PAGE 2

Preliminary General Plan, June 1991, Page 195, Item 3...

"personal property shall be kept and maintained on said property"... "shall be maintained in its present condition."

3. To upgrade Security including retention of a resident armed Peace Officer in the Ranch House and in the Foreman's Cottage. In-resident wear and tear is minimal compared with the risk of overnight vandalism, theft, and bodily harm to visitors experienced in the past. Originally, the house had maid's quarters for fulltime presence of personnel. The Foreman's Cottage occupants served the same purpose.

4. To review and update the Fire Plan. Mr. Rogers held great respect for the threat of fire and that threat is no less now, but better technology is available and necessary.

THE STABLE AND RING

The concession in the Stable [of heralded architecture] and riding ring is illegal according to Section 5001.65, page 100 of the Public Resources Codes, which states, "commercial exploitation of resources in units of the State Park System is prohibited."

We insist this be corrected immediately, not only to abide by state law, but to cease the continuing and rapid deterioration of the facility. Along with the

DOCENTS PAGE 3

House, the Roping Arena, and Polo Fields, the Stable is the heart of the historical aspect of the Park, making its preservation of the highest priority. Irreplaceable artifacts [hinges, doors, boards, and stable accessories] have been and are being destroyed and discarded, robbing the park of historic value. Loud music, limitation of public access, and slovenly appearance of the site disgrace the memory of Will Rogers.

Increasing the number of horses in the Stable has been proposed. WHY ?

We request an accurate accounting of the concessionaire income and the costs of trips to contract meetings, upkeep [though failing] of the Stable, Pastures, Fences... Thank you.

The \$200,000 restoration, [noted on page 150 of your report] has already gone for naught. What is the justification for proposing another \$600-800,000 to compound the damage by the concession?

Article I, Section 5080.3 in Chapter 1.2, page 157 of the Public Resources Codes states: Concessions shall not be entered into solely for their revenue producing potential."

Removal of the concessionaire's horses does not jeopardize the historic interpretive presence of horses as

approximately 75 non-resident horses are frequently rid-

DOCENTS PAGE 4

den on the Park trails, and the State keeps two or three horses in the Park. Also, in the Rogers tradition, polo is played week-ends for the enjoyment of the general public and does not require horses to live at the Park. The Stable is ideally suited as an educational show-place/gallery/museum--even a movable theatre--to celebrate Mr. Rogers' love of Western Riding, Roping, and Polo. The building served efficiently for receptions and parties for the Rogers family and can do so again, as well as house special Park functions.

RECREATIONAL

Here, again, we are in hot water with the state law. Use of the Polo Field for organized urban sports is illegal as stated in Section 5019.59, page 120 of the Public Resources Codes: "The only facilities that may be provided are those recognized for the safety, comfort, and enjoyment of the visitors, such as access, parking, water, sanitation, interpretive, and picnicking." Designated areas for organized urban sports inside an Historical Park clearly violate this code; thus, we ask that notice of eviction be given immediately to the soccer league presently using the Polo Field illegally.

PARKING

The docents' constant close communication with the visitors leads us to strongly recommend the present main parking area be retained. This space was used for parking on the grass by the Rogers family and allows the necessary pass through the park. Removal of this parking is costly and unnecessary.

We do suggest: Wider turnaround outside the entrance at the Kiosk for safe exit; improved lower dirt lot with defined parking space; installation of a "Park Full" sign and a traffic signal at Sunset Boulevard.

PUBLIC RESTROOMS

Existing restrooms, though not of historic structure, do not seem intrusive to the Docents. Present restrooms do accomodate our many children and handicapped visitors.

As needed, additional restrooms in the upper picnic area would be an acceptable addition.

DOCENTS PAGE 6

GOLF COURSE LAWN

Picnic and game areas need to be defined. We support the current program of not allowing large picnics or games on the Golf Course Lawn to avoid disturbing the House Tours. We strongly urge the restoration of the greens [there are two holes on the lawn] to their original condition, that is: a close cropped area, suitable for putting.

THEATRE AND VISITORS CENTER

The docents realize it was our request for a Theatre/Visitors Center that initiated this new General Plan. Comprehensive study and re-evaluation cause us to scale back with more efficient and historically faithful use of present facilities. Our findings show a theatre needs to seat no more than 45 people. We further find that a new Visitor's Center is a waste of the state's money. With the horses belonging to the concessionaire removed from the Stable, this building can be adapted for occasional special theatre events, thus keeping the existing Visitor's Center, with modifications.

DOCENTS PAGE 7

The Will Rogers Cooperative Association acknowledges our unique position which frees us from political and economic pressures that bear on Park Rangers, Park Aides, and Park Employees in general; thus it is our privilege to make bolder pleas for the preservation of the spirit of Will Rogers. We are no less bold in volunteering further time and effort to brainstorm with your department in nurturing that spirit.

Respectfully submitted,



Gene J. Asanovich, President,

Will Rogers Cooperative Assn.

Steve and Ann Sebastian
1131 Villa View Drive
Pacific Palisades, CA 90272

August 18, 1991

Mr. James M. Doyle, Supervisor
Environment Review Section
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Re: Will Rogers State Historic Park

Dear Mr. Doyle:

We are homeowners in the area immediately adjoining Will Rogers State Historic Park. Overall, we are very pleased with the preliminary General Plan and EIR. We also wish to commend the members of the Parks and Recreation Department team for their willingness to consider comments on all aspects to the preliminary General Plan, and for their politeness and composure under difficult circumstances.

We have only two comments with respect to the preliminary General Plan:

- (1) With respect to the proposed Operations and Maintenance Area to be located directly behind certain houses (though not ours) in the neighborhood, we note that the Plan states that this area should be a "buffer" to the neighborhood, yet it also designates the area as part of the larger area which would allow "high" intensity use. We feel strongly that the usage designation should be "moderate", not "high", in order to be consistent with the concept of a buffer.
- (2) The Plan documents many of the overcrowding problems which we have been living with for years, and makes some good suggestions (like the "Park Full" sign) to address these problems. However, we think more consideration should be given to controlling crowds on special occasions, particularly Iranian New Year. A number of "events" are formally and informally promoted at the Park by groups which never go through the proper channels. As concerned as the Park is about organized sports, which go through the proper channels, we would think that the Park would get smarter about those who avoid doing this. Iranian New Year is the most egregious example, when over one thousand turban-clad, often inebriated individuals invade the Park and our neighborhood. Somehow, we don't think this promotes historical interpretation of Will Rogers. This holiday has become a de facto special event at Will Rogers, and it totally overwhelms the Park and the neighborhood. As far as we know, no permit has ever been requested for Iranian New Year; if it were, we are sure it should be denied. More generally, we understand the need for special events which interpret the Park and Will Rogers, but want the Park to more fully consider the effects that each of these events has on the neighborhood.

We want to be good neighbors to the Park and trust that the reverse is true.

Sincerely,

Steve & Ann Sebastian

180

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AUG 22 1991

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Pacific Palisades ca
August 20, 1991

Department of Parks & Recreation
Environmental Review Section

P.O. Box 94896-0001
Sacramento, CA 94296-0001

Gentlemen:

As a former employee of the Neil
Rogers Ranch I would like to offer a
few comments about the Ranch.

Sincerely,

Tommy Saunders

Encl. Comments

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AUG 26 1991

EPD

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1-511.1

August 19, 1991

WILL ROGERS STATE HISTORIC PARK

Comments by Emil Sandmeier

I am concerned about the original entrance. It is very curvy. Someone is bound to try to get out that way, especially if there is parking at that side of the Polo Field. I see no problem with parking above the Polo Field by visitors to the House. There were always cars parked there below the entrance road to the house---for family visitors and on special occasions for benefit polo, etc. Of course it was not marked up for spaces like it is now and will have to be. The Home is the most important part of the Park and visitors should be allowed to park close by.

A very important item - a ramp for wheelchairs should be established as soon as possible.

The Garage building could remain as is with some interior changes. After all, Mrs. Rogers' limousine was usually parked in the garage and the door left open for Mr. Rogers' car. More often, some of the other cars were left outside. Near the Tennis Court, there was a room for John Marcin, Mrs. Rogers' driver, who also took care of the cars. Some suggestions for changes: The platform with the lamp and chair should be removed - it has no place there. If a screen were mounted on the far end of the room, at least 80 people could be seated. A great Theatre building would be out of place at

EMIL SANDMEIER PAGE 2

the Ranch and contrary to the way Mr. Rogers used to do things. An elevator could be placed where the store is and used to transport visitors to the second floor. From there, it would be a simple matter to go over the bridge and to a ramp in front of the Zeigfeld window to provide access to the front porch. Another ramp could be put on the right side of the front door to the living room.

The upstairs area of the garage could be used for exhibits of all kinds. A large sign could be placed with proper explanation: "This building was the first one erected on the property and served as the Garage." The upstairs served as bedrooms for the family before the Weekend Cabin was built. Later on, it was occupied by the Stone family, when Mr. Fred Stone was recuperating from an airplane accident. He used to chase golfballs in front of the house for exercise. In the large Living Room, to the left of the fireplace, was a large mirror, where the Stone family practiced dancing.

A building similar to the north wing of the house could be erected against the hill in the present parking lot, where the Kiosk is. This could house the Park Administration offices, a Docent Office, and a Store, as well as an Information Center. All this would leave the Home and its surroundings practically unchanged.

EMIL SANDMEIER PAGE 3

I wonder if the people who draw up these elaborate plans for buildings and parking overlook the fact that this is not a regular State Park, but a State Historical Monument, which should appear as unchanged as possible from its original setting. Proper maintenance is one of the main items.

The Polo Field--If I remember correctly , the only stipulation about the use of the property, at the time Mrs. Rogers gave the gift to the State, was : "There should always be horses and, if possible, polo." During Mr. Rogers' lifetime there were activities on the polo field involving horses and cattle. Mr. Rogers used to rope calves on the polo field. He had a special chute built at the entrance to the polo field on the other side of the tennis court.

The Uplifters' Polo Field -- Horses were brought down from the stables behind the house and through the avocado orchard into Brunson Canyon, then across Sunset Boulevard to the polo field. Will Rogers was an active player there.

