

UNIT 570

CALIFORNIA CITRUS STATE HISTORIC PARK

GENERAL PLAN

January 1989

CALIFORNIA CITRUS STATE HISTORIC PARK

PRELIMINARY GENERAL PLAN



SEPTEMBER 1988

*State of California -- The Resources Agency
Department of Parks and Recreation
George Deukmejian, Governor
Gordon Van Vleck, Secretary for Resources
Henry R. Agonia, Director*

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Summary

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I. BACKGROUND

California Citrus State Historic Park in Riverside, Riverside County, is located in the Southern California region, once the prime citrus growing area in the nation. Due to rapid urbanization of the region during the last four decades, relatively few areas within Southern California remain in citrus production. The Arlington Heights/Lake Matthews area of Riverside, within which the park is located, is one that continues to produce high-quality fruits.

Citrus trees and the people associated with growing them have continued to transform the California landscape since the arrival of citrus here in the 1700s. From the days of the Spanish missionary fathers who planted Mediterranean-type sweet orange trees around the missions, to the 20th century when huge plaster orange roadside stands sold fresh-squeezed juice, the highways of California have been dotted with the "golden fruit." The height of the citrus growing industry in California was the first half of the 20th century. Between approximately 1900 and 1935, the conscious effort made to promote citrus ranching as a beautiful "Mediterranean" lifestyle helped establish the image of the California Dream. The second California "gold rush" was in full swing.

It is the overall mission of this park to preserve some of the rapidly vanishing cultural landscape of the citrus industry, and to tell the far-reaching story of this industry and its role in the history of California, in the proper setting. The site for the California Citrus State Historic Park contains some features of historic significance that will help illustrate this message. The Gage Canal, built during the latter years of the 19th century, and its related structures, show how water was managed in California and how several thousand acres of citrus, including the

Summary



FEATURES TO BE PRESERVED: Jackson Street looking into the core of the park (c. 1988), illustrative of the historic landscape features to be preserved and enhanced on site.

150 acres of existing groves in the park, are irrigated. The palm-lined streets in and around the park are a significant part of the cultural and esthetic resources of the site. A series of hillocks, or knolls, in the park, are encircled by some of these palm-lined roadways from the 1920s, which were planned to lead to homesites on top of the knolls. The homes of wealthy growers were never built on these knolls, but the roadways remain.

Although physical resources are somewhat limited in this unit, it was not for its historic structures that it was acquired, but rather for its setting. The views of citrus groves in a historically significant location are the ideal environment in which to interpret the nature and significance of California's citrus industry.

II. OVERALL OBJECTIVES

The overall objectives for the California Citrus State Historic Park (CCSHP) are presented in the various elements of the general plan. Following is an outline of the major goals and/or objectives for the park, organized by element for ease of referencing more detailed information.

Primary Resource Management Goals

- Preserve and enhance historic landscape
- Maintain natural open space upstream of reservoir

Resource Element

To meet the unit's goal of interpreting the citrus industry in the proper setting, the major resource management strategy is to maintain vistas of citrus groves and preserve historic structures representative of the citrus industry on site. As for the land upstream of Mockingbird Reservoir, this valuable part of the unit will be maintained in a wildlife open space. This unit has two primary management goals:

1. Preserve, maintain, and enhance the historic landscape: citrus groves, palm-lined avenues, windrows, etc.

2. Maintain a wildlife (natural) open space upstream of Mockingbird Reservoir.

The resource policies for this unit are all directed toward achieving the above goals and can be found in the Resource Element.

Interpretive Element

The overriding interpretive objective of the unit is the education of the public regarding the citrus industry and the people who, as a part of it, transformed Southern California into a market-oriented agricultural economy. Due to the lack of many historic resources in the unit, except for the groves and the Gage Canal, the interpretation methods must be creative and historic settings must be recreated in the park.

People learn best by seeing and doing. Therefore, as many live interpretive opportunities as possible should be available so that the visitors will be able to use their five senses to experience the history of citriculture and its impact on California.

Educational Objectives

To accomplish this, the educational interpretive objectives for the unit are as follows:

1. To provoke thoughtful assessment of the people, processes, and relationships that drove the transformation of Southern California from a pastoral to a commercial, irrigated agricultural economy.
2. To inform people of the role citriculture and the citrus industry has played in creating the image of the California Dream.
3. To teach visitors how Citrus SHP functions as a historic park, and how definitive and extensive research has been in presenting an accurate picture of the past.

Primary Interpretive Objective

- Educate the public regarding the citrus industry and the people who, as a part of it, transformed Southern California

4. To make the general public better aware of the importance of the "California Advantage" (soils, climate, water, etc.) to citrus production, as well as to the general health of the environment.
5. To present citriculture through both historic and contemporary demonstrations and other interpretive media.
6. To promote an awareness of the genesis and implications of the technological and legal manipulation of water resources and the role this still plays in the ongoing transformation of the state.
7. To foster an understanding of the impact of the Industrial Revolution and Organizational Revolution and of science and citriculture in the rise of the citrus industry.
8. To convey the commercial, market-oriented nature of citrus growing and promote thoughtful evaluation of the origin of cooperative marketing and the role of marketing agencies in the long-term promotion of the industry and the state.
9. To illustrate citrus' rapid decline in Southern California's increasingly urbanized environment.
10. To promote a sense of the serenity of the rural citrus landscape and an understanding of its emotional appeal in the face of rapid urbanization.
11. To impart an awareness of the special needs and sensitivities of the citrus resource.



COOPERATIVE MARKETING:
Citrus label from Arlington
Heights, the area where the
Citrus SHP is located.

Land Use and Facilities Element

To successfully interpret the dynamic nature of the citrus story, the park must be a dynamic and exciting experience. Land uses and facilities,

therefore, must be planned and designed to encourage a variety of active visitor participation. Recreational needs of both the park visitors and the local area must also be considered. The intent, then, of the following objectives is to create a park in which active interpretation can occur and to provide a pleasant recreational experience for the visitors.

Primary Land Use and Facilities Objective

- To create a park in which active interpretation can occur and to provide a pleasant recreational experience

Experiential Objectives

1. To ensure that the majority of visitors have a common orientation to the park.
2. To see that visitors, once oriented to the park, have autonomy (independence to choose where to go and how to get there).
3. To allow visitors to use all their senses to experience the park. (Walk in the dirt, taste the fruit, smell the orange blossoms, see the views and hear the water running in the canal).
4. To make the way from one area or activity to another clear yet interesting.
5. To have the variety of experiences in the park range from the serene and peaceful to the physically active and interactive.
6. To create settings and facilities where visitors can encounter interpreters, live re-enactments, and special events and the places where interpretation comes to life.
7. To allow travelers on Van Buren Boulevard to experience the nature of the citrus park when passing by, through plantings and selected views.
8. To ensure that the transportation system used in the park will provide a historical experience for visitors.

9. To make the water elements in the park feel like an integral part of the park design without allowing visitor contact with the water. (Gage Canal, Settling Pond, Reservoir)
10. To provide activities that will appeal to a wide range of visitors.
11. To make clear to the public the authenticity and quality of the facilities.

Functional Objectives

1. To keep to a minimum the impact visitors have on the groves, gardens, and natural areas by securing the areas from overuse.
2. To create facilities and spaces that are flexible in form or function to allow for and encourage multipurpose use.
3. To make sure that the historic transportation system addresses the following functional considerations:
 - Efficiency in capacity
 - Easy maintenance
 - Turning radii small enough to maneuver throughout the park
 - Minimal storage facilities
 - Power enough to climb grade up the knolls
4. To encourage repeat visitation.
5. To secure the views of citrus groves by having an effect on the types of future land uses developed around the park.
6. To develop enough facilities, before opening the majority of the park, to provide for a two to four-hour visitor stay.
7. To provide park security that will be effective and sensitive to the

esthetics and historic nature of this park.

8. To provide facilities for adequate staff and docents to maintain the quality of the resources and the interpretive programs.
9. To develop the Historic Area and Historic Knolls Zones of the park so that all interpretive and non-interpretive uses and activities are incorporated into the historic settings and structures.
10. To ensure that facilities in contemporary structures intended for non-visitor use are screened from the historic areas with citrus or other plant materials.

Recreational Objectives

1. To provide for childrens' appropriate recreational needs in the park.
2. To provide as much of a range of intensity of recreational activities as possible in the park.

Preservation Objectives

In support of, and to help achieve, the above educational objectives, the following preservation objectives are:

1. To stabilize and enhance, where required; the existing historic landscape such as groves, palms, roads up knolls; the historic irrigation resources such as Gage Canal; and "natural features" on the site;
2. To encourage, where possible, the preservation in situ of appropriate citricultural practices, structures, and related landscape features of value in assisting with the preservation goal and interpretive aims of CCSHP; and

Operations Objectives

- To insure proper management of resources
- To provide adequate staff
- To insure adequate maintenance and quality of facilities
- To minimize law enforcement problems by well-planned patrols, public information and trained personnel
- To create an economic structure that can respond to the need for quality farming, extensive interpretive facilities, and staffing requirements
- To provide an environment free of safety hazards and threats to public health
- To encourage repeat visitation

3. To create a state-of-the-art outdoor museum/interpretive facility by locating, surveying, and moving, or reconstructing replicas of appropriate pre-1945 historic citrus industry structures and related artifacts to a portion of the site that will aid the interpretation of historic citriculture.

Operations Element

The operational objectives, when achieved, are to support and implement all the resource policies and the interpretive and land use objectives. In addition, there are maintenance, law enforcement, economic, and health and safety issues to be addressed. The operational objectives are:

1. To insure the proper management of the citrus resource, the natural area, and any historic resources present or introduced at the park.
2. To provide adequate staff to achieve the level of interpretation envisioned for the park.
3. To encourage public participation with the grove activities while maintaining appropriate care for the resource.
4. To insure that facilities are adequately maintained and that quality facilities are constructed.
5. To minimize law enforcement problems through well-planned patrols, public information programs, and trained personnel.
6. To create an economic structure, including funding sources to augment the budget process, an assured sinking fund for grove upkeep, a tiered fee structure, concessions in the park, a docent program, and receipt of grants, for this unit that can respond to the need for quality farming, extensive interpretive facilities, and the high

level of staffing that this type of park will require.

7. To provide an environment free of safety hazards and threats to public health.
8. To attract visitors and serve them well once they have come so they will return again to the park.

Concessions Element

The primary objectives of the proposed concessions are the provision of products, facilities, programs, management, and visitor services that will provide for the enhancement of visitor use and enjoyment, as well as visitor safety and convenience.

A secondary objective is that the proposed concessions shall not create any added financial burden on the state and, wherever possible, shall either reduce costs or generate revenues that aid in maintaining and expanding the State Park System.

To achieve these goals, a Non-Profit Operating Corporation (NPOC), which may administer the concessions program at the park, is recommended.

The NPOC should be empowered to recapture revenues generated from the various concessions for the good of the park, which includes but is not limited to improvements and development of the park.

Special legislation will be needed and should be sought to allow the NPOC to administer the park concessions and recapture the profits for the good of the park.

The Non-Profit Operating Corporation may be empowered, through special legislation, with the authority to administer the concessions and recapture any profits for the good of the park, which includes but is not limited to, improvements and development of the park.

Concessions Goals

- To provide products, facilities, programs, management, and services that will enhance the visitor experience
- To not propose concessions that will create any added financial burden on the State

For further clarification and information related to any of the above objectives, refer to the appropriate element of the general plan.

III. PROPOSED LAND USES/FACILITIES

The facilities have been divided into three categories for clarity: Historic/Interpretive, Recreation, and Operations.

A. Historic/Interpretive Facilities

The historic/interpretive facilities comprise the most extensive development at the park. They are located in all zones of the park.

Entry Structure Sign - This structure would be the first glimpse the visitor and local community have of the park. It would act as the "sign post" for the park. Being of the standard clapboard variety of fruit stand from the 1900-1935 period, it could house exhibits about the park and the history of the citrus industry.

Nursery/Varietal Collection/Insectary/The Demonstration Grove Areas - Demonstration groves will cover 15 to 20 acres. There will need to be further detailed planning of these areas before planting. The demonstration groves should be designed in such a way that the public, while in the groves, feels like they are being exposed to historic and working agriculture without having access to the majority of the plantings. These areas should include an in-field nursery and a container nursery. Other demonstration areas would include sections of the groves where either historic or modern pruning, irrigation, integrated pest management, picking, weed control, etc. might be in progress.

Frost protection systems should be shown. Because of their historical value, traditional grove heaters, like smudge pots, should be demonstrated in the park, as well as wind machines and water systems.

To properly depict not only the commercial importance of citrus production, but the diversity of less commercially viable citrus varieties, a varietal collection of citrus should be established and displayed in the park.

An insectary (see Appendix G), which is an operational use, may be open to the public for interpretive purposes.

If there is a "U-Pick" concession area, it should be seasonal only and not available on a regular basis to avoid potential damage to the trees.

An agreement with the University of California, Riverside (UCR) will be pursued to determine the best approach to incorporating some of its current and future research projects in the park and to showing these activities to the public. The historic contributions as well as the current work of the Agricultural Experiment Station, UCR, must be interpreted.

In addition, the local commercial growers and private resident citrus owners will be provided with the latest information and techniques to care for citrus through classes, seminars or special events sponsored by the park and/or the University. Such presentations could include pruning techniques, use of beneficial insects, irrigation practices, and other topics related to all aspects of both commercial and home gardening citrus production.

Orientation Center - The location on the side of the highest knoll facing Van Buren Boulevard will draw visitors into the park. As the Orientation Center building steps up the hill, the visitors exit near the top of the knoll to the best vista of the citrus groves and the entire park.

As one of the most important structures in the envisioned plan for CCSHP, the Orientation Center will be a comprehensive facility.

Historic/ Interpretive Facilities

- Entry Structure Sign
- Nursery/Varietal Collection Insectary/Demonstration Groves
- Orientation Center
- Historic Residence of Wealthy Grower/Restaurant
- "Big Orange" Fruitstand
- Packing House
- Middle-Class Grower's Ranch
- Worker's Camp
- Company Store
- Nature Trails
- Amphitheatre
- Transit System
- Early Citrus Settlement
- Gardens/Arboretum

A Historic Residence - The home of a wealthy grower will be relocated or reconstructed on a knoll adjacent to the Orientation Center. This location is based on the historic purpose of these knolls which were to be homesites for the wealthy grove owners. A full-service restaurant is to be developed within the authentic shell of the home.

The "Big Orange" - This roadside stand in the park is envisioned as one of the "Big Oranges," which were common along Highway 99 in the San Joaquin Valley. It is proposed to be located as the visitor leaves the Orientation Center, but not highly visible from other areas of the park.

JUICE STAND:

The photo, right, shows one of the few remaining "Big Orange" juice stands that were common throughout California during the mid-20th century. This one exists on Highway 99 north of Fresno.



Packing House - Along Jackson Street and near a mock rail spur, it will act as a secondary orientation center. The packing house is appropriate for this since all factions of the citrus industry had to come together and cooperate in the packing cooperatives.