A word about the Gate House - The family never used it to my recollection. One of the groundsmen lived there for a while with his wife. Later it was used by Buddy Sterling and his family. After Mr. Rogers' accident, Tex Wheeler, the artist, lived there with his family. The reason the Gate House was built -- Mr. Rogers did not like to come home and unlock the

EMIL SANDMEIER PAGE 4

gate at the entrance on Sunset Boulevard, so Mrs. Rogers had the Gate House built with a bar across the road which could be lifted from the outside.

The Barn area - There should never be more than about 30 horses there, and the corrals should be kept green and fenced. There could be 2 or 3 horses on the right side of the barn for atmosphere; the rest of the stalls could be marked with the names of horse like Mr. Rogers had, like Soapsuds, etc. The office and the stableman's quarters could be restored to their original setting. { Dad White used to live there}. The Rotunda could be used as an exhibit area with photographs of saddles , which originally were in the living room and are now in Oklahoma, photographs, etc. The riding ring in front of the barn should be left as it is and not be used as a parking lot. This would destroy the appearance of the stables.

The Blacksmith's shop and the Carpenters' shop could be restored - it all belonged to the Ranch life. The Bunkhouse could be used for living quarters by someone in charge of the barn. There was always someone living in the bunkhouse. During Mr. Rogers' time Gay Hensha lived there. Then Buddy Sterling, head stable man, lived there with his family. After Mr. Rogers' death, Tex Wheeler, the artist, lived there with his family. Later, it was occupied by one of the

EMIL SANDMEIER PAGE 5

groundsmen with his family.

Parking could be in front of the hay barn. There were always cars of employees parked there, as well as visitors to the barn and roping corral. Mr. Rogers had his own gas pump next to the blacksmith's shop. Lilly Bennit and I were privileged to use gas from the pump, because we used our personal cars for shopping and errands.

The road to the stables should be opened, with the cattle guard exposed at the entrance to the main road. Cattle guards were a feature of the ranch and should be visible to the present visitors.

Emil Sandmeier

Pacific Palisades, California
August 26, 1991

Department of Parks and Recreation
Environmental and Review Section
P. O. Box 942896
Sacramento, CA. 94296-0001

RE: WILL ROGERS STATE HISTORIC PARK

Gentlemen:

A few days ago I had sent some comments about Will Rogers Ranch, to which I had intended to enclose a cover letter, but failed to do so.

I read with great interest your comprehensive summary of the Preliminary General Plan. I particularly enjoyed the enclosure of a couple of Mr. Rogers' directives to Lee Adamson, which brought back memories of the man who was beloved and admired by people all over the world. It was my good fortune to have known Will Rogers personally.

As you may know, I worked at the Will Rogers Ranch for several years prior to his untimely death, August 15, 1935 in Alaska. During the time I worked at the Ranch, maintenance of the large living room was one of my responsibilities, so I am well acquainted with its contents.

In 1936 my wife and I were in charge of the exhibit in Fort Worth, Texas during the Centennial. The collection was exhibited in the living room, duplicated to scale under the direction of Amon G. Carter, a good friend of Will Rogers and a frequent visitor at the Ranch.

During the time Mrs. Rogers had opened the large living room for the benefit of the Red Cross, I was there in charge with Miss Blake and several Red Cross Gray Ladies for protection of the collection and for information. Some of the items are now in Oklahoma and others which were exhibited in glass cases at that time are now stored at the Park and should be shown again. Perhaps the main items in Oklahoma concern the collection of saddles. A few years ago, I had requested a set of photographs of the saddles from Reba Collins. These are now stored at the Park office.

Prior to the time the Ranch became a State Historic Park, Mrs. Rogers called me back to establish the large living room the way it was when "Will" lived there. When I told her that I could not do it because there were too many items missing, Mrs. Rogers said: "Emil, you go back to Oklahoma, tell Paula I sent you and to give you whatever you need." Paula was most cooperative and at that time I brought back a number of items which I felt were needed to make the room representative of the time Will Rogers lived there. (Paula McSpadden-Love was a niece of Will Rogers. She and her husband Bob were in charge of the Memorial in Oklahoma from the time it was opened and during a period of about 30 years.

Your Preliminary Plan describes some good features but I can't agree with some of the recommendations, especially the Visitors Center at the far end of the polo-field. Granted, when you enter from the original entrance road, one gets a sweeping view of the of the Ranch house and the surrounding area. But, this same view is available when one drives out toward the pepper trees and back again toward the Ranch house. The original entrance road could be restored with the cattlegard exposed as well as the one which leads up toward the barn. Since I have conducted visitors tours at the home, I am concerned about your proposal of the Visitors Center at the far end of the polo-field. This is a long way for visitors to walk. The parking in front of the house should not be eliminated for visitors to the home.

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AUG 28 1991

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Department of Parks and Recreation

RE: WILL ROGERS STATE HISTORIC PARK

Some items in the Preliminary Plan need to be explored further in order not to disturb the original setting. As you mention in your Plan, Will Rogers had personally directed the type of structures and roads to be built on the property.

Now I have a very special question? A few years after the Ranch became a State Historic Park, I was requested by Allen W. Welts, Supervisor Historical Resources Section, Sacramento, to give information to a Veteran student the place. This student wanted to use the Park and Will Rogers for his thesis. I spent several days on weekends with this man in the house and outdoors, including a hike to the Inspiration point. He carried with him a portable tape recorder for this interview. The recordings were to be turned over to the Chief Ranger at the Park and I was promised to receive a copy of the transcript. To date I have never received anything. Perhaps the recordings did never reach Sacramento.

Sincerely,


Emil Sandmeier

PACIFIC PALISADES COMMUNITY COUNCIL

Post Office Box 1131
Pacific Palisades, California 90272

August 19, 1991

State of California
Department of Parks & Recreation
P. O. Box 942896
Sacramento, CA 94296-0001

Attn: Roger Willmarth

Re: Will Rogers State Historic Park
Preliminary General Plan, June 1991

Gentlemen:

Earlier this week I sent you a letter regarding the Pacific Palisades Community Council's concern for the new General Plan for Will Rogers State Park in Pacific Palisades.

The letter was not complete. Therefore, I am now sending the amended version.

Very truly yours,



Rita Dalessio
Chairman

RD:cap
Enclosure
cc: Governor Peter Wilson

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AUG 29 1991

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PACIFIC PALISADES COMMUNITY COUNCIL

Post Office Box 1131
Pacific Palisades, California 90272

August 19, 1991

State of California
Department of Parks & Recreation
P. O. Box 942896
Sacramento, CA 94296-0001

Attn: Roger Willmarth

Re: Will Rogers State Historic Park
Preliminary General Plan, June 1991

Gentlemen:

The Pacific Palisades Community Council is an umbrella organization that represents over 100 non-profit civic, cultural, educational and homeowner organizations in the Palisades area. In the absence of local government (we are part of the City of Los Angeles), the Council serves as our town's forum.

As the host community to Will Rogers State Historic Park, our residents make use of the park in greater proportion than others, and are in turn more impacted by the park. Thus, the plan for Will Rogers has been the subject of lively debate at several of our meetings.

Two issues of immediate concern to our community are the proposal to ban the regional youth soccer program from use of the park, and the failure to address the limitations placed by the concessionaire upon the use of the equestrian facilities by local residents who ride horses in the park.

Presently our local (Brentwood, Pacific Palisades, Malibu) American Youth Soccer Organization uses the park for its six and seven year old program on twelve fall Saturday mornings. For this privilege, the AYSO pays the state \$5,000. AYSO volunteers set up and take down all of their equipment, police their events, and are gone from the park before substantial numbers of park visitors appear on these fall mornings.

In an era where we are searching for healthy, constructive programs and activities for our youth, and park facilities are so severely limited, we believe that it is unconscionable for the State Parks Department to consider eliminating the availability of Will Rogers for our youth soccer program. The Board did

stress, however, that soccer activity must be restricted to the Polo Field and remain at current size in order to keep impact on the Park at a minimum.

Our second concern involves the "private club" mentality that pervades the use of the public equestrian facilities at the park. There are presently 32 horses boarded at the park, and a slightly lesser number boarded at stables that abut the park. All of these horses add to the "active equestrian presence in the park . . . necessary to properly portray the historical interpretation of Will Rogers' lifestyle." (p. 172)

The Park, however, is run as though these public facilities were the exclusive domain of the concessionaire. The area near the barn, the small riding ring and the pasture areas have been reserved exclusively for those who board horses in the park. The effect of this policy is to establish an "elite" set of privileged riders who board at the park. Those local persons who ride into the park are treated as second class citizens and often made to feel unwelcome.

We recognize that the concessionaire may require exclusive use of a ring while giving lessons, and that the use of pasture facilities may have to be limited to prevent over-grazing. Excepting these circumstances, we believe that the General Plan must acknowledge the public nature of the equestrian facilities and open them all to the public.

The above matters were discussed, voted upon and approved at our August 8, 1991 meeting. We trust that you will take our concerns into consideration in drafting the final General Plan. Should you wish to further discuss these matters, I can be reached at (213) 454-0125.

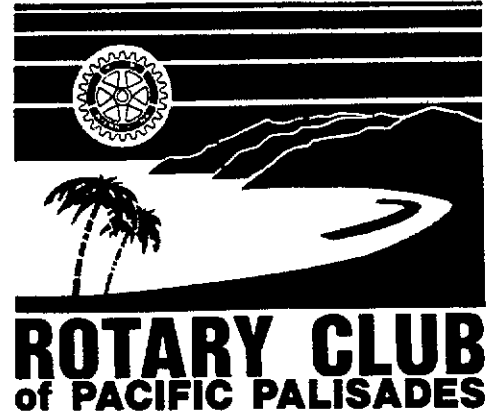
Sincerely,

Rita Dalessio
Chairman

RD:cap

cc: Governor Peter Wilson
Senator Herschel Rosenthal
Assemblyman Tom Hayden

August 13, 1991



Mr. James M. Doyle
Environmental Review Section
California Department of Parks and Recreations
P.O. Box 942896
Sacramento, California 94296-0001

P.O. BOX 114 • PACIFIC PALISADES
CA 90272

Re: General Plan/Draft Environmental Impact Report
Will Rogers State Historic Park.

Dear Mr. Doyle:

The Rotary Club of Pacific Palisades takes a very active interest in youth services and community services, which are primary avenues of service for Rotary clubs throughout the world. We support the use of Will Rogers Park for youth soccer.