Middle-Class Grower's Ranch - On Jackson Street, this would include the "Middle-Class Grower's" house and outbuildings (barns, sheds, and a blacksmith shop).

Workers Camp - Located in a grove near the wash, off of the major streets as it might have been, the workers camp could include a dining room, sleeping rooms,

reception room, foreman's rooms, water tank and cistern, various workshops and barns, and bunkhouse.

Company Store - It would be located near the Workers Camp because the interpretive intent of the store is to illustrate the relationship between the owner of a large ranch and his workers.

Nature Trails - To provide for the interpretive themes related to the California Advantage, the natural area, and the reservoir, nature trails and facilities will be developed. Facilities could include trail signs, hands-on soils exhibits, solar cells and wind machines, and historic displays.

Amphitheatre - A small amphitheatre to seat visitor groups for interpretive talks will be provided in the wash below the dam.

Transit Stops/System - In conjunction with the historic transit system, these facilities will include historically appropriate shade structures or trees, seating, and trash receptacles. One stop will be located near the exit of the Orientation Center. Another will be located near the Packing House. Other locations may be added as the park matures, if needed, and special tours may be given with these vehicles as well.

Shade Structures or tree-shaded areas will be provided frequently throughout the historic/interpretive area (no more than 300 feet apart). Another key location where shade must be provided is where people cross the dam. A historic arbor, such as those used in old Riverside, may be appropriate.

Early Citrus Settlement - Near Jackson Street, on the north side of the Gage Canal, a historic village of 1870-1890 will be located to interpret the early days of the citrus belt. These facilities may include a water office, land office, citrus pavilion, boarding house/inn, and pre-mechanization packing

shed as needed to interpret this part of the story.

Gardens/Arboretum - Appropriate ornamental gardens will be incorporated around all structures in the park. An arboretum garden is to be created on the knoll adjacent to the historic house/restaurant as an extension of the wealthy grower's gardens. This will include appropriate structures.

Recreational Facilities

- Hiking Trails
- Family Picnic Areas
- Group Picnic Area
- Childrens Play Area

B. Recreational Facilities

The second major category of land use at the park is recreational. Some types of recreational uses are limited in this unit due to the historic/interpretive nature of the park.

Hiking, walking, picnicking, and birdwatching are appropriate recreational activities throughout the park, including the natural area. Local equestrians may also be allowed to use the natural area if it is determined there is no significant impact on the natural plant and animal life there.

Family Picnic Areas are provided throughout the park. These may include any or all of the following: tables, benches, shade structures, children's play equipment. All must include trash receptacles.

Group Picnic Area - To help meet some local recreational needs, a group picnic area will be developed in this unit. The site includes the stand of eucalyptus near Dufferin Avenue and the gentle slopes to the south of the stand of trees. It is near the park entrance to allow for controlled access separate from other park uses and away from the historic area of the park.

Children's Play Area - Play areas for children will be provided specifically in the picnic area that overlooks Mockingbird Reservoir and at other appropriate locations in the Historic Zone of the park.

C. Operational/Visitor Services Uses

The remaining land use category includes operational and other uses for both the park and the Gage Canal. Some of these uses will be accessible from Irving Street and the Jackson Street bypass road while still having full access to the park and the canal.

The Park Entry Road will provide vehicular access to the visitor parking areas.

Food Service Facilities in interpretive settings, all of which sell citrus juices in addition to other items, should be strategically located throughout the park at reasonable distances and provide seating and refreshments.

Comfort Stations, in addition to those provided in the Orientation Center and the group picnic area, should be provided in the restaurant and in the Historic Zone of the park.

Adequate Parking will be provided for cars and buses near the Orientation Center and Invitation Center. Parking for employees and volunteers will be provided in the park operations area. Separate parking will be provided for the group picnic facilities.

Park Operations Facilities will be provided including: adequate office/classroom space, which includes space for the non-profit operating corporation and volunteer programs; a repair shop/maintenance storage facility and parking for all transit system vehicles; park maintenance/housekeeping vehicles storage and shop; and equipment storage and costume-changing areas for docents.

Employee Housing will be provided, if necessary, near the operations facilities.

Artifact/Archive Storage will be provided.

Operational/ Visitor Services Facilities

- Park Entry Road
- Food Service Facilities
- Comfort Stations
- Parking
- Park Operations Facilities
- Employee Housing (If necessary)
- Artifact/Archive Storage
- Farm Operations Facilities

Farm Operations Facilities will be provided to house equipment and supplies and for administrative tasks, as necessary.



HISTORIC FARMING:
Cultivation demonstration on the grounds of the Citrus Experiment Station, Riverside, California (c. 1917). Note woman driving tractor.

Introduction

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Introduction

It is the overall mission of this park to preserve some of the rapidly vanishing cultural landscape of the citrus industry, and to tell the far-reaching story of this industry and its role in the history of California, in the proper setting.

The setting for the park, Mockingbird Canyon, Riverside, was chosen from eight candidate sites as the place most suited to further the mission of this unit.

Citrus groves in a historically significant location are the ideal environment in which to view and interpret the nature and significance of California's citrus industry.

The general plan, prepared in 1987 and 1988, provides guidelines for the park's long-term management and development. This general plan is the framework upon which decisions can be based and within which the next stages of detailed planning for the park will be done.

I. PLANNING PROCESS HISTORY

The process of creating this park was begun locally many years ago and has finally come to fruition in the California Citrus State Historic Park (CCSHP).

The site that was ultimately chosen for CCSHP, Mockingbird Canyon, has been thought of as a park by the City of Riverside for nearly 20 years. In November 1969, the city council adopted the General Plan for Riverside which designated land within the current park boundary for park uses. Though the local park bond issue on the ballot in 1974 failed, the allocation of funds for the Mockingbird Canyon park was only one of many items to be funded and was not viewed locally as the reason the measure failed. Undaunted by lack of funding, the city in 1976 approved a joint powers agreement between the City of Riverside and the County of Riverside for a joint study of the proposed Mockingbird Canyon

park. The study was completed and approved in 1977 with the city approving the submission of applications for 1976 State Park Bond Funds for acquisition of land in the Mockingbird Canyon area. Beginning in 1977, the city and local residents began working with state legislators to establish a state park at this location. Following the city's lead, the state became involved in the Mockingbird Canyon park saga.

In August 1981, State Parks Director Peter Dangermond established a task force to determine the historic importance of the citrus industry in Southern California. The task force was directed to recommend an appropriate site for a state historic park dedicated to interpreting California's citrus heritage.

It was felt that a historic park dedicated to historic citrus culture could identify the forces of change in California for visitors by focusing on this vital key element of the state's past. By analyzing both the possibilities and dangers inherent in the perpetuation of California's oasis image, a citrus state historic park could help provide Californians with a clearer look at their present and their possible future.

Historical research, a set of State Department of Parks and Recreation criteria for analyzing competing sites, and input at public hearings led the planning team in 1982 to choose Mockingbird Canyon in Arlington Heights in Riverside.

The general plan is being prepared at this juncture as a result of a 1987 joint powers agreement between the City of Riverside and the State Department of Parks and Recreation. This agreement called for the hiring of a consultant team to carry out the drafting of the general plan.

II. PURPOSE OF THE PLANNING EFFORT

This general plan provides guidelines for the long-term management and development of the park, and meets the legal requirements of Public Resources Code Section 5002.2. Its approval by the California State Park and Recreation Commission is required before any development that would constitute a permanent commitment of natural or cultural resources.

The plan summarizes the available information about the park, documenting the planning process and the data used in making interpretive policies, land use decisions, and management recommendations. As conditions change, the plan may be revised and updated as necessary to responsibly guide the development and ongoing operation of the park. The plan is not meant to provide detailed plans for development, resource management, or park operation and maintenance, but rather lay out the framework and direction in which the next stages of detailed planning will be done.

Discussions about land not owned by the Department of Parks and Recreation have been included in this document for planning purposes only. These lands represent potential acquisition opportunities based on available data, or are currently under condemnation proceedings. The discussions and/or drawings do not represent an intention or commitment to acquire.

III. GENERAL PLAN PROCESS

This general plan process began in August 1987 with a kick-off meeting between the state, the City of Riverside, and the consultant team for the project. The first task of the planning team was to establish contact with the Citizens Advisory Committee for the unit.

The public in Riverside has been aware of and involved in this park for many years. In 1983, the Citizens Advisory Committee (CAC) for this unit was formed

and has been operating since. At the initiation of this general plan process, the CAC was introduced to the planning team. State, city and/or consultant representatives have been present at each of the planning team's monthly meetings beginning in September 1987. The CAC was divided into subcommittees to give the planning team input on citrus, collections, economics, publicity, and the educational and recreational aspects of this park.

In addition to the direct involvement of the CAC in the planning process, special-interest groups and the public at large have been contacted and encouraged to participate in the development of this plan.

A mailing list was compiled with over 1,100 addresses. Newsletters were mailed to over 550 local residents and special-interest groups, with the remaining 600 mailers going to every chamber of commerce in the state. (See Appendix A for newsletters.)

Many groups and agencies were contacted that had an interest in the general plan. (See Acknowledgements page.)

Newspapers have followed the planning process, describing the purpose of the general plan, announcing public meetings, and even covering a two-day planning workshop held in February 1988. (See Appendix B for articles.)

The planning team held public meetings in December 1987 and February and August 1988. In addition, a special two-day workshop was held in February to gain the input of professionals from similar parks.

The first public meeting was held during the background data gathering stage of the process. In addition to the information found in the Resource Element of July 1987, information was presented regarding ownership, existing land use, utilities, street trees, and citrus. Those present at the meeting were asked

to share their concerns and ideas. A questionnaire was distributed, as well, to allow people to write their comments. This questionnaire was also distributed to the CAC. (See summary presented in Newsletter 2, Appendix A.) Although attendance at the public meetings was light to moderate, participation was enthusiastic and representative of a wide cross-section of the interested parties.

Based on all the above gathered data, three alternative plans were developed for the park. These alternatives ranged from a strict restoration of a historic working citrus ranch to a group of large museum buildings with each interpreting a specific citrus-related theme using the latest exhibit techniques.

A special two-day workshop was held February 11 and 12, 1988, to test and evaluate these alternatives. The attendees, in addition to the state, city and consultant team, included Barbara and Cary Carson of Colonial Williamsburg, Virginia; John Fortier, formerly with Parks Canada at Fort Louisborg; Dr. Hal Barron, professor of history at Harvey Mudd College, Claremont, California; a representative of the CAC; and a representative of the press. Each of these people brought their own unique perspective to bear on the alternatives and helped clarify the overall mission and theme for the park.



GOOD ATTENDANCE:
Good attendance was noted at the February 25, 1988 public meeting to discuss the alternative plans for the park.

ALTERNATIVE PLANS:

Department of Parks and Recreation representative Robin Ettinger explains alternative plans to participants during a break at the February meeting.



Following press coverage of this workshop and the distribution of Newsletter 3, more people attended the February public meeting and participated in reviewing and evaluating the alternatives, and sharing their own ideas of what should be developed in this park. A worksheet was distributed to assist the participants with their evaluation of the alternative plans. The results of these written evaluations are presented in Newsletter 4, Appendix A.

All the written and verbal evaluations, from the public and the two-day guest consultant workshop, were then used to make decisions about the themes, objectives, and recommendations of the final plan.

This plan was presented to the public on August 2, 1988. Both the press and interested citizens were present to review and comment on the plan. The schedule for approval of the general plan was presented along with possible future funding sources available for park development. There were a number of questions answered, and interest was expressed in helping with future needs in the park.

Final action on approval of the plan will be taken by the State Park and Recreation Commission in public hearing, January 13, 1989, after the completion of the environmental review process.

Resource Element

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Resource Element

I. INTRODUCTION

A. 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, exposed to public comment, and approved by the director of the State 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 purpose of a Resource Element is to set forth long-range preservation and resource management objectives, and act 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 and/or developed. As such, it is one of the most important documents prepared by the department. And, although typically part of a general plan, this element may stand alone to act as a guide to the management of a unit's resources, similar to the resource element's legal predecessor, the resource management plan.

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

B. Unit Identification

This state historic park is approximately 377 acres (152.6 hectares) in size, and is bounded by Van Buren Boulevard on the west, Dufferin Avenue on the north, Irving Street and City of Riverside property lines on the east, and Firethorn Avenue on the south. It

is located in the Southwest Mountains and Valleys Ecological Region. (PRC 5019.53)

The site is in the northern part of the Peninsular Range subprovince. It is situated to the northwest of the Perris Upland area of the Peninsular Ranges Geomorphic Province.

Located in the City of Riverside, Riverside County, in the historic Arlington Heights area, the unit can be reached by driving southwest from downtown Riverside on State Highway 91 nearly 7 miles (about 11 kilometers) from Interstate 15, then going about 2 miles (approximately 3 kilometers) southeast on Van Buren Boulevard.

The site is about an hour's drive from downtown Los Angeles, and 30 to 45 minutes from other State Park Systems units in the area. Lake Perris and Elsinore state recreation areas, for example, are south of the site, while Silverwood Lake State Recreation Area and Seccombe Lake State Urban Recreation Area lie to the north. Willowbrook and Otterbein recreational units are to the west, and the Mt. San Jacinto units lie to the southeast.

II. RESOURCE SUMMARY

The following is a brief description of the resources identified in the classification process for this unit. The intent is to serve as a background for the policies formulated later 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 of citrus and other vegetation.

A. Natural Resources

Topography

An arroyo crosses the historic park from the southern area of the unit to the north. In the southern portions, the arroyo abuts foothills that rise to the

southwest. East of the arroyo, the land is flat. Some flat land is located in the northeast and northwest portion of the unit. In the northwest corner, however, the terrain is also hilly. In the past, this hilly area was terraced for citrus orchards. West of the hillocks, in the northwest corner of the unit, adjacent to Van Buren Boulevard, is a flat area that slopes to the northwest. A dam in the northwest half of the project area blocks the arroyo drainage. The arroyo is a drainage tributary to the Santa Ana River, and carries water in the wet season of the year from the Perris Uplands.

Site elevations range from about 920 to 1,060 feet (280 to 323 meters) above sea level. Topographic slopes range from less than 2% to more than 40% grades.

Climate

As with much of California, the site is in a Mediterranean climatic zone, which is characterized by hot, dry summers and cool, moist winters.

Temperatures range from lows in January of 45°F (about 7°C) to highs in July of 96°F (about 36°C). The record low is 19°F (about -7°C), while the record high is 116°F (about 47°C).

The rainy season is from November to April. Most precipitation occurs in December and January. The normal rainfall is approximately 11 inches (about 28 centimeters). Mean wind velocity is about 5 miles per hour (approximately 8 kilometers per hour).

Hydrology

An intermittent stream flows into the project area from the southeast, carrying a considerable load of silt toward and into Mockingbird Reservoir. Originally, this stream continued onto the Santa Ana River plain, draining many acres of upland. This pattern of surface drainage has been modified, however, by both the historic Gage

Natural Resources

- Topography
- Climate
- Hydrology
- Geology
- Soils
- Plant Life
- Animal Life

Canal, which runs through the park, and by the dam that creates the Mockingbird Reservoir and is a feature of that canal system. Now, water typically does not flow out of the arroyo; the intermittent stream merely empties into the reservoir. The Gage Canal Company monitors the water level in Mockingbird Reservoir daily and releases water as necessary to keep the water at or below the level required by the State Department of Water Resources Division of Safety of Dams. In the event of a major storm, water is released such that flooding may occur downstream of the dam.