Almost all members of our club work or live or both in the community and believe youth soccer is an effective children's program that deserves to use Will Rogers Park on Saturday mornings. The use of the park does not cause traffic jams on Sunset, nor does it overload the parking lot or the field.

We find it hard to imagine that Will Rogers would deny the use of the soccer field to local youths.

The soccer organization has its own parent parking supervisors. They pay \$5,000 to use the park, which reminds me of a Will Rogers quote: "People that pay for things never complain. It's the guy he gives something to that you can't please."

Another of Will Rogers witticisms is: "We have plenty of confidence in this Country, but we are a little short of good men to place our confidence in." We are placing our confidence in you.

Sincerely yours,


D. Earl Ellis
President

DEE:gw

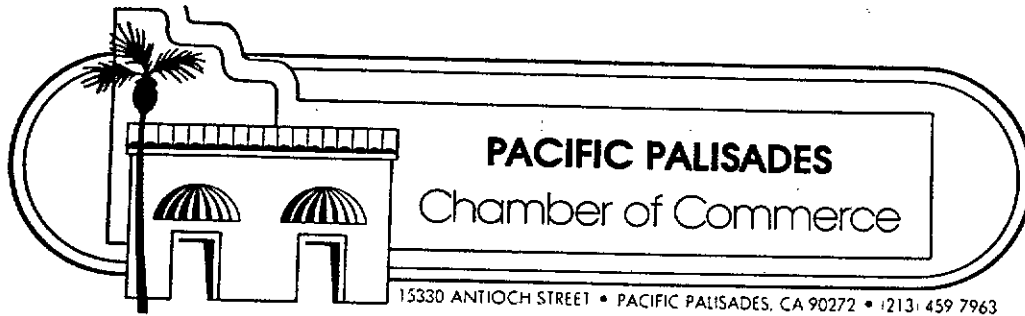
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**1991-1992
PACIFIC PALISADES
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BOARD OF DIRECTORS**

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August 13, 1991

Mr. James M. Doyle, Supervisor
Environmental Review Section
California Department of Parks and Recreation
P.O. Box 942896
Sacramento, California 94296-0001

Dear Mr. Doyle:

At a recent meeting of the Pacific Palisades Chamber of Commerce Board of Directors a unanimous motion was made and passed to support whole-heartedly the local AYSO (American Youth Soccer Organization) activities at Will Rogers State Park. The Board of Directors represents 389 Chamber of Commerce business members within Pacific Palisades.

If AYSO loses the playing field at the Park as a soccer venue for the 6 and 7 year olds, the organization is faced with major problems. AYSO uses the Park only 12 Saturdays a year; they man their own entrance and use only half of the playing field at any one time. In addition, the organization pays the Park \$500 each time it is used.

The Chamber believes that the Park, being part of the community of Pacific Palisades, should be pleased to be an integral part of the community and, thereby, anxious to be known as a venue for wholesome activities such as soccer for young people.

The Chamber asks that you seriously consider assuring AYSO that its continued activities will be welcome when you put together your General Plan.

Sincerely,

Ann Pritchard
Executive Director

CC: Councilman Marvin Braude, 11th District, City of Los Angeles
Rick Ruud, AYSO Commissioner

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AUG 15 1991

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CLINTON C. SCOTT
965 NAPOLI DRIVE
PACIFIC PALISADES, CALIFORNIA 90272

August 12, 1991

James M. Doyle, Supervisor
Environmental Review Section
Sacramento, Ca 94296

Gentlemen:

Re: General Plan
Rogers State Historical Park

As grandparents of children involved in the AYSO soccer program we would very much like to see its continuation at Rogers Park. We have attended many meetings with our daughter and son-in-law and know the pleasure it provides for three generations at this historic and beautiful site.

We have seen the fathers involved as coaches and giving instruction in this organized and competitive sport. The competition provides a background and enthusiasm for the entire family.

In the many trips to the matches we have been unaware of any traffic problems, or, parking difficulties. In the near future the straightening of Sunset Boulevard and the installation of traffic lights will improve access and exit to and from the Park.

I feel certain, if Will Rogers was alive today, he would be an enthusiastic supporter and would find some means for its continuation, especially, if the AYSO did not interfere with polo, which it doesn't.

Respectfully,

Clinton C. Scott

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AUG 15 1991

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August 8, 1991

James M. Doyle, Supervisor
Environmental Review Section
California Dept. of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001

Dear Mr. Doyle:

The new General Plan for Will Rogers State Historic Park will be a disaster for youth soccer in Pacific Palisades. Although it's been ten years since I refereed (6 years, as a volunteer) games there, community interests here are still important to me...which is one reason why I'm serving this year as Community Service Chairman of Rotary International District 5280.

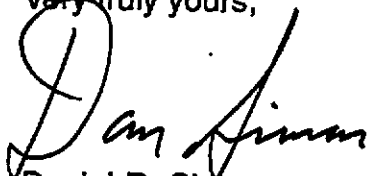
Although most of the kids here are affluent, they lack for wholesome activities. The YMCA is small and inadequate; other than that, there are only the sadly underfunded public schools...and AYSO. Or *"hanging out" and making trouble.*

AYSO does an excellent job of providing a focus for youth. They teach the best of American values: good sportsmanship, fair play, teamwork, honesty. Their program attracts well over a thousand boys and girls annually— **far too many** for the few playing fields here, which must be shared with other groups, both youth and adult.

Your department's new General Plan, by not permitting organized soccer at Will Rogers, will remove a scarce youth resource from our community. It will deprive several hundred children of the opportunity to participate in organized youth soccer.

I hope your department has an alternative idea in mind to keep them off the streets. If not, please reconsider this ill-advised plan.

Very truly yours,



Daniel R. Simon
14118 Attila Road
Santa Monica, CA 90402

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AUG 15 1991

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1-4916

1041 Anoka Place
Pacific Palisades, Ca., 90272
31 July 1991

Mr. James M. Doyle,
Supervisor, Environmental Review Section,
California Department of Parks and Recreation,
P. O. Box 942896,
Sacramento, Ca.,
94296-0001

Dear Mr. Doyle:

I refer to the future use of Will Rogers State Historic Park by students in this area for group sports.

Frankly I can think of no better use of the area than for group sports engaged in by young men and women in this area under the careful supervision of parents, responsible members of the community, and mature individuals, who by training and temperament, are encouraging the development of character and athletic skills.

I, for one, would be highly offended if a ruling were to be promulgated which would negate the creative opportunities which exist in the Park for the benefits indicated above.

Please take the foregoing into account as a review is made for any future plan.

Yours truly,



Carl Q. Christol

CQC/jc

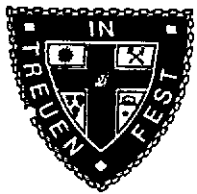
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Rolf D. Raima
1317 Avenida de Cortez, Pacific Palisades, Ca. 90272

August 15, 1991.

Mr. James M. Doyle
Supervisor
Environmental Review Section
California Department of Parks and Recreation
P.O.Box 94296
Sacramento, Ca. 94296-0001

Dear Mr. Doyle,

It has been brought to my attention that Will Roger Park in Pacific Palisades will no longer be available to AYSO for their fall youth soccer season. Notwithstanding that AYSO had been permitted to conduct Saturday and Sunday supervised soccer games for the youth of this community for many years, the abrupt cancellation of these fields would be devastating to our youngsters for several reasons:

Soccer, in the spirit that it has been conducted under AYSO rules, has been a sport whereas the parents have to be actively involved with their children; and

whereas the children learn to excel in a healthy environment of friendly competition; and

whereas the children participate in an exercise program supported by President Bush; and

whereas there are not enough fields available for the enjoyment of children with their parents in the most popular youth sport; and

whereas the rules insist and are strictly enforced that each registered player must play at least one half of the game regardless of their level of ability; and

whereas this program keeps the children off the streets and puts them into an environment of comradeship, team work and physical exercise conducive to their health and growth; and

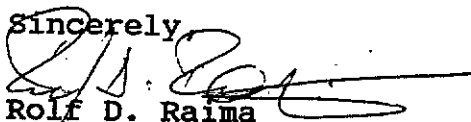
whereas this sport has been relative to other sports free of injuries and accidents; and

whereas these activities have been enjoyed by over 1300 children of all ages and their parents, volunteers, coaches and referees.

Therefore we urge you to find solutions that will continue to make these fields available for AYSO and that we offer assistance any way we can to accomplish this goal.

Your consideration for this cause is greatly appreciated.

Sincerely,


Rolf D. Raima
Concerned Father, Coach and Referee

cc: Rick Ruud

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AUG 19 1991

(213) 459-2050 (213) 459-2838 FAX (213) 459-8843

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I hope that the redesign of the Will Rogers Park will not exclude use by the 450 children for a few Saturday mornings each fall. I believe that all public parks, under whatever jurisdiction, should accommodate as many people as possible. A program which is important to over a thousand local children should not be "phased out" in this era when we are all looking Sweet Violets for healthy activities for youth.

WAVERLY

Duncan Carroll
CREATIVE PAPER
P.A.P.E.R.S.
BY C.R. GIBSON
Resident Pacific Rim

CN6401

Dr. & Mrs. Douglas Beamish
16807 Carme Lane
Pacific Palisades Calif. 90272

Mr. James Doyle,

Please do EVERYTHING you can to allow the AYSO to continue using the Will Rogers field for the fine job they do with youth. There are too many unhealthy opportunities in this urban area and the AYSO provides an excellent opportunity for healthy recreation.

Douglas Beamish

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RESPONSES TO COMMENTS
WILL ROGERS STATE HISTORIC PARK
GENERAL PLAN

RESPONSES TO COMMENTS
WILL ROGERS STATE HISTORIC PARK GENERAL PLAN

The following are responses that will be referenced in the responses to specific comments below. Pages numbers refer to this General Plan.

General Comment #1: A number of comments were made questioning changes proposed in the General Plan that would move the entrance road, main parking lot, hay barn parking area, restroom building, group picnic area, and visitor orientation area from their present locations to places outside the primary historic zone.