Although the scarcity of water is characteristic of the area (thus the necessity of irrigation canals), the proximity of the canal and reservoir assures a readily available water supply for most of the existing and proposed agricultural purposes in the unit.

Geology

The Mockingbird Canyon site is located in the Peninsular Ranges Geomorphic Province. The above-sea level manifestations of this province are mainly in Mexico (Baja California). The U.S. portion of the province extends about 130 miles north of the international border and is some 65 miles wide--225 miles wide if one counts the part submerged in the Pacific Ocean.

The province has a northwest/southeast structural trend. This is manifested in linear mountains and valleys. In addition, it contains hilly areas without a strongly developed orientation, reflecting the homogenic qualities of underlying batholithic rocks. The configuration of this province and its articulation with contiguous provinces are reflections of the tectonic history of the area.

Although there are no major faults in this historic park, it lies between the active Elsinore and San Jacinto fault zones. These faults have shown right-lateral displacement, like the San

Andreas fault. While the San Andreas may have more notoriety in terms of historic events, such as the San Francisco earthquake and fire, the San Jacinto fault has been more active in terms of energy release.

There are no rock outcrops in the project area. The hilly portion north of the dam was terraced for citrus agriculture.

Soils

The principal soil association at the site is the Monserate-Arlington-Exeter group. Arlington fine sandy loam occurs throughout the site on relatively level grade. Buren is a minor soil of this association which occurs between the arroyo and reservoir area and Van Buren Boulevard.

Fallbrook sandy loam (Cieneba-Rock Land-Fallbrook association) occurs on the knoll-like formations between the arroyo and Van Buren, northwest of the reservoir.

In association with the lower portion of the arroyo occur Gorgonio loamy sand, Hanford coarse sandy loam, Tujunga loamy sand, and terrace escarpments.

The soils of this unit, in general, are noted for their citrus production. Their characteristics include medium to rapid run-off and a moderate to high erosion potential. They have slow permeability. The soils to the southwest of the arroyo, however, are not as good as the soil to the northeast.

Judging from silt deposits in the Mockingbird Canyon wash, considerable erosion is occurring upstream from the park's area. This is reducing the water storage capacity of the reservoir.

Surface erosion in the unit's area was noted at the edge of the covered reservoir (located north of Mockingbird Reservoir, next to Jackson Street), and at the overflow and downstream portions

of the dam. Erosion at both locations was due to insufficient vegetation cover and, in the latter area, to a lack of an impervious lining in the overflow waterway. In addition, soil creep (slow downhill movement) was observed in the area of bluffs easterly of Van Buren Boulevard.

Plant Life

Cursory plant surveys were made in early April 1983 and again in November 1987 to determine major vegetative associations and some of the more common plant species present.

About two-thirds of this unit's area has had the native flora greatly modified and converted by development, groves, and land manipulation. Only about one-third of the historic park's land is still undeveloped or unmanipulated. The largest owner of the undeveloped and unmanipulated land before transfer to the state was the City of Riverside. This land consists of the main river bottom wash of Mockingbird Canyon. The most common native plant in the upper wash is mule fat, Baccharis viminea. Even this portion of the area contains many alien plant species. Clumps of giant reed, Arundo donax, are common here. In the wash at the reservoir, willow trees, Salix sp., become the most dominant species in this riparian habitat. Back from the reservoir and along the wash channel below the reservoir, there are stands of Eucalyptus sp., another of the exotic species quite common to the site.

The greatest variety of native species is found on the upland portions of Mockingbird Canyon out of the river wash. Some of these typical plant species are California sagebrush, Artemisia californica; encelia, Encelia sp.; several species of buckwheats, Erigonum spp.; blue elderberry, Sambucus coerulea; chaparral bedstraw, Galium angustifolium; miners lettuce, Montia perfoliata; nightshade, Solanum sp.; California desert thorn, Lycium californicum; and buckhorn cholla, Opuntia acanthocarpa.

About 20 percent of the unit's land is lying fallow and now supports a population of mostly alien grass and weed species. This land, which is partially hilly, has dirt roads lined with Mexican fan palms, Washingtonia robusta. It also shows evidence of once supporting citrus production, and some of the water system structures are still present.

The remaining 10 percent of the property is developed with the dam, reservoir, underground reservoir, canal, water district facilities, residences, and access roads.

There are no known rare or endangered plant species in the park.

Animal Life

As with the plant survey, only a cursory survey of animal life occurred in the historic park to get a general idea of what animals are present for classification. This survey was made in early April 1983. A number of migratory bird species that should be present at other times of the year were not seen.

The changes that have occurred to the original ecosystems have greatly changed the type of animal life that occurs in the area. The reservoir and year-long irrigation water supplies make the area suitable for many species that would normally use the area only seasonally, during the wet periods of the year. The reservoir, especially, would attract waterfowl and other water-associated species that would not use the area if there were not ponded water. It would be difficult to determine whether the planting of orchards would favor more or fewer animal species than originally found before agriculture was introduced, since irrigation water is also available in the dry season.

Mammals observed in the dry wash area of Mockingbird Canyon include brush rabbits, Sylvilagus bachmani, California ground squirrels, Spermophilus beecheyi,

and bobcat, Lynx rufus; tracks of raccoon, Procyon lotor, were seen. Other mammals expected to be present include the black-tailed hare, Lepus californicus, coyote, Canis latrans, striped skunk, Mephitis mephitis, pocket mouse, Perognathus longimembris, kangaroo rat, Dipodomys sp., and deer mouse, Perognathus sp. Birds observed are the red-tailed hawk, Buteo jamaicensis, California quail, Lophotyx californicus, mourning dove, Zenaida macroura, road runner, Geococcyx californianus, Anna's hummingbird, Calypte anna, wrentit, Chamaca fasciata, and brown towhee, Pipilo erythrophthalmus. Many other bird species might be expected to use the wash. The only reptile seen in the wash was the fence lizard, Sceloporus occidentalis. Other reptile species, such as the red racer, Coluber sp., and Southern Pacific rattlesnake, Crotalus sp., should be present on occasion in the wash area.

The riparian area associated with Mockingbird Reservoir would attract most of the species seen in the wash area except those associated with very dry conditions. Some additional birds seen here included the pied-billed grebe, Podilymbus podiceps, green heron, Butorides striatus, black-crowned night heron, Nycticorax nycticorax, mallard, Anas platyrhynchos, American coot, Fulica americana, black phoebe, Sayornis nigricans, cliff swallow, Petrochelidon pyrrhonota, and raven, Corvus corax.

A survey of the existing citrus groves made in November 1987 showed evidence of damage to a number of the trees by rodents. These animals, including the pocket gopher, Thomomys sp., California ground squirrel, Spermophilus beecheyi, and various mice species, Perognathus sp., are capable of not only damaging the trees themselves, but of picking the fruit as well.

Birds seen included the common crow, Corvus brachyrhynchos, house sparrow, Spizella sp., mourning dove, Zenaida macroura, and mockingbird, Mimus sp.

No rare or endangered species are known to be residents of the immediate area. The range of the rare Stephens kangaroo rat (Dipodomys stephensi), however, is nearby. The endangered southern bald eagle, Haliaeetus leucocephalus, winters at nearby Lake Matthews.

B. Cultural Resources

Native American

No Native American sites are reported in the historic park, and none were observed during the April and August 1983 surveys of the unit. The local regional office of the California Archaeological Survey reports sites within a half mile of the property, however. Private owners near the park have noted some artifacts northeast of the unit.

Euroamerican Structures

The primary cultural features in this historical unit are a portion of the Gage Canal and the Mockingbird Reservoir associated with the canal. The canal itself was originally constructed across the site in the late 1880s. Initially, the canal crossed the arroyo by means of a timber flume, which by the early 1900s was replaced by the present dam and a concrete lined channel. At the same time, the reservoir was created to allow storage of water on site. The present canal continues off-site to the southwest, beyond the park's westerly boundary.

Currently, there remains evidence of early real estate development on the hillocks northwest of the dam. These can also be considered cultural features. Dirt roads were run between and around the hillocks and lined with palms, W. robusta.

Also in this area of the park are remains of terracing, which facilitated citrus production, and a few remnant features of an irrigation system. These include small concrete cisterns and con-

crete water outlets similar to those currently in use elsewhere in the park. Some metal pipes can be observed, especially associated with the cisterns.

Citrus and Street Trees

Less than one-third (approximately 153 ac.) of the park's area is now in citrus production. Oranges, grapefruit, and lemons are grown in the general area, along with a few avocados. During the fall of 1987, a detailed inventory was made of existing acreages under cultivation in the unit. The following figures in Table A (keyed to Map 1) are representative of the findings of this survey. Detailed information for each of the lots can be found in Appendix C of the general plan.

Cultural Resources

- Native American
- Euroamerican Structures
- Citrus and Street Trees

In order to more accurately depict the street tree resources within and adjacent to the park unit, a visual survey was made in November, 1987. This assessment included a general determination of the age and condition of each of the trees and included recommendations for their enhancement and maintenance.

Jackson (Irving - Gage Canal)
Washingtonia robusta
Jackson (Gage Canal - Dufferin)
Phoenix canariensis
Irving (Jackson - Gage Canal)
W. robusta (on west side)
Irving (Gage Canal - Dufferin)
Phoenix canariensis (w. side)
Dufferin (Irving - Arroyo)
W. robusta (s. side)
Dufferin (Arroyo - Van Buren)
W. robusta (s. side)
Settling Pond
W. robusta
Van Buren (Dufferin-Firethorn)
W. robusta (in center divider)
Schinus molle (at heads of
gullies alternating W. robusta)
S. molle, and Eucalyptus
sideroxylon (n. side)
Hillocks
W. robusta (w/occasional
P. canariensis, S. molle)



HISTORIC CITRUS RESOURCE:

View from Victoria Hill looking down Victoria Avenue toward Arlington Heights (c. 1905). Frank Chase's Victoria Ranch in the foreground and holdings of the Arlington Heights Fruit Co. in the background.



VISTAS OF CITRUS:

Vista of citrus groves shows the view of the park site from the knolls area. (circa 1987.)

TABLE A

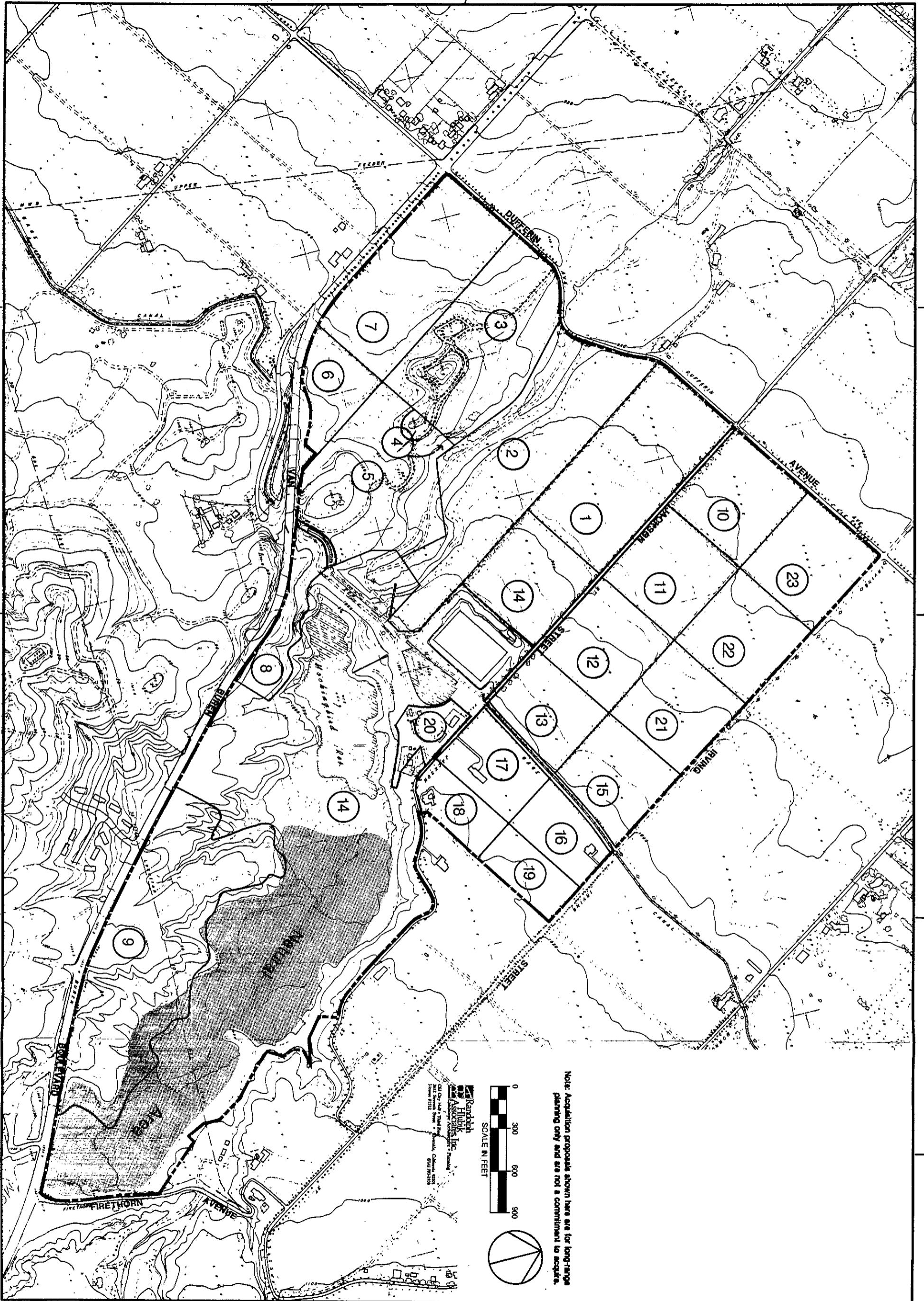
INVENTORY OF CULTIVATED ACREAGE

Total Citrus Acreage: 152.70

Lot	Variety	Acres	Condition	Rootstock
1	Navel	20.00	Good	Rough lemon
2	Navel	26.92	Good	Troyer
6	Valencia	5.43	Fair-Poor	Original: Sweet Orange Replants: Troyer
10	Navel	10.01	Good	Troyer
11	Navel	10.01	Good	Troyer
12	Grapefruit Valencia	10.01	Good	Troyer
13	Navel	7.70	Excellent	Troyer
14	Grapefruit	10.01	Good	Troyer
16	Navel	5.71	Poor	Original: Sweet Orange Replants: Troyer
17	Navel	6.90	Fair-Poor	Original: Sweet Orange Replants: Troyer
18	Mandarin	4.85	Fair-Poor	Sweet Orange
19	Navel	5.12	Good	Original: Sweet Orange Replants: Troyer
21	Valencia	10.01	Good	Trifoliolate
22	Navel	10.01	Good	Rough Lemon
23	Eureka	10.01	Fair-Good	Rough Lemon

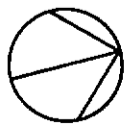
Note: Parcels 3, 4, 5, 7, 8, 9, 15, 20 and 14 south of the Reservoir were not under citrus cultivation at the time of the survey. Parcel 15 has since been planted in navels.