General Response #1: The General Plan is guided by the intent and allowable uses of a historic unit as defined by state law (p. 47), the policies of the State Park and Recreation Commission, stipulations in the deed of conveyance from Betty Rogers (Appendix A), the department's resource management directives, and the declaration of purpose for the unit (p. 47). A stated goal of the General Plan (p. 96.) is "To provide a high quality of visitor experience by improving the park's historic ranch spirit of place as it was from 1927-1934."

The intent of these guiding laws, policies, directives, and goals is to protect the cultural resources in the historic units and enhance the cultural experience of visitors to those units. The changes proposed in the Will Rogers SHP General Plan for the primary historic zone would carry out this intent.

For example, people accustomed to parking in the paved parking lot in front of the ranch house complex probably do not realize just how much this lot and their modern cars detract from any feeling they might have of being in the 1920s or 1930s.

There are only two locations in the park, but outside the primary historic zone, that are reasonable for a main parking lot: the proposed location, and the existing employee housing area west of the ranch house complex. Both areas are less than 0.15 mile away from the ranch house, but the Will Rogers Homeowner's Association is opposed to use of the latter area for public parking.

The old service road, now used for parking at Sarah's Point during special events such as youth soccer games, would be upgraded to be the entry road to the new parking lot. It would be the most direct route to the new lot, and would be totally outside the primary historic zone.

It makes sense to put the visitor orientation area with restrooms and a phone near the parking lot where people begin their visit to the park. Administrative offices and docent space would be provided in the same building.

The parking lot in front of the hay barn is used by park staff, the concessionaire, and the concessionaire's clients. It is in the primary historic zone, and it detracts from the historic scene. Under the General Plan, staff parking will move to the lot behind the tennis court or to the relocated maintenance area, while the concessionaire and his/her clients will park in Bone Canyon.

The existing group picnic area is nothing but a collection of about 20 picnic tables on the historic driveway between the polo field and the ranch house lawn. These tables would be moved out of the primary historic zone to the area between the proposed main parking lot and the polo field where they would be close to parking.

General Comment #2: Several letters were received asking that the General Plan be changed to allow

the youth soccer program (AYSO) to continue using the polo field indefinitely.

General Response #2: The General Plan calls for phasing out all organized sports except polo from the park over the next five years (p. 129). This position is taken because the guiding laws, etc. listed above prohibit nonhistoric unit-related activities in the primary historic zone of the park, and there are no suitable areas for such activities in the rest of the park.

For example, the deed states: "Said property shall be used exclusively as a public park and as a memorial and historic monument to the memory of the late Will Rogers and shall not be used for any other purpose or purposes of any kind or nature whatsoever." Team soccer, baseball, and similar field sports (except polo) do not relate in any way to the memory of Will Rogers.

State law (Public Resources Code, Section 5019.59) defines historical units as "areas established primarily to preserve objects of historical, archaeological, and scientific interest, and archaeological sites and places commemorating important persons or historic events."

On the subject of permitted uses, the same law states: "The only facilities that may be provided are those required for the safety, comfort, and enjoyment of the visitors, such as access, parking, water, sanitation, interpretation, and picnicking."; It also states "upon approval by the [State Park and Recreation] commission, an area outside the primary historic zone may be designated as a recreation zone to provide limited recreational opportunities that will supplement the public's enjoyment of the unit."

These sections of the law clearly have the intent of restricting activities in historic units, and especially in the primary historic zones, to those that complement the park, activities that in some way improve the public's enjoyment of the historic values for which the park was created. With the exception of polo, team sports generally do not complement or support the park's mission. Instead, they often detract from the historic experience because of the traffic and noise they cause.

General Comment #3: An interpretive concession is proposed for equestrian use in Will Rogers SHP with a limit of 45 horses boarded in the park, 13 more than is allowed under the present equestrian concessions contract. The current concession has no interpretive function beyond polo, and no interpretive reason is given for increasing the number of horses. Boarding horses and operating an English riding academy are not activities that portray the Will Rogers period. The concession also keeps the public from seeing and using some park facilities. It costs the state more to repair the damage to the park's natural and historical resources caused by the boarded horses than the state receives in concession fees. The equestrian concession as it exists and as it is proposed in the General Plan appears to violate State Law (Section 5080.03(b) of the Public Resources Code) and State Park and Recreation Commission policy (Policy #19, Items 1 and 4).

General Response #3: The General Plan (pp. 134-136) outlines the interpretive responsibilities and other elements that should be part of an equestrian concession at Will Rogers SHP. The current equestrian concession contract, in effect until June 1995, lacks some of these interpretive functions, although it may be amended after approval of the General Plan. Any subsequent interpretive equestrian concession should include all of the interpretive features called for in the General Plan.

The current contract calls for a maximum of 32 horses boarded at the park. Approval of the General Plan, the contract may be amended to raise the number to 45 horses. These additional horses could be for polo or the riding academy, or they could be merely boarded. The department considers the riding academy and pleasure riding to have interpretive value.

Almost all of the horse facilities at Will Rogers SHP are publicly owned. For safety and liability reasons, however, the concessionaire has exclusive use of the riding arena, the stalls in the stable, the Bone Canyon corrals, and the Heart and Mitt Canyon pastures. In addition, the concessionaire manages all the riding facilities in the park except the roping arena, the corrals and wash racks on Sarah's point, and the trails. The equestrian public generally must go through the concessionaire to use the concession-managed facilities.

No cost/benefit accounting was done on the current equestrian concession contract, although it was independently audited in late 1991. The state has spent \$200,000 to repair the stable, and another \$200,000 is required for more repair work. Much of the repair work is for the roof or other parts of the building damaged by time and not concession related activities. Income to the state from the current equestrian concessions contract is the greater amount of either \$5,000 per month or 36 percent of the monthly gross receipts. In addition, the concessionaire is responsible for maintenance and damage control for the facilities he uses.

PRC Sec. 5080.03(b) states: "Concessions shall not be entered into solely for their revenue producing potential." The additional boarded horses allowed in the General Plan can be used for any of the interpretive activities listed in the plan. As long as the new horses are used for the interpretive purposes allowed by the General Plan, their addition cannot be considered as solely a revenue-producing decision.

State Park and Recreation Commission Policy #19, Item 1, states that in State Park System units, "Concessions should not create added financial burden on the state, and, wherever possible, shall either reduce costs or generate revenues..." Item 4 allows an interpretive concession "... when the facility, service, product, or program contracted for shall directly relate to an interpretive theme, interpretive plan, or general plan for the unit."

Item 1, regarding financial burden to the state, has already been discussed. With regard to Item 4, the interpretive and concessions elements of the General Plan (p. 61 and p. 131) specifically allow the type of interpretive concession that is currently in operation.

DEPARTMENT OF TRANSPORTATION - DISTRICT 7

No response necessary.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - L. A. REGION

No response necessary.

CITY OF LOS ANGELES

1. Comment noted; the Santa Monica Mountains District has been informed.
2. Comment noted; the Santa Monica Mountains District has been informed.
3. The department understands its responsibility for controlling erosion in Will Rogers SHP. A recent survey of the park by a DPR engineer found no major erosion problems that are not already being addressed. Findings and recommendations on runoff and erosion are found on p. 50 of the General Plan.

WILLIAM C. CARTER

1. [leachfield] The department has heard about the old leachfield, but is not sure of its exact location. As the leachfield has been abandoned for many years, odors would not be a problem. Building a parking lot on an old leachfield site presents no engineering difficulties.
2. [the proposed parking lot would be too far from the points of interest.] See general response #1. The 32-space parking lot behind the tennis court will remain to provide parking for those who need to park close - staff, volunteers, and the disabled. There will also be a drop-off place for disabled people in front of the guest house.
3. [picket lines] The existing road presents the stated problems. The General Plan avoids the conflicts by calling for a pedestrian trail to the west of the polo field linking the parking lot and the ranch house complex. An equestrian trail may also be built alongside the pedestrian trail, but generally, horses would go around the east end of the polo field.
4. [practice polo arena and high fence] Removal of the high mesh fence may indeed reduce the value of the practice polo arena for polo, but it would not affect its other uses.
5. [keep parking next to the barn] See general response #1.
6. [turf maintenance] The district has purchased a new mower and will follow through with the other suggested turf-management improvements as the budget allows.

FRANCESCA ALLEN

WILL ROGERS STATE HISTORIC PARK

1. [parking lot] These two ideas will be considered when specific development plans are being made.
2. [equestrian traffic rules] Some text on hiker-rider trail etiquette could be featured on park brochures and trail guides. It could also be featured on signs at the beginning of trails.
3. [horse trail from house to stable] The General Plan calls for removal of the paved parking lot. Horses could travel around the west and north sides of the polo field and up the bridle path to the stable, just as you suggest. Alternative routes to the stable are via the trail behind the tennis court, or preferably, by going around the east side of the polo field to the bridle path.
4. [trail to Will Roger's cabin in Rustic Canyon] The General Plan does not recommend a horse trail to the cabin site because the terrain is steep and the substrate is inadequate in places. Building a horse trail to the cabin would be a major project with potential for high maintenance costs, scenic degradation, and a high probability of frequent failure.
5. [re-open Rivas Canyon trail] The trail up Rivas Canyon has not been maintained by the park for at least 10 years, probably because it passes through private property in its upper reaches. It will not be reopened anytime soon, if at all.
6. [cross-country bikes] The general guideline for mountain bikes in the State Park System is that mountain bikes are allowed on all roads, including fire roads, and banned from all trails. A district superintendent may make exceptions to this guideline by expanding or curtailing mountain bike access. In making this decision, the superintendent must give priority to protecting of park resources and the safety of park visitors. At this time, Will Rogers SHP follows the general guideline for mountain bikes.

WILL ROGERS HOMEOWNERS' ASSOCIATION

1. [Bone Canyon sanitation] The equestrian concession contract requires the concessionaire to remove manure from the stalls and corrals daily, and from the park on at least weekly. Manure, bedding, and shavings are stored in dumpsters that are regularly removed. These stipulations, if enforced, should mitigate the extra burden of horse waste at the pipe corrals in Bone Canyon.
2. [parking/visitor center alternative] As you know, the Parking/Visitor Center Alternative (Alternative 2) was the staff's preferred alternative at the time you sent the November 9, 1990 letter. At a subsequent meeting between the homeowners' association and department staff, changes to the project were agreed upon that are reflected in the current preferred alternative, Alternative #1 - The Proposed General Plan. Although Alternative 2 is no longer being seriously considered by the DPR planning team, it was included because it had been discussed at length in previous public meetings. We consider the changes that have been made to the preferred alternative adequate response to your November 9, 1991 letter.

PACIFIC PALISADES HISTORICAL SOCIETY

Ranch House

1. [security] The General Plan (p. 56) includes a directive to improve protection of the artifacts in the house, including the western art, from environmental factors, fire, and theft. On p. 66, the General Plan states that a collections security plan and a collections risk management plan should be developed. The district is also committed to providing a law enforcement presence in the park at all times.
2. [structural soundness of house] The General Plan does not mention possible structural problems in the ranch house. It does call for restoration of the house, giving top priority to the project (pp. 105 & 119). The following sentence is added to the Resource Element, Specific Findings, Ranch House: "Part of the house, which was built on fill, has been settling." Farther down p. 55, under "Directive," the following is inserted as the second sentence: "An engineering review of the house's structural integrity will be done and repairs will be made if necessary."
3. The General Plan is committed to preserving and restoring the historic landscaping in the primary historic zone (pp. 52, 118). The department appreciates any information the historical society can provide about this problem.
4. [trained curator] The department normally contracts with professionals to do its artifact preservation and restoration work. The district superintendent is responsible to see that the district's historic objects are properly curated.
5. [freezer] See #4. Pest control efforts could damage original artifacts, so pest control concerns should be directed by a professional curator.
6. [reproductions] The department uses reproductions for interpretive purposes when they are available. The General Plan (p. 66) calls for a furnishing plan. See also response #1.
7. [carpet] We agree.

Guest House

1. [guest house unknown] The general layout of the rooms, utilities, etc., are known, and some building archeology can tell us more. The draft General Plan is not totally clear as to the proposed use of the garage/guest house.

To correct this problem, the following is added under Exhibits, House Museums (p. 65): "c. Guest house/garage - to show the Rogers family's hospitality and Roger's enjoyment of motoring."

2. [first floor] The first-floor garage will have one of Will Rogers' cars and typical tools, etc., that would be found in a garage of that period. There would also be room for interpretive exhibits. The visitor contact station will be in the new visitor center, but the docents could maintain a station in the garage from which house tours could be staged.
3. [move park offices to hay barn] The park offices should be moved outside of the primary historic zone. The hay barn will be restored and used to store historically appropriate items.

4. [keep restroom building] The General Plan calls for a public restroom inside the garage/guest house and another in the visitor center. The restroom building is not historic, and does not belong in the primary historic zone.

Parking

1. [keep main parking lot] See general response #1. We realize that the existing main parking lot is much closer to the ranch house than is the proposed main parking lot, but that loss of convenience will be compensated by an increase of historical feeling (spirit of place). The disabled, docents, and staff will still be able to use the 32-space lot next to the tennis court. Parking in front of the ranch house complex would fit only if the cars and the lot were of the historic period.

2. [limit parking to 375 cars] The limit shown in the General Plan is 411 vehicles, including 50 vehicles in the practice polo arena and 15 in Bone Canyon. This number is approximate, and will not be known until the parking lots are designed and in place. In any case, the General Plan's limit is only 23 vehicles more than your proposed limit.

Orientation Center/Theater

1. See general response #1. The 75-person capacity for the proposed multipurpose room is not a fixed number; the actual size of the multipurpose room will be determined later, when the facility is being designed. The amount of seating in the room will probably be much less than 75 seats.

Stables and Sheds

See general response #3. The number of horses in the stable is to be reduced from 19 to 10, which will reduce wear and tear on the stable.

Bone Canyon

See general response #3. The General Plan (p. 113) suggests that the pipe be replaced with something that resembles white wood fencing. The district is responsible for enforcing the contract stipulation that the concessionaire maintain Bone Canyon "...in a clean and neat manner." The district also needs to find a better place to store some of its materials.

Hay Barn/Carpenter/Blacksmith

See general response #1.

Signage

The General Plan (p. 97) recognizes this problem, and proposes a review of all park unit signs (p. 127).

Polo Field

Comment noted. Removing youth soccer, as the General Plan proposes, would help. The district could also look into reducing the number of polo games played. See also response #6 to William Carter regarding turf management.

Sarah's Point

1. [too much asphalt] The General Plan calls for putting a 100-car paved parking lot where the show ring is now. The dimensions of this lot would be approximately 200 feet square, or somewhat less than one acre - by no means a massive amount of paving. The lot will be screened by existing trees and a proposed planting of dense shrubs (p. 112).
2. [other improvements] Restrooms would be in the visitor center. Horse holding and watering facilities would remain in the same location, although they may be upgraded in appearance and function.
3. [storm fence] The General Plan (p. 107) calls for removing the fence.

Fenced Pasture (Show Ring)

This is the only logical area to put a main parking lot outside the primary historic zone (see general response #1).

Practice Polo Arena

The General Plan (p. 107) calls for retaining the practice polo arena but removing the wire mesh fence around it. It is outside the primary historic zone and is part of the equestrian concessions contract.

Picnic Area

[picnic tables removed] The group picnic tables would be moved from their existing location to an area near the proposed new parking lot. In restoring the old driveway, the concept is to present the primary historic zone as it looked in the 1927 to 1935 period. Before a decision is made that would affect the pepper trees, a landscape plan must be done (p. 52).

Park Boundaries

The planning team studied revising park boundaries to add more of the original ranch property to Will Rogers SHP. They decided not to make any changes because the existing park is all that was included in the original gift deed (some of the rest of the ranch is already protected in other State Park System units), and because access to some parts, including the cabin area, is poor. Even if a good trail were developed to the cabin, the department currently lacks uncontested road access through Rustic Canyon. Because of this and budget cutbacks, the district cannot provide an adequate patrol to manage the increased public use.

Ranch Foreman's House

See general response #1.

Laundry Building

We agree. As the number of paid staff has been declining, the docents are becoming more important to the unit's operation.

Organized Sports

See general response #2.

Eucalyptus Trees

The eucalyptus trees have been pruned in the past. Although the General Plan calls for maintaining the landscaping as it looked during the Will Rogers period (p. 52), the existing eucalyptus trees will be kept, although dead trees will be replaced if they are original (p. 105).

Horse Concession

See general response #3 and response #1 to the Will Rogers Homeowners' Association. Regarding closing of the trails, the Backbone trail has been closed since last March due to storm damage. The trail will be reopened as soon as repairs can be made. Regarding filming rights, all filming requires a permit and approval by the district superintendent, and monitoring by the state must be done during the filming. The state also gets a percentage of the concessionaire's gross receipts (see general response #3). If there is a conflict of interest from commercial filming in the park, it would not lay with the concessionaire, because the state has control over filming on state property.

WILL ROGERS COOPERATIVE ASSOCIATION (THE DOCENTS)

Ranch House

1. [hire curator] See Pacific Palisades Historical Society response #4.
2. [proper curation] The collections will be managed under the department's guidelines (Museum Collections Management Handbook, DPR, 1986). If these guidelines for accessioning and de-accessioning are followed, items will not be lost.
3. [peace officer in residence] Two law enforcement officers are to remain resident in the park (p. 127), but outside the primary historic zone. The district is committed to providing a law-enforcement presence in the park at all times.
4. [fire plan] The General Plan calls for improved fire protection (pp. 56, 66, 105).

Stable and Ring

See general response #3. The concessionaire is contractually responsible for repairing or replacing all damage to state property to the district superintendent's satisfaction and in accordance with the provisions of PRC 5024 and the department's procedures for review of projects affecting historic buildings. The district superintendent is responsible for holding the concessionaire to the terms of the contract.

Recreational

See general response #2.

Parking

See general response #1. Volunteers, the disabled, and staff will still be able to park in the lot behind the tennis court.

Public Restrooms

See general response #1. The General Plan calls for disabled-accessible restrooms proposed for the visitor center (pp. 107, 114), the guest house/garage (pp. 105, 112, 116), and the hay barn (pp 72, 105).

Golf Course Lawn

The General Plan does not specifically recommend restoring the old putting greens, although they were there during Will Rogers' time and would add to the spirit of place. Maintaining the greens to golfing standards would be time-consuming and expensive.

Visitor Center

See general response #1.

STEVE AND ANNE SEBASTIAN

1. [O & M area] As used by the department, assigning allowable use intensity levels is based on the sensitivity of park resources, and by this measure, the employee housing area is able to withstand high human use. As explained on p. 57, however, allowable use intensity is just one of several factors considered in planning park uses. The sensitivity of neighbors is a factor that caused the department to change the planned use of the employee housing area from public parking to an equipment storage yard and shops.

2. ["de facto" special events] The park management can limit the number of cars entering the park, post "Park Full" signs at Sunset Boulevard, and charge walk-ins admission at the gate. The department cannot control the number of walk-ins, however, because there are multiple routes for walking into the park. Ultimately, it is the responsibility of the neighborhood association and the city government to control entry and parking in the Will Rogers SHP neighborhood area

EMIL SANDMEIER

General: Thank you for the information on historical uses and furnishings at the ranch.

1. [exit] There is a gate at the top of the historic entrance road which is opened to allow people to leave the park that way during special events. So far, there have been no problems with this arrangement.
2. [parking] See general response #1.
3. [wheelchair ramp] The General Plan (pp. 112, 116, and 119) places a high priority for making the buildings accessible for the disabled.
4. [garage/theater] As a house museum (p. 72), most of the garage will be restored and furnished as it would have appeared during the interpretive period, although a modern restroom would be installed in an unobtrusive place.
5. [elevator and ramps] An elevator in the guest house/garage would be expensive and could alter the historic fabric and appearance too much, although it will be considered when restoration of the building is planned. There appears to be no simple solution for providing wheelchair access to the ranch house while maintaining its historic appearance and fabric. Portable ramps for the front door and porch could provide a partial solution, but getting wheelchairs up to the house level from the parking lot remains the major obstacle. See also general response #1.
6. [new administration & visitor center building] The planning team decided that without extensive excavation of the hillside, there would not be enough space for the 32-space parking lot and a new visitor orientation building in the same general location. Putting the building next to the new parking lot would make it more usable for visitors.
7. [barn area] See general response #3. The General Plan calls for the riding ring to be left as is; the parking lot will be on the show ring below the polo field. A parking space for the disabled will be considered for the barn area.
8. [blacksmith's shop] See general response #1.
9. [5 - open the road to stables] Putting cattle guards on the historic road up to the stable will be considered when the road restoration project is being designed.