Navel Acreage: 102.38	Excellent Acreage: 7.70
Valencia Acreage: 20.44	Good Acreage: 106.98
Grapefruit Acreage: 15.01	Fair-Good Acreage: 15.30
Lemon Acreage: 10.01	Fair-Poor Acreage: 17.18
Mandarin Acreage: 4.85	



Note: Acquisition proposals shown here are for long-range planning only and are not a commitment to acquire.

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DRAWING NO. 1	CALIFORNIA CITRUS STATE HISTORIC PARK GENERAL PLAN LOT KEY MAP AND NATURAL AREA BOUNDARY		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS	DATE	DESIGNED
	SHEET NO. OF	APPROVED _____	DATE _____				DRAWN CHECKED

Historical Sketch

Citrus: The Industry They Built Together

Southern California's citrus culture was, from the beginning, the product of a combined effort by many cultural groups and socio-economic classes. Although it began and remained part and parcel of the California system of agribusiness, where certain Anglo groups held the reigns of power, the citrus industry prospered through the toil and know-how of wave after wave of immigrants. Like the Yankee growers and British lords who owned the groves, these other cultural groups and classes came to work in the citrus region bearing their own dreams and expectations with them.

The first workers were Native Americans, primarily from a Cahuilla colony on Mt. Rubidoux (although some Yuman tribe members were imported from the Colorado River area). They were involved in the groves and the construction of early waterworks, but faced prejudice and were available in small numbers. The combination of these factors led to their decline in importance in the groves.

Next came the Chinese who arrived in great numbers to work the gold fields and build railroads. Furloughed from those activities in the 1880s, thousands of Chinese, via labor contractors, began seeking work in the booming agricultural economy. Some farmed in the Sacramento Delta while others traveled south to offer their services to the fledgling navel orange industry. They provided a cheap labor force for this newly developing labor-intensive monoculture. They also changed the face of citrus growing by showing growers how to use furrow irrigation and picking clippers.



LABOR:
Chinese laborers in the
Boyd-Devine Packinghouse,
Riverside, California
(c. 1888).

By 1885, more than 100,000 documented Chinese lived and worked in California, supplying more than 80% of the agricultural labor in the state. The Chinese Exclusion Act of 1882, and persistent anti-Chinese agitation, however, finally took their toll. Riverside's Chinatown, which boasted a population of 450 permanent residents in 1895 and up to 2,500 during harvest season, by 1925 had dwindled to a small handful. Yet Riverside's famed Washington Navel orange business would have faltered and failed without the Chinese in the first 20 years of its existence.

The Chinese were, moreover, an integral part of the social structure of the citrus culture. They worked in the homes of wealthy growers, managed ranch crews, grew most of the fresh vegetables for sale, operated laundries, merchant shops, and China trade shops, and provided the first "California lottery." While exploited by contract labor merchants, the Chinese were not purely victims without some ability to shape their own lives. They came with their dreams

to California and many succeeded in attaining them, particularly members of the more mobile and independent merchant class. Indentured migrant workers had a more difficult time of it. Kept indebted by their Chinese labor contractors and heads of their district associations, these men often died in California.

Two other major groups appeared on the citrus scene around the turn of the century: Japanese and Mexicans and their descendants. The Mexicans, in fact, have supplied the principal workforce in citrus since the Mexican Revolution. Mexican workers brought their families and pride of workmanship to California. They strove to create communities on the ranches where they lived and worked (usually year-round due to the year-round labor-intensive nature of citriculture), and added their toil in the packinghouses.

By 1919, Mexicans and Mexican-Americans comprised 30% of the workforce and by the 1940s, they constituted two-thirds of the citrus workers. While thousands of Mexican nationals returned to Mexico during the Great Depression, labor shortages produced by World War II resulted in lessened immigration restrictions that led to an agreement between the U.S. and Mexican governments whereby the U.S. oversaw the recruitment of Mexican agricultural laborers. This provision was resuscitated in 1951 by two pieces of legislation: The Mexican Farm Labor Program and The Migrant Labor Agreement. The programs lapsed on December 31, 1964, after several extensions, due to violations of the protections in the bills against discrimination toward domestic labor in favor of cheaper "bracero" labor, contract seasonal farm workers from Mexico.

With the decline of the Chinese in the citrus industry, the Japanese began to take on a larger role. By 1900, some 3,000 Japanese were employed in the citrus industry in the Riverside district alone.

Japanese laborers were usually recruited through Japanese labor contractors. The Yamato Company and Shijijuro Hoshizaki controlled much of the labor force in Riverside, while Ulysses Shinsei Kaneko, Riverside's premier Japanese resident, also served as a contractor as well as the operator of the labor camp at the Prenda Packing House of the Arlington Heights Fruit Company.

The Japanese supplanted all other labor groups in citrus between 1900-1920. The Immigration Commission in 1909 found that the industry's incredible expansion was due to the influx of Japanese workers who, as the Chinese before them, provided cheap labor and horticultural expertise at a crucial time in the industry's life.

Anti-Japanese sentiment drove the Japanese out of citrus labor much as had happened to the Chinese before them. Some left to become grove owners and thus competitors with their former employers. Those who stayed behind to work for others began to agitate for higher wages. By 1910, growers and the cooperatives were looking for another source of cheap labor. Both Caucasian women and men and children filled in at various times in the packing houses and fields of the citrus belt as did other groups including Blacks.

Local young people were regularly employed as a seasonal part of the citrus work force as well. They lit smudge pots during cold snaps and worked at other short-term tasks, sometimes leaving school to do so. Such activities were viewed as a routine aspect of growing up in the citrus belt.

Cultural Conflict and Labor Strife

Despite its idyllic pastoral setting, the citrus culture during the Prime Period harbored a certain level of racial tension, cultural conflict, and labor strife. White society in the cities and towns practiced de facto and

de jure segregation. Riverside, the quintessential citrus town, while less violent toward minority cultures, nonetheless exhibited similar racial/cultural dynamics.

In the face of these realities, minority groups sought to establish communities within the larger community, complete with churches, schools, service clubs, and other self-help organizations. In this way, they attempted to shape their own lives in spite of economic and social subservience to the dominant cultural group.

Growers, ever cognizant of their reliance on a cheap and cooperative workforce, defended minority cultural groups against legal efforts to prohibit their continued arrival and rise in the industry. Even when attempts to organize workers arose in the thirties, growers blamed the problem on outside Bolshevik and I.W.W. (International Workers of the World) agitators. They were, however, willing and able to crush strikes by force through the cooperation of governments and law enforcement agencies.

Citrus Growers

Although it is difficult to ascertain the ratio of large-scale growers to small, it is possible to conclude that most growers during the Prime Period represented the "up and in." Well educated, typically Protestant, financially able, and believers in progress through education, culture, science, and technology, many of the growers arrived in California as middle-aged men who had already achieved a mark of success in their professional lives. They viewed themselves, in Jeffersonian fashion, as Renaissance men.

The wealth and training of these people provided the foundation for establishing scores of cultural institutions in the effort to plant civilization on the desert's edge. Home economist Peggy Jeans often admonished readers of what

comprised appropriate manners, furnishings, and attitudes for the citrus culture in her monthly California Citrograph column. She urged growers' wives to take seriously their roles as keepers of cultural values and "household administrators."

Robert Glass Cleland, in California in Our Time, 1900-1940, described Southern California citrus growers as generally "conservative, prosperous, ...self-satisfied, cultured, clannish, intensely loyal West-of-the-Hudson-River Americans. As a group, they vote the Republican ticket with unquestioning fidelity." He went on to say that they "send their children to college; give liberally to churches, charities...; support women's clubs, lectures, and concerts; build and maintain the best of schools...." Moreover, he wrote, they "decry labor unions and all forms of farm-labor organizations;...."

EARLY WEALTHY GROWER'S HOME:

Casa Grande (c. 1885), home of a wealthy grower family named Gilleland. The "lady" of the house is shown in the foreground while the Chinese cook may be seen standing on the porch behind the horses.



Citrus Transformed the Land

The seeds of California's second Gold Rush were sown long ago: the Rutaccae family of citrus plants came to the Americas with Columbus on his second voyage in 1493, when he introduced a variety that quickly spread throughout the West Indies. The first known reference to citrus in continental America was made by Bernal Diaz in his True History of the Conquest of New Spain, concerning his sowing of some orange seeds close by an Aztec temple in 1518. By the 18th century, Jesuits were propagating citrus varieties at many of their Baja California missions, and in 1769, under Father Junipero Serra, the Franciscans initiated colonization of Alta California. Thus citrus arrived here with the padres: they planted the new land's first significant orange grove (Mediterranean-type sweet orange trees) on the grounds of Mission San Gabriel around 1803.

From the gardens of Mission San Gabriel, William Wolfskill (a Kentucky trapper who moved to Southern California in 1831) obtained seedlings in 1841. His plantings on two acres at Central Avenue and East Fifth Street in Los Angeles did so well that he soon increased them to 28 acres. In 1877, Wolfskill daringly shipped a rail carload of his oranges to St. Louis. Although the trip was without refrigeration and took nearly a month, the oranges were in remarkably good condition on arrival. Although Mediterranean-type sweet oranges and other early varieties helped turn Southern California toward citrus production, they did not incite the "Second Gold Rush" - its fame did not really begin until the serendipitous introduction of the Bahia Navel orange by Mrs. Eliza Tibbets, wife of a poor alfalfa farmer in Riverside.

The Bahia or Washington Navel orange originated as a mutant of the Selecta variety in Bahia, Brazil around 1810. In 1869, F.I.C. Schneider, a Presbyterian missionary in Bahia, brought



ELIZA TIBBETS:

Wife of a poor alfalfa farmer, Mrs. Eliza Tibbets planted the two navel orange trees that sparked the citrus industry.

this remarkable seedless orange to the attention of USDA Commissioner Horace Capron in Washington. Capron's superintendent of gardens and grounds obtained 12 healthy trees and, at the request of his friend Eliza Tibbets, shipped two trees to her in Riverside sometime between 1873 and 1875. These trees, watched over by Eliza and her neighbors Cover and McCoy, bore fruit in the late 1870s and showed great promise. Acres of existing citrus were budded to the "Riverside" navel as fast as bud stock could be obtained from the two trees.

In the wake of the navel's fame, settlements sprang up all over Southern California offering Utopia to those with money and an infatuation with orange culture, and many such colonies succeeded - Pasadena, Corona, Santa Paula, Santa Ana, Anaheim, Baldwin Park, Redlands, and Whittier among them. This "Second Gold Rush" had more promise than the first, offering a renewable source of wealth. But there were losers in this game, too, as C.C. Teague, late president of Sunkist Growers, wrote,

"The romantic idea of owning an orange grove captivated the imagination of thousands of inexperienced investors. They were induced by such attractions and the tale of fabulous profits circulated by promoters, to invest all their savings in some rundown grove or citrus promotion enterprise."

At the turn of the century, the state exuded prosperity. Development of irrigation and the introduction of subtropical fruits to Southern California literally transformed it into the "Garden of the West." Citrus, particularly the Washington Navel orange, provided the real basis for this image. Promotional literature depicted Southern California bejeweled with miles of emerald-green trees dotted with gold. Writers, apparently thoroughly under California's mystical spell, described the state as a land of endless sunshine,

an opportunity for wealth, a place of genteel culture, a natural sanatorium for the infirm, and home of citrus and its healthful properties. People were urged not only to eat oranges but also to migrate to California and raise them. A billboard slogan of the Southern Pacific Railroad, used in Iowa in 1908 in conjunction with the first major ad campaign of the California Fruit Growers Exchange, encapsulated the glowing California Dream, "Oranges for Health, California for Wealth." Charles Fletcher Lummis further argued that the orange existed not only as a fruit but also as an image of romantic lifestyle. Orange trees were living symbols of wealth, luxury, opulence: black-green shade, evergreen foliage, and overwhelming fragrance made the orange tree the aristocrat of American horticulture. The orange was seen as the "golden apple" of the Hesperides that drew to it the rich and well-born.

But apart from any appealing mystique, the citrus industry's very tangible jobs and wealth also brought people to California. Between 1880 and 1890, California gained 343,436 people to attain a total population of 1,208,130 - an increase greater than the total number of emigrants to the state during the Gold Rush. Both population and the citrus industry grew steadily, and by 1915 Southern California was a settled area dedicated to citriculture. That year, the Citrus Protective League of California estimated investment in California citrus production at a figure exceeding \$200,000,000. The total acreage dedicated to citriculture was 108,000.

Railroads and the Navel Orange Bring the Capitalist Revolution to Southern California

True orange-growing fever did not sweep Southern California until the transcontinental railroad was completed. The new, efficient access to the West encouraged reformers and entrepreneurs to come to California in search of wealth

JOBS:
Picking crew from early historic period.



and opportunities to create a better way of life. As Dr. Robert V. Hine of UC-Riverside wrote, "California, as a state of mind, has been heavily weighted with utopian idealism." Certainly the railroads, aware of reformist zeal back East and buoyed by prospects of investment capital for California, promoted migration to the state. New settlements mushroomed throughout Southern California during the 1870s and 1880s, with agriculture, primarily citrus, as their economic base.

The Capitalist Revolution thus hit Southern California full force in the 1870s with the completion of the Central Pacific Railroad. The land speculators, financiers, and utopian reformers who swarmed onto this "Island on the Land" brought irrigation, subtropical fruits, and a New England-style social order. Many of the men who came West were full-fledged capitalists before their arrival. Many were also Progressive Republicans who advocated democratic reform of monopolies, believed in technology as a means of transforming the desert, and adhered to a strong Protestant-Calvinist sense of social propriety and stewardship of resources (much in line with Teddy Roosevelt's attitude). They hoped to succeed through technology, hydraulic agriculture, marketing know-how, and the intensive labor of waves of migrant workers of varying origins (Chinese, Japanese, Hispanic, women, Italian, etc.).

By 1915, orange growers had capitalized Southern California and given it a distinctive though fabricated image of civilized Mediterranean elegance. Assisted by boomers, speculators, tourist hotels, and the railroads, these gentlemen farmers promoted the California Dream. Although mythic in stature, the California Dream, based around an idealized version of California: land, climate, soil, and citriculture, was built on readily identifiable economic and social institutions.

Much of Southern California's growth thus can be attributed to railroads and the introduction of the navel orange.

Development of Irrigation in the Region

Before the boom of the 1880s, irrigated agriculture had already begun in the area of CCSHP. Riverside, a pioneer agricultural settlement in Southern California, was established in 1870 by the Southern California Colony Association. The first irrigation water was brought into the area by this association. By 1885, Riverside and the agricultural colonies of Etiwanda and Ontario had clearly demonstrated the rich agricultural potential of the region (Brown and Boyd, 1922: 355-361, 363; McWilliams, 1979: 117).

The incorporation of Riverside (September 1883) was a direct result of a major water conflict that helped lead to the California methods of water management. Legal suits and countersuits abounded. In the fall of 1884, a solution was proposed by L.M. Holt (known as the Holt Compromise) whereby the canal company's property could be sold to citizens through a water company. In December 1884, the Riverside Water Company was formed. By the end of February 1885, various problems seem to have been resolved so that the water company could become a viable entity.

As W.H. Hall (1888: 235) noted:

"In no irrigating community of the State has there been such long protracted and serious trouble over individual water rights as in Riverside, and in no community where such difficulty has occurred, has the outcome, so far as can yet be told, been, in the end, more happily adjusted for the irrigators, and, indeed, for all immediately concerned."

Cooperative Marketing

In the early 1890s the fledgling California citrus industry, struggling with its own overwhelming expansion, looked bankruptcy squarely in the face. During these "red ink years", according to Rahno Mabel MacCurdy, secretary of the California Fruit Growers Exchange, "The middlemen...had become autocratic. They told growers how the fruit should be picked and what qualities and grades would be handled".

Just as the industry hit bottom in the early 1890s, a Riverside grower and 10 neighbors formed a cooperative association that revolutionized citrus marketing - the Pachappa Orange Growers Association. They contracted with Frank B. Devine Packing House to process and ship their oranges. This pooling method let them exercise some control over the marketing of their product, enabling them to turn a profit while other growers were going under. By 1910, two other land cooperatives had formed in the industry: Mutual Orange Distributors (Pure Gold) and American Fruit Growers (Blue Goose).

Citrus Technology: The Industrial Revolution Arrives in Southern California

The advent of the Industrial Revolution in citriculture--the conversion of manufacturing from custom-smithed machines to machine shop-made equipment--converged with mass shipment of perishable citrus commodities in Riverside in the early 1900s. Three men grappled, fought, and built manufacturing empires: mechanical wizards Fred Stebler, George Parker, and Hale Paxton turned Southern California into the world center for the manufacture of citrus packing equipment.

In 1928, three other larger manufacturing corporations and Stebler-Parker merged into the Food Machinery Corporation. The Stebler-Parker Company soon

became Citrus Machinery Co., Division of Food Machinery Corporation (FMC). Existing patents were steadily improved by the team of engineers Stebler brought to Citrus Machinery Company, further strengthening FMC's hold on the citrus machinery market. In 1936, FMC negotiated the acquisition of Paxton Nailing Machine Company, gaining almost total control over every major facet of citrus machinery manufacturing. Today, FMC is a three-billion-dollar corporation concentrating on defense contracts and more profitable non-citrus related machinery manufacturing. The Citrus Machinery Division, once so prominent, has virtually disappeared.

The California Dream may no longer be powered by the citrus industry, but citriculture remains a vital element of the state's economy - a billion-dollar enterprise that exhibits no signs of waning. Although Southern California has lost its position as the country's fresh citrus basket, Central California has replaced it in recent years. According to the Sunkist Citrus Fruit Industry Statistical Bulletin (1983), California-Arizona citrus growers dominated the fresh fruit market with 77% of the 1981-82 U.S. shipments. To handle this production, Sunkist opened a state-of-the-art processing plant in Central California in 1982 and installed added equipment in its orange products facility at Ontario, enabling it to handle all major citrus varieties grown in Southern California.

The Citrus Experiment Station

Southern California's "Garden of Eden" image is deceptive. Cajoled from the desert through irrigation and scientific know-how, the citrus industry has been under siege since its introduction to California. So many insect pests and diseases thrive in the desert that without the University of California's establishment of the Citrus Experiment Station (CES), citriculture probably would not have survived.



RESEARCH:
Plant pathology laboratory,
Citrus Experiment Station,
Riverside (c. 1927).

The CES mandate initially specified soil management, fertilization, irrigation, and rootstock studies as the new research staff's principal responsibilities, but the station's now world-famous variety collection also began at the Rubidoux site. In 1912, Thomas J. Hunt, dean of UC's College of Agriculture and director of the Agricultural Experiment Station, put together a master plan for research in Southern California combining Riverside's CES and the Whittier Plant Pathology Laboratory into the Citrus Experiment Station and Graduate School of Tropical Agriculture. Dr. Herbert J. Webber, well-known Cornell plant breeder, directed the operation. His administrative genius and ability to select high-quality faculty made CES the world's leading research institution in citrus and subtropical horticulture. That status has not diminished. Since 1924, CES has been America's center for biological control research.

By 1928, Webber's staff had made significant discoveries in irrigation practices, soils and plant nutrition, insect pest control, plant breedings, plant diseases, and horticultural methods - discoveries advancing California agriculture to the forefront of U.S. production and saving citrus growers millions of dollars. Dr. Walter P. Kelly's work on black alkali soils in the 1920s led to the reclamation of thousands of acres of formerly unusable land, including much of the San Joaquin Valley.

In 1946, The Citrus Industry, a massive, two-volume work edited by Webber and Leon D. Batchelor, summed up several decades of hard-won citrus knowledge. Today, that "Bible of the Citrus Industry" has been expanded into a five-volume revision with an extensive introductory chapter by Harry Lawton.

Historic Background on Mockingbird Canyon, Arlington Heights, Riverside, California: Citrus SHP Site

"Riverside is everywhere pointed to as the most successful orange growing center in the United States, if not the world, and Arlington Heights is admitted by all to be the best in Riverside."

--"Arlington Heights and Gage Canal System," (Riverside Trust Co., Ltd. The Daily Press Job Print, 1892).

Riverside rose to prominence as the home of the Washington Navel orange in the 1880s, and Arlington Heights, by 1895, was recognized as the premier growing area for the navel in the whole Riverside district. These central factors made that recognition possible:

1. Presence of an ideal climate, soil, elevation, and water supply for orange growing.

2. Construction of the technically sophisticated Gage Canal from near San Bernardino to the San Jacinto Land Company property on the south (1885-89).
3. Formation of the Riverside Trust Co., Ltd. (London), a British land investment syndicate, which financed the development of Arlington Heights and the final section of the Gage Canal, and established a plantation-style corporate ranch of 3,200 acres, patterned after other British colonial operations, which employed year-round "cheap" labor housed in ranch-owned worker camps.
4. Resolution of intense water rights battles that contributed significantly to the development of the California Water Doctrine in the latter 19th century.

ARLINGTON HEIGHTS:
Arlington Heights looking west across groves, palms, and Mediterranean architecture. This scene connotes the California Dream as portrayed on citrus labels (c. 1928).

Efforts to bring artesian, "free flowing," and "rising" waters from the Santa Ana riverbed to Riverside began in 1885 under the general direction of Matthew Gage, with C.C. Miller as engineer and Robert Gage as construction supervisor. By the fall of 1886, Chinese and Hispanic workers built a canal that reached Tequesquite Arroyo, just south of Riverside's original Mile-Square.





Although seriously in debt, Gage plunged ahead with his plan to extend the canal beyond the Tequesquite Arroyo to a 3,200-acre section of land he had purchased in June 1887 from S.C. Evans of the Riverside Land Company. A second section of the canal was completed in 1888, bringing its total length to 20.16 miles. In June 1888, Gage's indebtedness reached \$1,540,000. Unable to obtain further credit in Riverside, he turned to William Crewdson, a wealthy Briton.

GAGE CANAL:
Headworks of the Gage Canal showing abundance and pressure of the artesian springs tapped for citrus irrigation (c. 1885).

Crewdson sent Gage to London for a meeting with the Waterhouse family concerning the canal. The result was the formation of the Riverside Trust Company, Ltd., a British investment syndicate to which Gage agreed to turn over all his land, water rights, and the canal in 1889. Articles of Incorporation for the Riverside Trust Company, Ltd. were signed in March 1890, with a stated capitalization of \$251,000. The trust company assumed Gage's debts and named him manager of the Gage Canal Company.

Under the Riverside Trust Company, Arlington Heights began to blossom and come to fruition. Gage's canal was completed to its final length of 23 miles. Initially, the canal crossed Mockingbird Canyon via a flume, but the flume was later replaced by a dam, locks, and a spillway to allow the creation of Mockingbird Reservoir. Moreover, the trust company filed a subdivision map for Arlington Heights in 1890 under William Irving's signature, and set about to survey and commence building Victoria Avenue and the Victoria Bridge. Victoria was to be 120 feet wide (divided) and 7 miles long.

Work camps were established to undertake the subdivision efforts. The laborers were Japanese, Italian, Mexican, and Chinese. At the camps were barns, blacksmith shops, and bunkhouses for the workers. Executive offices were at Camp Osborne on Grey Street.

Although Victoria Avenue and Arlington Heights soon became known as one of the world's beauty spots, and also as the best place to grow Washington Navels, the Arlington Heights Fruit Company liquidated its property holdings beginning in 1928. Several local fortunes were made as a result of obtaining irrigated Arlington Heights citrus acreage. Nonetheless, the rapid development and financial success of Riverside in the early years can be traced to the capital outlay of the "English Colony" and the many people of varying cultural origins who worked for it.

In 1979, after a long battle to protect Victoria Avenue and Arlington Heights from accelerating real estate development, Riverside city voters passed Proposition R, a growth-control initiative. Proposition R, now a city ordinance, is aimed at protecting the remaining part of Arlington Heights that is under citrus cultivation. Mockingbird Canyon falls under the protection of Proposition R and a newly passed ordinance, Measure C, which reinforces

Proposition R. Additional historical information can be found in Appendix D of the general plan. (See Bibliography)

C. Esthetic Resources

The existing ambience within and around the study area is characterized by a pastoral, rural tranquillity. In the northern half of the site, these qualities are agricultural in nature, while in the southern half (particularly Mockingbird Canyon), the semi-arid desert influence is more dominant.



Scenic values of the site are significant and varied. The property offers broad vistas, shady knolls, lustrous green orchards, the passive waterscape of Mockingbird Reservoir, and the meandering basin and hillsides of Mockingbird Canyon. Another significant esthetic value of the site lies in its isolation from, and thus pronounced con-

SCENIC VALUE:
View to the north includes palm-lined roadway across knolls and citrus groves.

Esthetic Resources

- Ambiance
- Vistas
- Knolls
- Orchards
- Mockingbird Reservoir
- Hillsides
- Location in citrus belt

trast to, the rapidly urbanizing environs. Other elements are represented in the scents of fragrant orange blossoms and sage, and the welcome sounds of wildlife and water.

Offsite views are, for the most part, limited within the confines of the park boundary. However, the open hillsides across Van Buren Boulevard, as well as the ridgelines beyond, do present a highly visible backdrop from within the park. Portions of these areas are not included within the area controlled by Proposition R.

There are two important esthetic values within the park. First, this site, which was acquired to interpret the heritage values of the citrus industry to California, includes vistas of citrus crops. This is an esthetically pleasing setting in which to interpret the citrus industry. Second, the riparian area around the reservoir can provide a quiet, pleasant setting for the visitor to observe plant and animal life in the unit. (See Map 2)

Recreation Resources

- Walking
- Jogging
- Horseback Riding

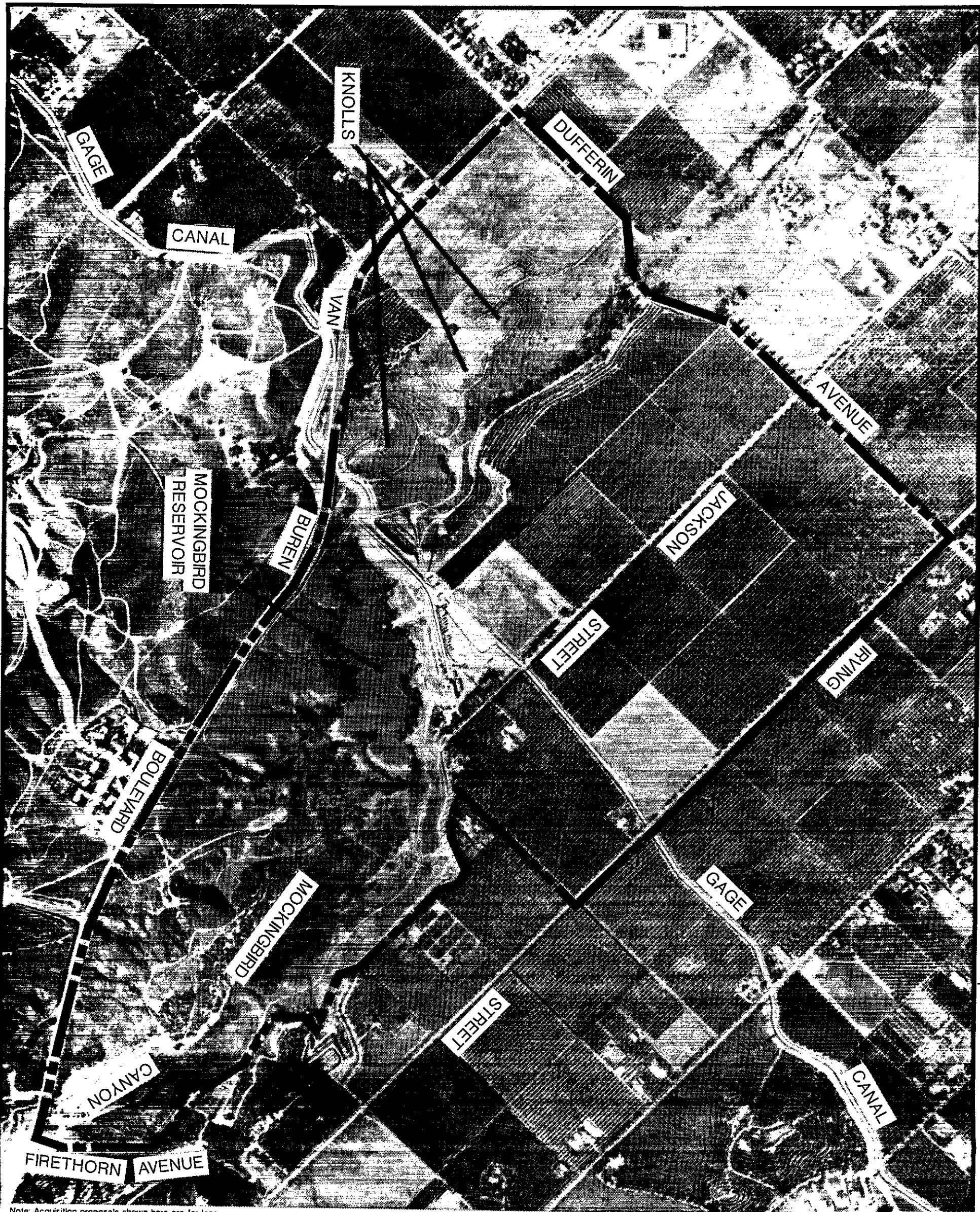
D. Recreation Resources

Recreational resources on the site are limited. Currently, the area is used for recreation such as walking, jogging, and horseback riding. If this property is developed, however, in harmony with the purpose of its acquisition--interpreting California's citrus industry--there would be interpretive values of a passive recreational nature. Visitors could learn about California's citrus heritage and enjoy vistas of citrus crops and the riparian environment of the reservoir.