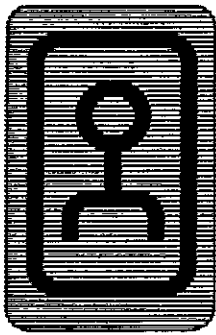
PACIFIC PALISADES COMMUNITY COUNCIL

1. See general response #2.
2. See general response #3. Problems regarding treatment of the public by the concessionaire is an operations issue best resolved at the unit or district level.

AYSO (YOUTH SOCCER)

General response #2 regarding organized sports applies to the comment letters from the parties below:

ROTARY CLUB OF PACIFIC PALISADES
PACIFIC PALISADES CHAMBER OF COMMERCE
CLINTON C. SCOTT
DANIEL R. SIMON
CAROL Q. CRISTOL
ROLF D. RAIMA
SUSAN CARROLL
DOUGLAS BEAMISH



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APPENDIX A

EXCERPTS FROM WILL ROGERS DEED

"THIS CONVEYANCE dated the 8th day of June, 1944, from THE BEVERLY HILLS BANK & TRUST COMPANY, a national banking association, herein called "Grantor", to the STATE OF CALIFORNIA, a sovereign State, herein called "Grantee".

"WITNESSETH: That whereas:

C. Said Betty Rogers gave said authorization to Grantor and Grantor makes this conveyance for the purpose and with the intent of having the real and personal property herein described devoted to the establishment and maintenance of a public park to be known as Will Rogers State Park for the enjoyment of the public and as a place where the personal property herein described may be preserved for posterity."

"This grant, conveyance and transfer is made by Grantor and accepted by Grantee subject to each and all of the following conditions and upon the following trusts and not otherwise:

1. Said property shall be used exclusively as a public park and as a memorial and historic monument to the memory of the late Will Rogers and shall not be used for any other purpose or purposes of any kind or nature whatsoever.

2. Said property shall be known as the Will Rogers State Park.

3. Said real property shall be maintained and improved by Grantee as such public park and as a place of public recreation in a manner not inconsistent with its maintenance as a memorial and historic monument as aforesaid. All of the said personal property shall be kept and maintained on said property with adequate safeguards against theft, fire or other injury thereto and shall be maintained in its present condition, reasonable wear and unavoidable acts of the elements excepted, provided that if any temporary emergency exists which creates a hazard to said personal property, said personal property may for such temporary period be removed to a place of safety."

"On this 26th day June, 1944."

APPENDIX B

WILL ROGERS STATE HISTORIC PARK

VISITOR DAY USE ATTENDANCE

Year	Total	Change from previous Year	Percent
1988/89	261,189	-4,769	-1.8%
1987/88	265,958	-53,829	-16.8%
1986/87	319,787	+50,275	+18.7%
1985/86	269,512	+18,568	+7.4%
1984/85	250,944	-8,497	-3%
1983/84	259,441	-18,814	-6.8%
1982/83	278,255	+29,691	+12%
1981/82	248,564	+15,187	+6.5%
1980/81	233,377		
TOTAL	2,387,027		
AVERAGE	265,225/year		

APPENDIX C

VISITOR SURVEY RESPONSE - 1988

Introduction

As part of the General Plan process, a visitor survey was conducted from May through June 1988 to better understand visitor use of Will Rogers State Historic Park.

The following results were tabulated in one dimension; however, the surveys are available to tabulate, as other information is needed to develop the General Plan. For example, visitor use during weekends versus weekdays was sorted, and no significant changes were found from the general use pattern or visitation to the park. Visitor use after Memorial Day or weeks of summer vacation were not sorted and separately tabulated.

Twelve hundred survey forms were distributed to the visiting public from several different locations in the park. Four hundred and ten (410), about one-third of the questionnaires, were completed and returned during the two-month period. These were tabulated, and the number of responses per questions converted to a percentage. Figures are rounded to the nearest percentage.

Survey Results

- How often do you visit the park?

45% first time	18% about once a year	
16% a few times a year	5% once a month	17% other frequency
- Do you or any of your group have special needs for accessibility?

3% hearing	1% slight	2% development
5% mobility	6% stamina	
- How much time did you spend at the park today?

8% under one hour	46% one to two hours	25% half a day
4% all day	7% other frequency	
- How many visitors in your group?

10% just me	42% two	29% three to five
6% five to ten	8% more than ten	
- What are your ages?

16% under 12	8% 13 to 21	45% 21 to 35
41% 35 to 55	25% more than 55	
- Do you live in California?

79% yes		21% no
---------	--	--------
- How many miles from Will Rogers State Historic Park do you live?

15% under 5 miles	49% six to 25 miles
11% 26 to 50 miles	23% more than 50 miles

- Why did you visit the park today?

22% historical interest	11% natural history
41% recreational interest	17% other

- How did you get to the park?

85% car	2% camper/RV
1% motorcycle	1% tour bus

- What sites in the park did you visit today?

44% ranch house	42% visitor center	28% stables
42% hiking trails	12% nature trail	15% audio tour
21% picnic area	32% polo field	

- What programs or activities did you participate in?

25% guided tours	24% film and exhibits
14% small group picnic	4% reserved picnic
9% nature walk/study	33% hiking and walking
7% group sports	17% watched polo

- What, if anything, did you dislike about the park?

1% traffic	2% difficult to find	4% crowds
1% language barrier	2% difficult access	18% other
2% noise level		

A Composite Visitor Profile

If we take the raw data at face value, the average visitor data profile is as follows:

The average visitor is anyone visiting the park for the first time, spends one to two hours in the park. Our average person was with a group of two people per group who were 21-55 years of age, and live in California.

The average visitor came to the park by car for recreational reasons. Of the many activities and sites in the park, the average visitor toured the ranch house and went through the visitor center, walked around the grounds, or hiked on the park trails.

APPENDIX D

Will Rogers State Historic Park General Plan Statistical Information on Recreation Demand

The tables in Appendix E present recreation demand projections for the county and planning district in which Will Rogers State Historic Park is located. This information was derived from the department's Park and Recreation Information System (PARIS).

PARIS is a database containing information relating past recreation use to project future recreation demand. It is based on data obtained in the Statewide Recreation Needs Analysis survey which was administered to approximately 1,000 people during each of four seasons — summer 1978, fall 1979, winter 1979-80, and spring 1980. Respondents provided information regarding the types of recreation activities they participated in, how far they traveled to participate in these activities, the types of recreation activities they would like to participate in, and how far they would be willing to travel to do so. The Statewide Recreation Needs Analysis examined the relationship between respondents' socio-economic characteristics and their participation in recreation activities. Projected changes in the size and demographic composition of California's population were also factored into the analysis.

In PARIS, recreation demand is expressed in terms of "participation days," meaning one person's participation in a specific activity on a given day. Where an individual engages in more than one activity on a single calendar day, a participation day is registered for each unique activity. PARIS projections can be useful for identifying those activities which are, or will be, most in demand in a given county or planning district.

Based on the PARIS figures, Table E-1 shows the projected demand for certain recreational activities in Planning District 8, which is comprised of Ventura, Los Angeles, San Bernardino, Riverside, Imperial, and Orange counties. The activities depicted are those more commonly engaged in at Will Rogers SHP — picnicking, visiting scenic areas, hiking and backpacking, visiting historical and cultural sites, and horseback riding.

Of the activities shown, picnicking exhibits the highest projected demand, with 42,449,508 participation days for the year 2000. Visiting scenic areas is second, followed closely by hiking and backpacking. Visiting historical and cultural sites ranks fourth, with just over 15 million participation days projected for the year 2000. Horseback riding is a close fifth at 13,974,391.

Table E-2 depicts projected demand for these same activities in Los Angeles County alone. In this case, visiting scenic areas has both the highest demand and the steepest increase in demand over the 20-year period, with more than 17 million participation days projected for the year 2000. Hiking and backpacking is second at 16,106,428, followed by picnicking with 12,916,791 participation days anticipated by 2000. Visiting historical and cultural sites ranks fourth and, again, horseback riding is last. However, 20-year projections for each of these activities top out at well over 7 million participation days.

A recent DPR survey entitled "Public Opinions and Attitudes on Outdoor Recreation in California - 1987" tends to validate these projections. By randomly sampling the California population, the department obtained a point-in-time analysis of the California citizens' view of outdoor recreation — what they do, what they like, and what they want to do.

The survey indicates that 64.4 percent of the population participate in picnicking, spending an average of 14.4 days per year doing so. Survey respondents also indicated that picnicking is a high priority. In fact, when asked what activities they would like to do more of, picnicking was one of the most frequently mentioned. Furthermore, respondents voiced strong support for government spending to increase opportunities for picnicking.

More than 47 percent of the population participate in general nature study and visiting natural areas, spending an average 23.4 days per year in this activity. Survey respondents assigned this activity a high priority in terms of perceived need, latent demand, and government spending. Respondents also placed a high priority on opportunities for walking and a low to moderate priority on trail hiking and horseback riding.

APPENDIX E

RECREATION DEMAND DATA PARK AND RECREATION INFORMATION SYSTEM (PARIS)

1. Planning District 8

<u>Activity</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Picnicking	33,255,885	36,155,741	38,657,780	40,622,485	42,449,508
Hiking and Backpacking	25,420,039	27,650,437	30,192,004	32,156,329	34,035,195
Visiting Scenic Areas	23,792,871	27,608,502	29,800,938	32,354,194	34,725,896
Visiting Historical and Cultural Sites	11,040,358	12,421,903	13,346,928	14,271,542	15,096,355
Horseback Riding	11,048,373	11,778,490	12,674,075	13,321,218	13,974,591

2. Los Angeles County

<u>Activity</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Picnicking	10,915,384	11,625,086	12,149,417	12,547,557	12,916,791
Hiking and Backpacking	12,768,471	13,786,978	14,650,624	15,403,105	16,106,428
Visiting Scenic Areas	12,603,853	14,465,516	15,135,482	16,166,447	17,112,694
Visiting Historical and Cultural Sites	5,979,502	6,627,044	6,919,894	7,271,825	7,579,717
Horseback Riding	6,561,103	6,856,477	7,106,751	7,313,164	7,511,873

APPENDIX F

STATE OF CALIFORNIA

Department of Parks and Recreation

INITIAL STUDY CHECKLIST

State Clearinghouse # 87072924

I. BACKGROUND INFORMATION

- A. Name of Project: Will Rogers SHP General Plan
- B. Checklist Date: 7/15/87
- C. Contact Person: Roger Willmarth
Telephone: (916) 324-6419
- D. Location: City of Los Angeles, Pacific Palisades area
- E. Description: Mult-year plan for the development, protection of resources, maintenance, and operation of Will Rogers State Historic Park.
- F. Persons and Organizations Contacted: DPR staff

II. ENVIRONMENTAL IMPACTS. (Explain all "yes" and "maybe" answers. Also, mark with an asterisk (*) and explain all "no" answers that might reasonably be questioned.)