III. RESOURCE POLICY FORMATION

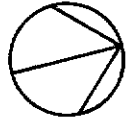
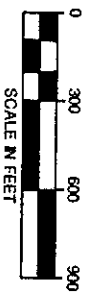
A. Classification

Property was acquired for this historical unit in 1983, and it was classified as a state historic park by the State



Note: Acquisition proposals shown here are for long-range planning only and are not a commitment to acquire.

Randolph
Hull
Associates, Inc.
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2
SHEET NO.
THE UNIVERSITY OF CALIFORNIA

CALIFORNIA CITRUS STATE HISTORIC PARK
GENERAL PLAN
AERIAL PHOTOGRAPH

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
APPROVED: _____ DATE: _____

REVISIONS	DATE	DESIGNED
		DRAWN
		CHECKED

Park and Recreation Commission August 12, 1983. Section 5019.59 defines the nature and purpose of historic parks:

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 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. 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.

Although historic objects are rather limited in the unit, the main purpose of the park is to commemorate California's

citrus industry and its role in California's development (cf. Chapter 879 of the Statutes of 1982). The main goal of this unit is the preservation and interpretation of the history of California citrus culture.

B. Declaration of Purpose

The purpose of California Citrus State Historic Park is to provide the proper facilities for the preservation and interpretation of representative portions of California's citrus culture so that the visitor may learn about the contributions that this industry has made to California's development and the relationships and effects that this industry has had on various people who were involved with citrus agriculture, including but not limited to various ethnic groups that have contributed to the growth of the citrus industry.

It is the function of the Department of Parks and Recreation at this historical unit to insure the development and maintenance of facilities and interpretation to fulfill the purpose of this unit in an environment enjoyable to the visitor.

C. Zone of Primary Interest

It is the setting of this unit, with broad vistas of citrus groves to the north, northwest, and northeast, that contributed to the unit's acquisition. The historic park sits within an agricultural zone intended to preserve citrus agriculture in the area. This zone was defined by Proposition R, passed in 1979. The area in sight of the historic park within the area zoned by Proposition R constitutes the department's Zone of Primary Interest.

D. Resource Management Policies

As noted above, physical resources, particularly cultural resources, are somewhat limited in this unit. Yet it was not for such physical resources that this historic park was acquired, but rather for its setting--views of citrus

groves in a historically significant location--so that the nature and significance of California's citrus industry can be interpreted in an appropriate environment.

To fulfill the unit's primary mission--interpreting the citrus industry in a proper setting--the department's main mission is to maintain vistas of citrus groves and preserve or reconstruct historic structures representative of the citrus industry. In addition to this mission, enabling legislation identified the land above Mockingbird Reservoir as open space to be managed as a wildlife area. Although secondary to the unit's primary goal, maintaining a wildlife open space is nevertheless an important goal for this unit.

In addition to the general application of appropriate state laws, State Park and Recreation Commission policies, and departmental resource management directives, certain specific management policies, which follow, are vital for the proper management of this historic park so that the unit's purpose can be accomplished. Based on both the unit's resources and legislative purpose, the unit can be divided into two parts with differing management goals, with Mockingbird Reservoir dam as the dividing point. This unit has two primary management goals:

- (1) Preserve, maintain, and enhance the historic landscape: citrus groves, palm-lined avenues, windrows, etc.
- (2) Maintain a wildlife (natural) open space upstream of Mockingbird Reservoir.

The latter goal is easily implemented by policy and will be addressed first.

Natural Area: By state law (Chapter 879, Statutes of 1982), the department is to maintain the current natural area above the Mockingbird Reservoir as "wildlife open space" (Natural Area). The intent of the law, and the recommen-

dation of the unit's advisory committee, is to provide public access to the area, but not to build structures or other facilities that would negatively impact this area as a natural area.

Natural Area Policies

- Manage area upstream of reservoir as a natural area

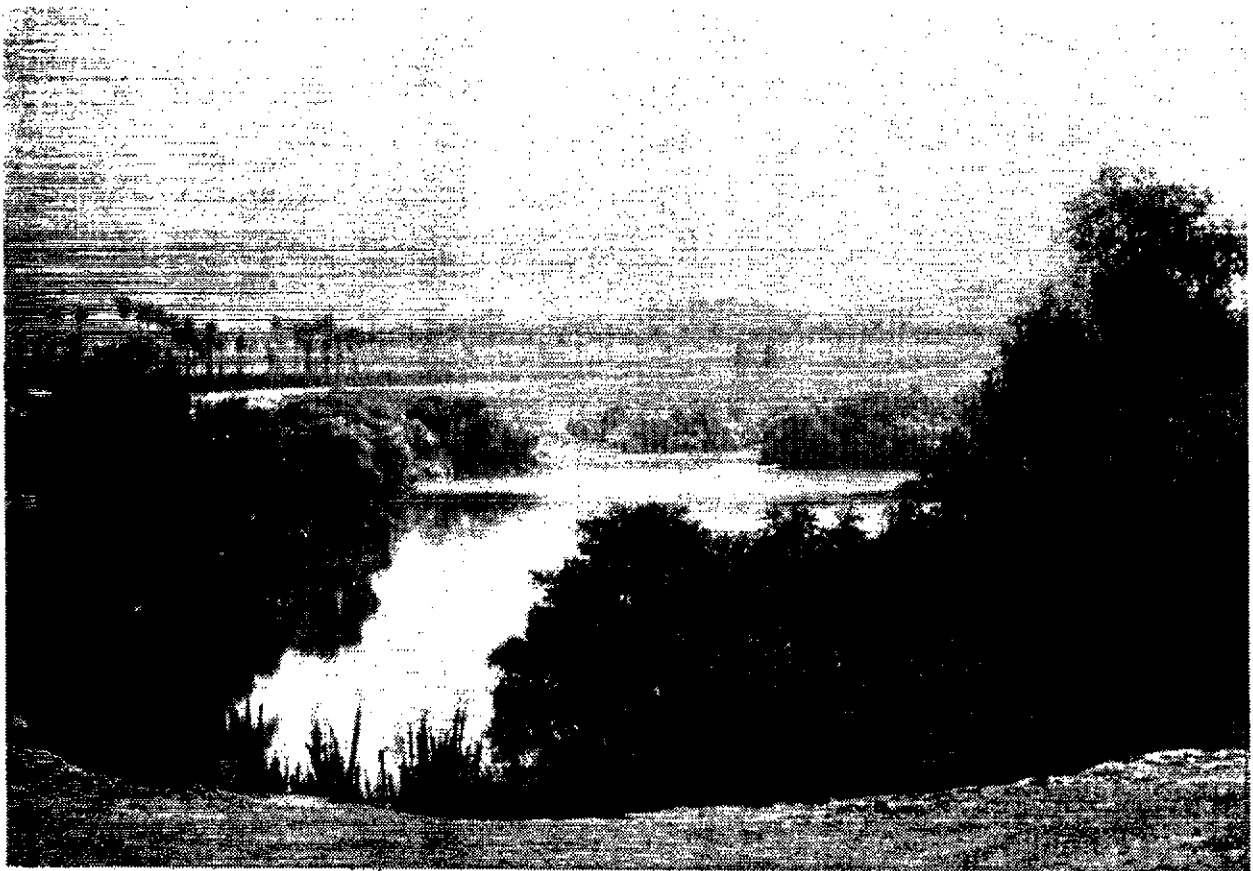
In fulfilling the intent of the law, the State Park and Recreation Commission's Policy Number 40 provides appropriate land use guidance for this area, if the open space were classified as a natural preserve:

- Minimum Trail Development

Activities in natural preserves shall be limited to those required to interpret, for public use, enjoyment, and understanding, the prime resources as defined in unit resource inventories. Public uses and facilities in natural preserves shall be limited to those required to permit the public observation, enjoyment, and understanding of the prime resources, shall be compatible with the preservation of the prime resources, and shall conform to unit resource management plans and general development plans. Roads and all facilities except trails are prohibited in natural preserves; all structures except trail signs and trailside exhibits are prohibited.

The purpose of natural preserves is to preserve rare and endangered species and/or natural resources in their pre-European contact conditions (Public Resources Code Section 5019.71). Departmental investigations, however, have revealed that this open space area does not warrant such a classification.

Policy: The department shall maintain an area upstream of the Mockingbird Reservoir as a natural area, and shall manage it accordingly. This space shall consist of an area beginning upstream of the reservoir to Firethorn Avenue and



NATURAL AREA:
View of Mockingbird Canyon Reservoir and riparian vegetation.

from the toe of the slopes on the north and south edges of the wash (see Map 1, page 35). The only facilities permitted here shall be those described in the commission's Policy Number 40. Other appropriate public use facilities downstream from this open space, in the area of the reservoir, may be developed.

Policy: Minimum trail development and signing shall occur in the natural open space upstream of the dam.

Preservation of Setting Policies

- Preserve vistas of citrus groves
- Preserve and enhance onsite Gage Canal structures.

Preservation of Setting: Within California, citrus farming is rapidly being replaced by urbanization. The preservation, therefore, of the citrus belt setting, in which this unit exists, and citrus farming structures is critical.

Policy: The department shall work to preserve the vistas of citrus groves from this historic park as an appropriate setting for this unit. This goal may be accomplished by land purchase and direct grove maintenance, purchase and leaseback, visual easements, land conservancies, etc. The method or methods selected by the department need not, and shall not, be limited to these suggestions to accomplish the goal of maintaining an appropriate setting for the historic park.

Policy: The portions of the Gage Canal on site and all its related irrigation structures (e.g. silting pond, dam, reservoir, pipes, etc.) should be enhanced and preserved as the only citrus farming structures in the park.

Geologic Hazards: Although no geologically active faults occur in the unit, the historic park is situated between the active Elsinore and San Jacinto fault zones.

Policy: All facilities developed in the park shall be constructed to withstand seismic action at levels determined by the department's geologist.

Groundwater: During mandated groundwater testing, the Department of Food and Agricultural has found five herbicides in various locations of Los Angeles, Orange, Riverside, and San Bernardino counties. The trade names of these herbicides are Simazine, Bromacil, Diuron, Atrazine, and Prometone. The first three herbicides listed above are pre-emergent type herbicides that are registered for use on citrus crops. The presence of these chemicals in the groundwater represents a threat to the public water supply.

Policy: Groundwater quality testing should be conducted at several locations within the California Citrus State Historic Park prior to the opening of the park to the public. Test results will provide base line data indicating whether the ground water has been contaminated by previous agricultural use in the area.

Erosion: The soils in this historical unit have a moderate to high erosion potential. Thus, it is critical when considering developments and even status quo management to formulate plans so as to eliminate erosion problems.

Policy: In the area north of the dam, facilities constructed will be designed, including their siting and landscaping, to eliminate erosion hazards. This is particularly critical of the soils in the area of the hillocks; here, Fallbrook sandy loam is listed as having "high erosion hazard."

Flora and Fauna: Investigations have noted that wildlife use the area upstream of the dam as a form of refuge area from surrounding developments. Also, although non-native plants occur

Other Natural Resources Policies

- Structures shall be built to withstand seismic activity.
- Groundwater quality testing should be conducted.
- Erosion hazards will be considered when placing structures, landscaping, etc.
- Visitor impact on wildlife and plants in natural area shall be monitored.
- Native plant species shall be encouraged in natural area.
- Non-native species which add to scenic quality of Mockingbird Reservoir may remain.

here, this area contains the major portion of native plants in the unit.

Policy: The department shall monitor the impact of visitor use on wildlife and plants in the natural area. Future levels of visitor access to this area will be regulated relative to the impact of such access on wildlife and plants.

Policy: Native plant species shall be encouraged in the natural area. Non-native plants may be retarded and/or removed from this area to assist the maintenance and increase of native flora populations.

Policy: The department may let non-native plants remain around the edges of the reservoir if such flora add to the scenic quality of the reservoir and do not endanger native flora in the natural area.

Cultural Resources Policies

- Archeologist onsite during construction
- Preserve street trees
- Maintain and enhance street tree rows

Cultural Resources: No Native American cultural resources have been reported in this unit and none were observed during the April and August 1983 field surveys for cultural features. Also, much of the area has been modified by terracing and plowing. Nevertheless, due to plant growth it may be possible that cultural resources could have been missed, and buried sites may be present.

Policy: During construction, a departmental archeologist or appropriate cultural resource person shall monitor the area of development. The department may consider using professionally qualified, local cultural resource experts for this purpose rather than departmental staff, if appropriate.

The street trees, primarily palms, that line the roads in and adjacent to the park may be in the path of future roadway improvements. Such palm rows are a valuable cultural resource.

Policy: The department shall work closely with the City of Riverside

to insure the preservation of this valuable resource.

Policy: These trees shall be maintained and the rows enhanced wherever trees are missing.

Citrus Resources: Management policies for the citrus resources in this unit can be generally divided into three areas of concern. These include: the propagation and harvesting of the resource itself; the use of an integrated pest management program, which protects the resource from unnecessary damage while protecting the health and well-being of both park visitors and park employees; and the proper planning, landscaping, and access control of the unit, thus protecting the unit's resources and facilitating a healthy environment within the park and the surrounding area.

Investigations have noted the importance of a well thought-out set of policies that will insure the proper functioning of the groves and strengthen the relationship between the unit's citrus resources and the rest of the park.

Policy: To minimize the impact of visitors on the existing and re-established groves, a policy of controlled access of park visitors to citrus areas should be established. This could be done through a "centralization" of public access to the groves by creating demonstration areas including a nursery, insectary, citrus varietal collection, and demonstrations of pruning techniques, irrigation practices, a program of integrated pest management, citrus harvesting, etc.

Pedestrian routes through the groves should be carefully monitored and alternated to allow resting of the citrus resource.

Policy: To facilitate proper growth and care, a program of using newer and more efficient irrigation

Citrus Resource Policies

- Control access of park visitors to citrus for protection of trees
- Use of modern irrigation where feasible
- Use of frost protection systems
- Weed abatement program
- Integrated pest management program
- Cooperative research with UCR and others

technologies should be developed in some areas along with improved scheduling of irrigation, possibly with the use of evapotranspiration measurements as a truer indicator of when irrigation is necessary.

Policy: To protect the citrus resource from potential irreversible damage, a variety of frost protection measures should be used.

Policy: To minimize the dangers of contamination to the park and surrounding areas, a carefully monitored program of weed abatement in the groves should be developed using various cultivation practices and a minimum use of chemical controls.

Policy: To stress the importance of a healthy citrus resource to the viability of the park, an integrated pest management program should be implemented. This should include the regular monitoring of and putting into use of a variety of technologies and techniques, the manipulation of orchard management strategies to maintain vigorous pest-resistant trees, the reduction and elimination of dependency on chemicals for disease and pest control, and the continued stressing of the cost-effectiveness of such a program. (See Appendix F for Citrus Management Plan).