- | A. Earth. Will the proposal result in: | Yes | Maybe | No |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Unstable earth conditions such as slope failure or mudslides?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Disruptions, displacements, compaction, or overcovering of the soil?..... | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Change in natural topography or major ground surface relief features?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. The destruction, covering, or modification of any unique geologic or physical features?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Any increase in wind or water erosion of soils, either on or off the site?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet, or lake?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|
 | | | |
| B. Air. Will the proposal result in: | | | |
| 1. Substantial air emissions or deterioration of ambient air quality?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. The creation of objectionable odors?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|
 | | | |
| C. Water. Will the proposal result in: | | | |
| 1. Changes in the course or direction of water movements, in either marine or fresh waters?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Change in the amount of surface water in any water body?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|
| 4. Discharge of pollutants into surface waters, or any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Alteration of the bed of a lake, stream or river?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavation?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Substantial reduction in the amount of water otherwise available for public water supply?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Exposure of people or property to water-related hazards such as flooding or tidal waves?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Significant changes in the temperature, flow or chemical content of surface thermal springs?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| D. Plant Life. Will the proposal result in: | | | |
| 1. Change in the diversity of species, or number of any species of plant (including trees, shrubs, grass, and aquatic plants)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Reduction of the numbers of any unique, rare, threatened or endangered species of plants?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Reduction or deterioration of any rare or endangered plant community?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Reduction of acreage of any agricultural crop or pasturage?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| E. Animal Life. Will the proposal result in: | | | |
| 1. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, or insects)?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Reduction of the numbers of any unique, threatened or endangered species of animals?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Deterioration of existing fish or wildlife habitat?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| F. Noise. Will the proposal result in: | | | |
| 1. Increase in existing noise levels?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Exposure of people to severe noise levels?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| G. Land Use. Will the proposal result in: | | | |
| 1. A substantial alteration of the present or planned land use of an area?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| H. Energy and Natural Resources. Will the proposal result in: | | | |
| 1. Increase in the rate of use of any natural resources or energy?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Substantial depletion of any nonrenewable resources?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I. Risk of Upset. Will the proposal result in: | | | |
| 1. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset conditions?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Possible interference with emergency response plan or an emergency evacuation plan?..... | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- I. *Population and Housing*. Will the proposal result in:
1. The alteration, distribution, density, or growth rate of the human population of the area?.....
 2. Effecting existing housing, or create a demand for additional housing?.....
- K. *Transportation/ Circulation*. Will the proposal result in:
1. Generation of substantial additional vehicular movement?.....
 2. Affecting existing parking facilities, or create a demand for new parking?.....
 3. Substantial impact upon existing transportation systems?.....
 4. Alterations to present patterns of circulation or movement of people and/or goods?....
 5. Alterations to waterbone, rail, or air traffic?.....
 6. Increase in traffic hazards to motor vehicles, bicyclists, or pedestrians?.....
- L. *Public Services*. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:
1. Fire protection?.....
 2. Police protection?.....
 3. Schools?.....
 4. Maintenance of public facilities, including roads?.....
 5. Other governmental services?.....
- M. *Utilities*. Will the proposal result in a need for new systems or substantial alterations to the following utilities:
1. Electric power or natural gas?.....
 2. Communication systems?.....
 3. Water?.....
 4. Sewer or septic tanks?.....
 5. Storm water drainage?.....
 6. Solid waste disposal?.....
- N. *Human Health*. Will the proposal result in:
1. Creation of any health hazard or potential health hazard (excluding mental health)?.....
 2. Exposure of people to potential health hazards?.....
- O. *Plan Conformance*. Will the proposal result in:
1. Conflict with the State Park System's unit's adopted general plan?.....
 2. Conflict with the Department of Park and Recreation's Resource Management Directives?.....
- P. *Aesthetics*. Will the proposal result in:
1. The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?.....
 2. New sources of light or glare?.....
- Q. *Recreation*. Will the proposal result in:
1. An impact upon the quality or quantity of existing recreational opportunities?.....

R. *Cultural Resources* .

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 1. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archeological site?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will the proposal restrict existing religious or sacred uses within the potential impact area?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

S. *Mandatory Findings of Significance* .

- | | | | |
|---|--------------------------|--------------------------|-------------------------------------|
| 1. Does the project have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the project have impacts which are individually limited, but cumulatively considerable?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?..... | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. DISCUSSION OF POSSIBLE ENVIRONMENTAL IMPACTS AND POTENTIAL MITIGATIONS (See Attached Comments)

IV. DETERMINATION

On the basis of this initial evaluation:

- I find the proposed project **COULD NOT** have a significant effect on the environment, and an environmental impact report will be prepared due to policy requirements.
- I find that although the proposed project could have significant effect on the environment there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **NEGATIVE DECLARATION** will be prepared.
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Date: 7, 15, 187

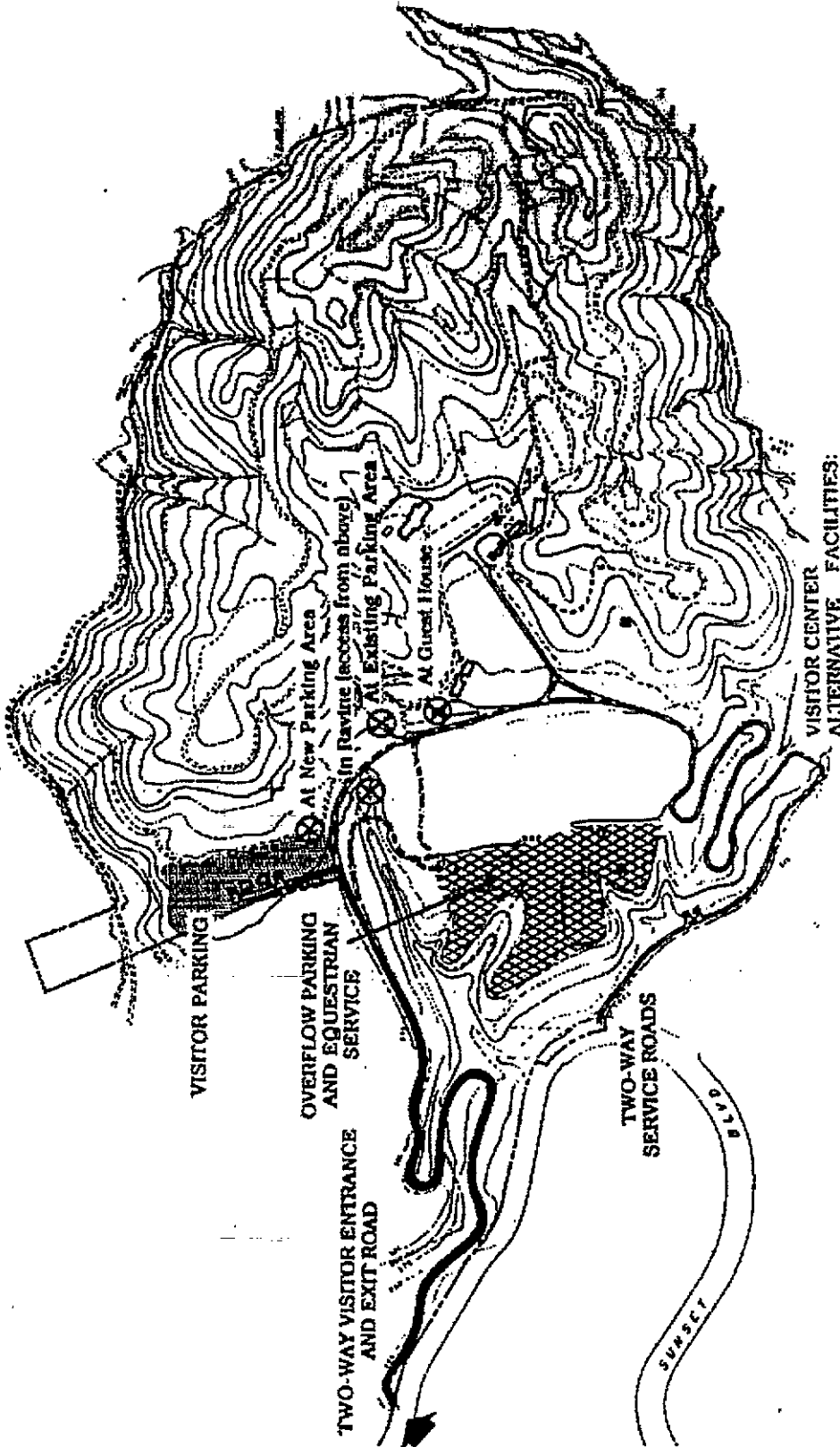
Roger Wilbur

CHECKLIST DISCUSSION

- A. 2. The new parking lot, entrance road, and visitor center will require some grading, paving, and building pad construction.
- B. 2. An increase in the number of horses boarded at the park could cause a localized odor problem.
- C. 2. New construction, especially the new parking lot, could increase the amount of surface runoff.
- C. 4. An increase in the number of boarded horses could cause contamination of runoff during storms.
- F. 1. A proposed new parking lot next to the homes on Villa Woods Drive could increase noise in that neighborhood.
- I. 2. Moving the entrance station down Will Rogers State Park Drive could cause occasional blockage of side streets by motor vehicles lined up to enter the park. This could cause a minor delay for emergency vehicles needing to enter or leave the side streets.
- J. 2. The general plan may call for the end of staff housing at the park.
- K. 2. The old parking lot would be replaced by another parking lot farther away from the ranch house.
- K. 4. Vehicular circulation in the park will be changed to some degree to accommodate the new parking lot.
- P. 1. Moving the parking lot to the employee housing area could impact the view from some of the houses along Villa Woods Drive.
- P. 2. Moving the parking lot would reduce glare from motor vehicles from the ranch house area and increase glare to wherever the new parking lot is placed.
- Q. 1. The general plan could improve the quality of historic interpretation in the park but reduce the amount of team sports played on the polo field.

ALTERNATIVE 1

WILL ROGERS STATE HISTORIC PARK SHEET 1
 ALTERNATIVE PROPOSALS FOR VISITOR FACILITIES IMPROVEMENTS



LEGEND

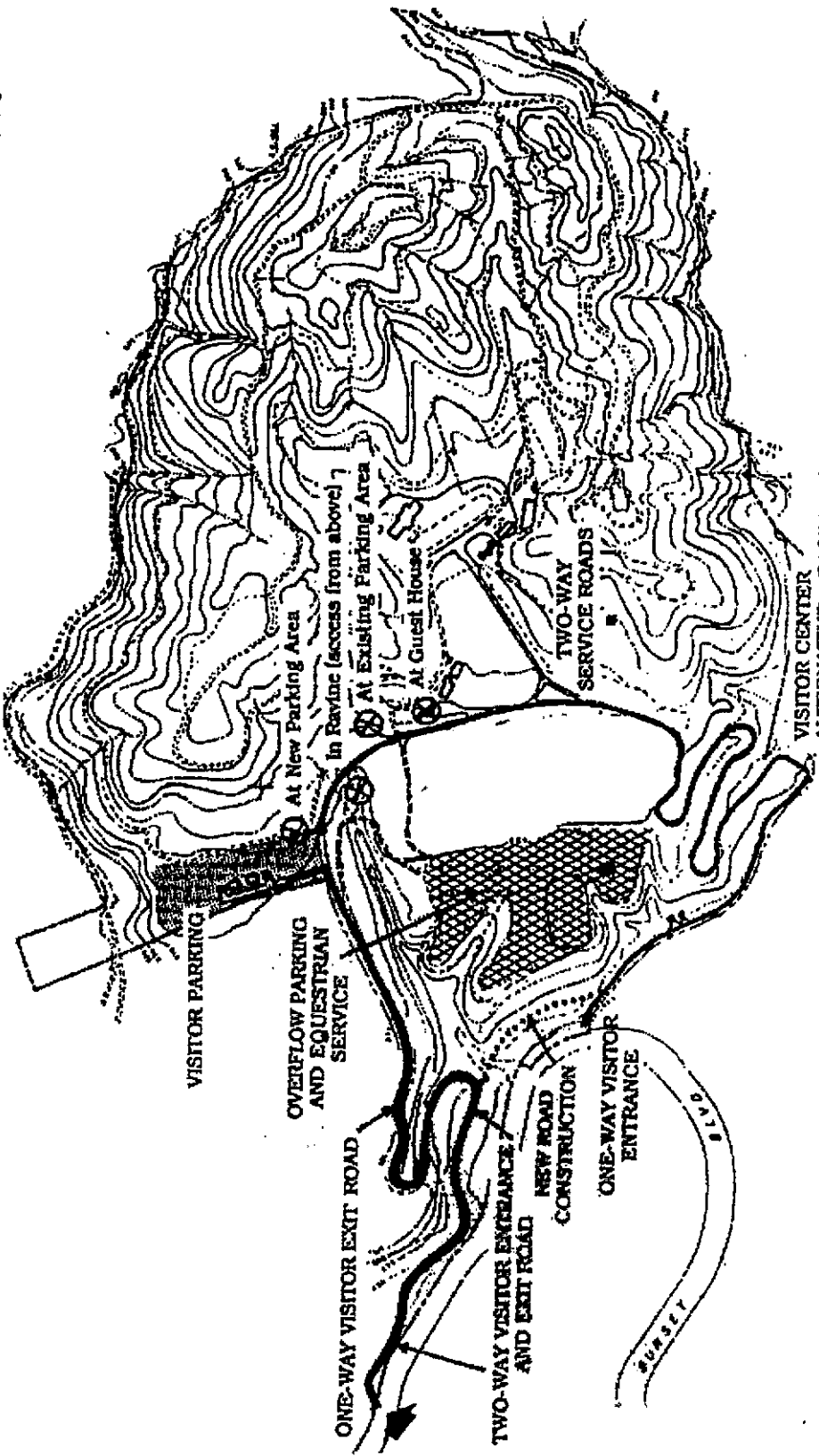
- ALTERNATIVE PUBLIC RESTROOM LOCATIONS IN ADDITION TO VISITOR CENTER
- ⊗ ALTERNATIVE VISITOR CENTER LOCATIONS

NOTE: Restrooms may also be located in historic structures as adaptive use.

- VISITOR CENTER FACILITIES:**
- Library
 - Restrooms
 - Auditorium
 - Nature Center
 - Kitchen, Porch
 - Gift, Book Sales
 - Video Screening
 - Archival Storage
 - Administrative Office Space
 - Docent Office and Work Space

ALTERNATIVE 2

WILL ROGERS STATE HISTORIC PARK SHEET 2
 ALTERNATIVE PROPOSALS FOR VISITOR FACILITIES IMPROVEMENTS



- LEGEND**
- ALTERNATIVE PUBLIC RESTROOM LOCATIONS IN ADDITION TO VISITOR CENTER
 - ⊗ ALTERNATIVE VISITOR CENTER LOCATIONS
- VISITOR CENTER FACILITIES:**
- Library
 - Restrooms
 - Auditorium
 - Nature Center
 - Kitchen, Porch
 - Gift, Book Sales
 - Video Screening
 - Archival Storage
 - Administrative Office Space
 - Docent Office and Work Space

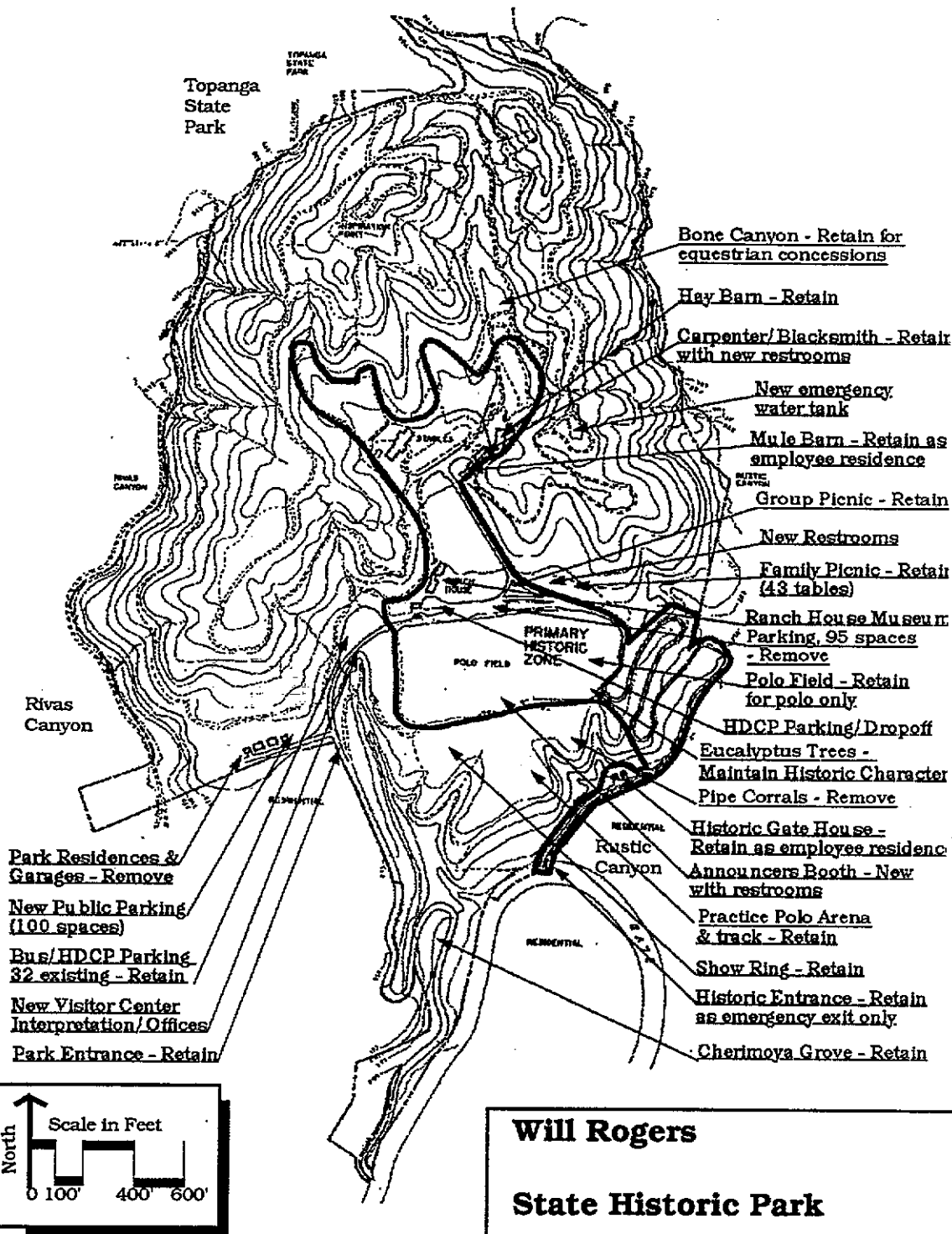
NOTE: Restrooms may also be located in historic structures as adaptive use.

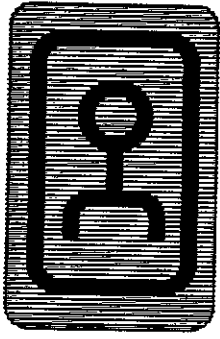
SCALE IN FEET

0 100 200 300 400 500 600 688

APPENDIX H

**FIGURE #3
ALTERNATIVE #2**





WILL ROGERS STATE HISTORIC PARK

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SELECTED REFERENCES

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