Policy: To make available the latest and most efficient methods of citrus production, a program of cooperative research should be maintained with the University of California, Riverside agricultural staff and other professional organizations. This should include irrigation technology and citrus propagation techniques as well as post-harvest decay and fruit handling research.

Citrus Management: Historically, citrus has been cultivated using a variety of

management techniques. The department has a duty to interpret these techniques. However, many of the techniques may conflict with the department's responsibility for insuring public safety. Aerially sprayed pesticides may drift into residential and visitor use areas, exposing staff and visitors to toxic chemicals. This and other techniques also have an impact on natural resources.

Citrus Management Policies

- State of the art management practices

Policy: All citrus groves within California Citrus State Historic Park, except those designated as demonstration areas, shall be managed with state-of-the-art techniques that are least harmful to public safety, including integrated pest management, fertilization, pruning, harvesting, etc.

Motorized Vehicle Use: There has been a minor amount of illegal trespassing in this park by off-highway motorized vehicle users, particularly in the Mockingbird Canyon area.

Policy: Motorized vehicles shall not be allowed off the paved roadways in California Citrus State Historic Park. The department shall use signing and physical barriers to restrict illegal access by motorized vehicles.

Bicycle Use: Bicycle use is a popular recreation activity. Bicycle riding on the trails of California Citrus State Historic Park is not a recreational opportunity based on the enjoyment of the park's prime resource values. Riding bicycles in the historic and natural areas of the park could result in the degradation or destruction of vegetation, accelerate erosion, and endanger public health and safety.

Policy: Bicycles shall be allowed only on public roadways and designated asphalt bicycle trails in California Citrus State Historic Park.

Allowable use intensities are discussed in Appendix J. A map illustrating these areas has been prepared and is also included in the appendix.

Interpretive Element

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Over one hundred years ago, irrigated citriculture introduced a commercial economy to California that set in motion the dynamic forces of capital-driven change. The cultural landscape that developed around citrus gave rise to romantic rural images that seemed to belie, or cloak, these dynamics in a forest of orange groves. Yet change has been constant in California. Today urbanization displaces the groves that once made such change possible, but urbanization is really part of the same continuum brought to California with the introduction of a market economy in the 1870s-80s. The story of California citrus is, then, a complex matrix of people, technology, and the market economy in the guise of a placid romantic rural setting. The citrus industry, in fact, has always been, in California, the basis of a sophisticated rural urban-industrial economy that sought to put California land to its "highest and best use." In spite of its intense promotion as a pastoral idyll, the citrus era should not be mistakenly viewed as a simpler, less complicated time.

Interpretive Element

HISTORIC LANDSCAPE: Victoria Avenue looking southeast toward Arlington Heights (c. 1915). The Mediterranean style landscape in full force.





LANDSCAPE WITHIN THE PARK:

The historic landscape still exists and will be enhanced within the park.

For these reasons, Citrus SHP will reflect the dynamic nature of the citrus story through active interpretive programs. The park will strive to be a living historical outdoor museum and not simply a restoration of a historic setting to be experienced passively by park visitors. The following Interpretive Element provides a scenario for the development of such a place, a place that will be historically precise and interpretively true to life. State-of-the-art outdoor interpretive methods and historic park design techniques will be employed to achieve the interpretive objectives at California Citrus SHP. Selective full-scale self-contained outdoor interpretive clusters, based around the "Dreamer's Experience" (see Interpretive Themes Facilities, page 83) and using period structures or reconstructions of period structures, will provide the appropriate settings for interpreting the complex nature of the citrus culture. California Citrus SHP will not attempt to recreate an actual site nor to imply an organic relationship exists between each exhibit cluster. The unifying factor will be

the "Dreamer's Experience" concept, the history of citrus, introduced landscape features, and the historic landscape. These will be introduced and explained in the Orientation Center (see Facilities).

I. INTERPRETIVE CONSIDERATIONS

A. Environmental Influences

Although urban encroachment continues at a record pace in Western Riverside County, the area immediately surrounding Citrus SHP (now under protective zoning) remains a true example of the once famous historic citrus belt. The combination of groves, palm-lined avenues, eucalyptus stands, Gage Canal, and surrounding mountain ranges conjures up images of the California depicted on citrus crate labels and other advertising art of the early twentieth century. The area bespeaks of the California Dream as envisioned by promoter Charles Fletcher Lummis of the Los Angeles Times and chronicled by Professor Kevin Starr, author of Americans and the California Dream. The California advantage of soil, water, and climate, combined with this irrigated environment of citriculture once provided the fodder for promotion of the California Dream by boomers, land speculators, trade bureaus, and hoteliers. Created from the desert by transplanted Easterners and Britishers with a proactive and commercial land use philosophy, the citrus region was cast as the embodiment of Thomas Jefferson's agrarian ideal. The image generated by this historic cultural landscape will be vital to achieving the interpretive objectives of California Citrus SHP.

Historic Victoria Avenue, Arlington Heights, and Riverside's Downtown historic districts, including the Mission Inn and citrus industrial area along the Santa Fe tracks, also offer an important opportunity to illustrate the nexus between citrus and citrus town. Interpretive activity at the site may be supported and enhanced through promotion of the park and other local historical at-

Interpretive Considerations

ENVIRONMENTAL INFLUENCES

- Riverside area
- Site opportunities and constraints

VISITOR NEEDS AND EXPECTATIONS:

- The way life used to be
- The past in context of today
- Nostalgia
- Provision for various languages
- Accessibility
- School group activities

INTERPRETIVE PERIOD:

- Pre-1870, California Mission
- 1870-1900, Early Settlement Era
- 1900-1935, Prime Interpretive Period, Peak of Industry
- 1935-Present, Urbanization

tractions. Direct advertising, inclusion of the park on tour maps, weekender packages including a visit to this park for tourists, local bed and breakfast inns with a citrus ranch theme, bike trail access to Victoria Avenue and perhaps an electric streetcar line, which existed historically, to the site from downtown are possible means of promoting this connection.

Further, networking with the Inland Empire Museums Coordinating Committee and adjacent state parks could widen the constituent base for the CCSHP and gain assistance in the quick establishment of docent and living history programs.

Site constraints are both a challenge and opportunity here. The diversity of topographic features lends a great visual interest and an element of surprise to the site, while on a clear day the spectacular vistas take on interpretive significance. Problems with intrusion of 20th-century traffic noise and commercial encroachment from Van Buren Boulevard are real, however, and should be taken into consideration. Moreover, improper development of the ridgelines on the southerly side of Van Buren, visible from a large portion of the park acreage, would pose a serious threat to the believability of the ambience as would any significant loss of citrus groves and palms to the north, north east.

The natural area above the reservoir coupled with the arroyo presents an excellent chance to teach ecology and human impact on California's indigenous flora and fauna. It also provides a tailor-made contrast to the historic human-made landscape of groves and palms.

The palm-lined avenues of Jackson and Irving, by contrast, offer majestic street level views of groves. The Gage Canal and dam are living remnants of irrigated citriculture's past glory and should be protected.

B. Visitor Interpretive Needs and Expectations

Visitor expectations will include a range of possibilities. Research indicates that some visitors to historic sites come expecting to experience the past, the way life "used" to be. Other visitors, if they have expectations at all, come hoping for an experience that places the past in the context of their own present experience. CCSHP, therefore, will provide variety of interpretive situations (i.e., historic recreation and a variety of other interpretive methods) necessary to meet a range of visitor expectations. Nostalgia may be a big draw at this park in the early years of its existence since it is a 20th-century site and deals with the past of recent memory, a special memory of the orange empire. People's own histories, therefore, must be addressed here, as well, since they may expect to find information about their California immigrant ancestors at the site.

Citrus SHP will also draw many foreign language visitors, including Chinese, Japanese, Europeans, and Spanish-speaking peoples. Their special communication needs shall have to be addressed.

Access to the attractions at this topographically diverse park for elderly and disabled persons will require special attention. A transportation system will be in order, and provision for relief from late summer heat and smog will be essential. An appropriate period arbor or pergola at strategic locations throughout the site could provide shade and serve as a unifying design element.

School groups will comprise a large block of annual visitation as will bus tour groups. Special environmental study and living history activities should be provided for the children. Bus tour groups may only have time to stay for a very short visit or just for

a special event, seminar, or performance. This will reinforce the need for a regular schedule of festivals, events, performances, changing exhibits and a comprehensive orientation center.

Finally, the groves and structures on the site and surrounding grove/greenbelt area will be interpreted as a fragile resource.

Supplemental materials can clarify interpretation. Such materials may include, but are not limited to, directional signs, teacher information packets, promotional film and/or video, and tourist brochures.

C. Interpretive Period

A "flow of history" approach should be employed at the park where possible to show change over time, up to and including the present. The Prime Interpretive Period, however, should conform to the first 35 years of the 20th century. This time span saw Southern California citriculture and technology reach their apex and witnessed the flowering of cooperative marketing and the California Dream imagery associated with citrus. Secondary Interpretive Periods should include (a) California Mission Period, (b) Agriculture Colony Era (c. 1870-1900), (c) Era of Urbanization (c. 1935-Present). (See Appendix E, Matrix 1).

II. INTERPRETIVE OBJECTIVES

Visitors to California Citrus State Historic Park will be able to use their five senses to experience the history of citriculture and its impact on California. Interpretation will encompass the story from many perspectives, making active use of historic environments and modern interpretive media and facilities. The department shall develop or cause to be developed interpretive programs and facilities which will convey the following educational objectives.

Educational Objectives

In answer to the question, "What do we want to teach?", Citrus SHP will pursue the following specific interpretive objectives, which are:

1. To provoke thoughtful assessment of the people, processes, and relationships that drove the transformation of Southern California from a pastoral to a commercial irrigated agricultural economy; such as growers, laborers, marketing cooperatives, railroads, women, the University of California, Protestant reformers, water developers, Native Americans, Chinese, Japanese, Hispanics, and other groups;
2. To inform people of the role citriculture and the citrus industry has played in creating the image of the California Dream through: (a) identifying the "Dream" from a number of different perspectives; (b) describing citriculture as a vehicle for shaping and promoting the dream and (c) exploring and exploding the myth and symbol associated with the dream;
3. To teach visitors how Citrus SHP functions as a historic park, and how definitive and extensive research has been able to be in presenting an accurate picture of the past;
4. To make the general public better aware of the importance of the "California Advantage" (soils, climate, water, etc.) to citrus production, as well as the general health of the environment.
5. To present citriculture through both historic and contemporary demonstrations, integrated pest management, and other interpretive media;

Educational Objectives

- Assessment of the transformation of Southern California by the citrus industry
- Teach role of citrus in California Dream image
- Inform how CCSHP functions as park
- Present citriculture as craft practice
- Awareness of sensitivities of citrus
- Illustrate rapid decline of citrus
- Convey market-oriented nature of citrus
- Awareness of water resources
- Understanding of Industrial and Organizational Revolutions related to citrus
- Sense of the serenity of citrus landscape
- Importance of "California Advantage" (soils, climate, water) for citrus production

6. To promote an awareness of the genesis and implications of the technological and legal manipulation of water resources and the role this still plays in the on-going transformation of the state;
7. To foster an understanding of the impact of the Industrial Revolution and Organizational Revolution in the rise of the citrus industry, including citrus machinery, the organization of work, and citrus problem solving science;
8. To convey the commercial, market-oriented nature of citrus growing and promote thoughtful evaluation of the origin of cooperative marketing and the role of marketing agencies such as Sunkist in the long-term promotion of the industry and the state;
9. To illustrate citrus' rapid decline in Southern California's increasingly urbanized environment;
10. To promote a sense of the serenity of the rural citrus landscape and an understanding of its emotional appeal in the face of rapid urbanization;
11. To impart an awareness of the special needs and sensitivities of the citrus resource;

III. INTERPRETIVE THEMES

A. Primary Theme

Citrus, and the people who invested in the culture it engendered, transformed the California landscape, the organization of work, the lifeways of the region, and cultivated the mythology of the California Dream.

Like the oranges and other citrus varieties they labored to grow and which brought wealth to their Southern California communities, most of the people came from elsewhere. White,

Asian, Hispanic, Black; they came with different assets, different aspirations, and different expectations. Each dreamed a California dream. Part of their reality was a multi-million dollar commercial industry which changed the land, brought various rewards and disillusionments to each, sent navel oranges and other citrus products around the world, and generated a rural-urban landscape with powerful seductive appeal. Their descendants and subsequent generations of immigrants also dreamed a California dream, but found new and different realities, rewards, and disillusionments, all built upon a now fully urbanized economy. (See Appendix E, Matrix 2)

B. Sub-Themes

The general idea of The Dreamer's Experience (see Interpretive Facilities, page 83) provides the planning parameters for the detailed development of the sub-interpretive themes described below.

I. The Dream Is Born: Promoting the California Advantage Creates Impetus for Migration to California.

- The California advantage of soil, climate, available land and water makes the development of the region and industry possible.
- Completion of the transcontinental railroad opens Southern California for settlement.
- Crusading reformers form agricultural colonies in Southern California attempting to fulfill Jefferson's agrarian ideal.
- Land speculators rush to buy and promote land sales in the region.
- The Bahia Navel orange is introduced at Riverside (1873-75) and becomes the economic/cultural symbol of the region.

PARENT NAVEL ORANGE:
Direct descendant of the original navel orange tree, budded in May, 1912. Men in photo from left to right, C.A. Ables, J.A. Simms, and Frank A. Miller of the Mission Inn, where this tree was located.



- Railroads and boosters such as Lummis hype the California advantage of climate, available land, and water.
- Evangelists of irrigation such as Hall push reclamation of the desert through the "beneficial use" of water.
- Tourist hoteliers such as Frank Miller promote the oasis-like nature of Southern California.
- Intellectual proponents of the region, such as David Starr Jordan, president of Stanford University, call for a special relationship with the area's "Mediterranean-like" environment to create an alternative American lifestyle.
- California takes on a mythical stature as a land of health, wealth, and contentment.
- The sick and disabled arrive to take advantage of the "natural sanitarium."

II. Investing in Prosperity: The Capitalist Revolution Arrives with Industrial Overtones.

- Midwesterners swarm into Southern California, pouring capital into land and citrus production, individually and via syndicates and corporations.
- Large corporate and individual land monopolies arise across the entire region, including foreign-owned investment syndicates such as the Riverside Trust Co., Ltd., London.
- Middle-class Anglos arrive seeking to own a small grove or to enter business in the nearby citrus towns.

- Migrant laborers arrive to take advantage of work opportunities in the labor-intensive monoculture of citrus, and the California model of agricultural labor is born.
- Chinese workers by the thousands arrive in the 1880s, brought by Chinese labor contractors, and make citriculture successful through horticultural knowledge, skills, and sweat.
- Japanese workers arrive by the early 1900s and bring great horticulture skills with them.
- Hispanic workers arrive soon after the turn-of-the-century and become the dominant workforce in grove and packing house.
- Women become a mainstay in packing houses.
- Some laborers, mainly white, move up the "farm ladder."
- Machines in the grove: Innovative machinists invent machinery to handle packing and processing of citrus fruit and a world-class industry is born.
- Capitalists and communities invest in beautification of their towns.
- A transportation infrastructure built on electric rail service is constructed throughout the citrus belt.

III. The Cooperative Economy: Progressive Reform and the Organizational Revolution Transform Southern California.

- From chaos to cooperation: Growers unite to form a "cooperative" force for marketing citrus (1891-93).

WOMEN ON THE LINE:
Packers on a post-wooden-
crate-era packing line.
(circa 1945.)





PRIMARY THEME:

Citrus, and the people who invested in the culture it engendered, transformed the California landscape, and the lifeways of the region, and cultivated the mythology of the California Dream.

- Forming a national habit: The California Fruit Growers Exchange (Sunkist) launches a national ad campaign in partnership with the Southern Pacific railway.
- Wrestling the Octopus: Progressive reform reaches California but the fight between growers and monopolies leads to partnership.
- Networking for success: Progressives and capitalists join forces to build a deceptively simple-looking interlocking rural-urban economy.
- Learning to solve problems: The University of California and grower groups cooperate to combat citrus pest and disease problems.
- The region beautiful: Leaders of the citrus belt collaborate to create a California Mediterranean.
- Women as the bearers of culture and arbiters of taste in the citrus belt.

IV. The "Real" California: Dreams Assessed

- The cost of promoting Southern California as an oasis: The impact on water, air, land, infrastructure, and people.
- Do the dreams fade or simply change? A look at who does or doesn't achieve the dream.
- The social/political climate of the citrus belt.
- The dynamic tension between agrarian rural values (i.e., advocates of California as the "Garden") and capital-driven development continues: Who wins and who loses, or how does the conflict get resolved?

IV. INTERPRETIVE FACILITIES

To meet the stated objectives and interpret the primary and sub-themes, the conceptual model of "The Dreamer's Experience" will be implemented in the park via the Interpretive Plan.

"The Dreamer's Experience" will use multiple experiential perspectives from which to interpret historic citriculture and the cultural landscape it fostered.

Through The Dreamer's Experience concept, various levels of interpretive media, exhibits, events, activities, and audio-visual techniques in the Orientation Center, Citrus SHP visitors will be introduced to and prepared to experience the site from the perspective of several different people who theoretically immigrated to Southern California as a result of promotion of the region, during the prime interpretive period. These characters will represent a full range of ethnic and socioeconomic groups, though in Phase I the number of characters will be limited. They might represent these groups: Utopian reformers, land speculators, wealthy grower-capitalists, yeoman growers, citrus experiment station scientists, Italian packers, Chinese merchants/laborers, Hispanic workers, women packers and grower's wives, children, and others to be determined by the Interpretive Plan.

The following facilities will be required to carry out the Citrus SHP Interpretive Objectives and preservation mission and to present "The Dreamer's Experience." They are derived directly from the primary and sub-themes and will enable CCSHP to interpret these themes. The facilities also enable Citrus SHP to pursue two parallel lines of interpretive logic:

- a. To move the visitor back in time, from the present to the past and back again through self-contained period interpretive clusters such

as the Workers Camp, Packing House, Middle-Class Grower's Ranch, etc.; and

- b. To juxtapose the California Dream against the "realities" presented in the historic attraction.

The phasing of interpretive facilities, as shown below, reflects the priorities for their development.

Phase I Interpretive Facilities

Enhanced Historic Landscape (1890-1940):
The Gage Canal, silting pond, dam, reservoir, outbuildings/artifacts; groves, palms, eucalyptus stand, and other elements of the historic cultural landscape on site, will provide the correct period

HISTORIC LANDSCAPE:
Close-up of grove on the Citrus SHP site (c. 1988).



context and ambience for interpreting the California Dream as manifested in the heyday of the citrus belt. An enhanced historic landscape and well-maintained groves will be vital for teaching, demonstrating, and interpreting citricultural practices and irriga-

tion as it developed under California water doctrine management practices, as well as historically correct ornamental plant materials.

Entry Structure Sign: This would be the first glimpse the visitor and local community have of the park. It would act as the "sign post" for the unit. Constructed as the standard clapboard type of fruit stand used in the 1900-1935 period, it could feature limited displays about the park and the citrus industry, information about the development of the park as it is being built, and, following completion of the park, information about park activities, rotating displays, and events. Access to this structure could be provided at a later date to allow interpretive use.

Nursery/Varietal Collection/Demonstration Groves: These areas and facilities will spearhead the effort to interpret the scientific and cultural practices related to citrus. Through demonstrations in the groves, citrus cultural practices will be explained. In addition to field demonstrations/tours, interpretive media in the Orientation Center will also relate the historic and continuing interaction of grower groups and the University of California in solving citrus disease, pest, soil, and other problems. The scientific issues of water, soil, and citrus will be examined along with the prognosis for the future of the resource in today's urbanized and polluted environment.

In addition to cultural practices, the visitor will be exposed to various types of citrus. A varietal collection should be planted for viewing and interpretation. An in-field and/or container nursery of citrus varieties will also be developed so the visitors and citrus community may purchase citrus stock to cultivate on their own. This will make the park a living interpretive experience.

Phase I Interpretive Facilities

- Enhanced Historic Landscape
- Entry Sign Structure
- Nursery/Varietal Collection/Demonstration Groves
- Insectary
- Successful Grower's Home
- "Big Orange" Juice Stand

Although all groves and management activities within the park could serve interpretive purposes, via tours and demonstrations, specific areas of groves, near visitor activity areas, are designated as demonstration groves to interpret various citricultural practices. These areas may be open to visitors, with a schedule of presentations or a special tour guide, depending on the nature of the practices being described. Part of the education about citrus techniques can best be achieved by hands-on experience. Therefore, "U-pick" or "U-shovel," etc. opportunities will be made available to the park visitors, the location of which should be rotated throughout the park so as not to harm the groves in any one area.



SUCCESSFUL GROWER'S HOME:

Harry Hammond House, Victoria Hill, Riverside (c. 1928), winner of the National Garden Prize for ornamental landscaping in the late 20's. Prime example of an elite grower's residence and gardens during Prime Interpretive Period (c. 1900-1935).

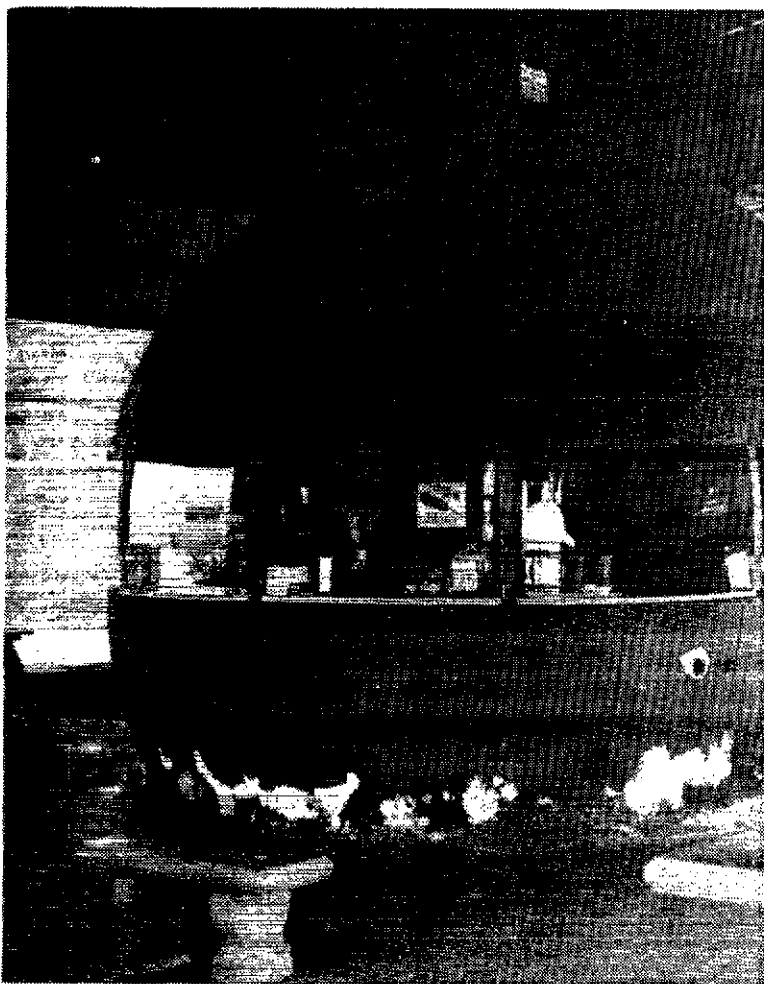
Insectary: If a functioning insectary is established in the Operations Zone of the park for integrated pest management purposes, it may also be a great interpretive opportunity for the university, or the department through the non-profit operating corporation, to teach visitors about the merits of environmentally safe, cost-effective pest control methods. This facility would be accessible to the public through special tours only.

A Successful Grower's Home (1890-1930s) with historically correct ornamental gardens and landscaping and carriage house/garage. This will represent the home of a successful grower or corporate ranch executive. It could be an existing historic structure moved to the site and placed on a secondary knoll. It should be authentic in all exterior details, including correct juxtaposition of outbuildings and landscaping, to convey the "proper" image of grower life promulgated in The California Citrograph. It could serve as a combination interpretive setting and restaurant featuring citrus-based interpretive food service.

Appropriate ornamental gardens and ancillary structures should be clustered

with the house to convey a sense of authenticity and period correctness, particularly when viewed from the site, and to allow the visitor to experience some of the leisure lifestyle of the grower gentry. In this way, the big house will serve an interpretive function as a symbol of the agribusiness nature of citriculture and as one of the images of the California Dream.

"Big Orange" Period Juice Stand: This is envisioned as one of the original "Big Oranges" (if available) that were common along Highway 99 in the San



JUICE STAND:

The photo, left, shows one of the few remaining "Big Orange" juice stands that were common throughout California during the mid-20th century. This one exists on Hwy. 99 north of Fresno.

Joaquin Valley. These "Big Oranges" were the places where fresh juice and fruit were sold to northern Californians and were one of the major ways that California's landscape was "transformed" during the middle of this century. Marketing techniques and other post-

Phase II Interpretive Facilities

- Orientation Center
- Middle-Class Grower's Ranch
- Workers Camp
- Company Store
- Packing House
- Water Company Office
- Trails
- Small Ampitheatre
- Historic Transportation System
- Ornamental Gardens/
Arboretum

prime interpretive period topics will be presented via the "Big Orange" setting because it is representative of a later period than the rest of the historic structures. Fruit and juice may be sold here.

Phase 2 Interpretive Facilities

Orientation Center: California Citrus SHP will interpret the ideas and images of the California Dream and the citrus culture from multiple perspectives, through a vehicle called The Dreamer's Experience. Complex socioeconomic and technological change will be interpreted as will the California Advantage and the everyday life of ordinary people.

A comprehensive orientation to the site will prove necessary to prepare visitors for their stay and to maximize their comprehension of the park's aims. A substantial modern Orientation Center, therefore, should be constructed at the beginning of the visitor experience as the primary focus to welcome and orient visitors to the site and interpretive objectives of the park. While dedicated primarily to interpreting the promotion of the California Dream as it related to citriculture and the cultural landscape associated with it, the center should be designed to tell a holistic, honest story in a sensitive way so that it can "stand alone" as a visitor experience for those who, for one reason or another, cannot tour the whole site.

The center should provide flexible space for exhibitions, both temporary and permanent, audio-visual programs, a multi-purpose area for special events and performances related to citrus, offices, and interpretive sales.

Primary and sub-themes will be introduced and interpreted in the center using high-quality museum exhibitions, a series of specialty films and videos, and other interpretive media.

The visitors' first experience on leaving the center should be a very dramatic

view of the entire site and environs, and the opportunity to enter the groves themselves. The historic attraction then will beckon from across the dam, drawing their attention toward the historic outdoor restoration and a taste of the "real" California.

Although the center will be a modern museum exhibit facility, it may reflect Mission Revival or other period facade in its exterior design while providing a proper climate-controlled museum environment on the interior.

Middle-Class Grower's Ranch Complex (1885-1930): This cluster will represent the dream of the middle-class grower of the early citrus industry. Theoretically owned and operated by an

TYPICAL GROWER'S HOUSE:

This residence still exists on a working citrus ranch. Charlebois Ranch residence, Riverside (c. 1983).



educated Midwestern Protestant of moderate means, this ranch will act as a combination historic setting/interpretive area, though the ranch house itself may serve adaptive use purposes.

WORKERS CAMP:

Mexican and Japanese housing at Martinez Camp, Arlington Heights Fruit Co., Riverside, California (c. 1920).

Emphasis will be placed on historic irrigation methods, citriculture practices, and the day-to-day ranch life of a cooperative association member grower. To accomplish this, a complete working citrus ranch facility with all appropriate structures, tools and equipment, gardens, groves, livestock, and period landscaping will be necessary.



Workers Camp (1900-WWI): Labor-intensive monocultures such as citrus require a massive labor pool to succeed. Large California ranches maintained their own workforces for field and packing house operations and provided work camp housing for them.

Worker housing was also provided by the cooperatives such as Sunkist and Pure Gold. Citrus SHP should develop a typical work camp, such as Osborne Camp or Martinez Camp or others of the Arlington



WORKERS:
Japanese horticultural workers planting orange seedlings in Mockingbird Canyon,
AHF Co. (c. 1915).

Heights Fruit Company, Riverside, California, so that the multiethnic history of citrus labor and the socioeconomic dreams of laborers can be interpreted on site in an honest and sensitive manner. Historically appropriate worker housing types should be selected to reflect and enhance the interpretive intent of the camp. The camp will act as a historic setting/museum employing various interpretive media including living history/environmental living and exhibits.

Moreover, the camp could contain a foreman's quarters and other appropriate period structures placed accurately (as per Sanborn Maps and other original sources) to allow for interpretation of the "Farm Ladder." It could also provide a historically appropriate cafeteria or mess hall with a working kitchen to allow for interpretive food service at the camp. Finally, bunkhouse facilities could be made available for environmental living programs.

Company Store (1900-WWI): Singly owned plantation-style ranches and corporate ranches, such as Irvine and Limoneira, provided "company stores" for ranch laborers and their families. A small interpretive general store will be valuable in exploring the socioeconomic relationships of citrus ranch labor with ranch owners. It will enable Citrus SHP to look at the so-called "Farm Ladder" to see who could climb it and who could not. The role of women laborers as the prime purchasers can be interpreted through the vehicle of this store and the Workers Camp. This store will act as the bridge between grower and worker and as a combination historic setting/museum employing various interpretive media including exhibits, living history, and limited interpretive sales, if they serve the proper interpretive intent of the facility. It should be located near the Workers Camp.

Packing House (1920-WWII): An authentically restored pre-WWII wooden-crate-era packing house, with rail spur and reefer car(s), is vital to the interpretive aims of Citrus SHP. Both the primary theme and sub-themes will be addressed here. The story of citriculture as agribusiness and the story of the rise of cooperative marketing and the cooperative economy will be addressed in and through the packing house. Moreover, the industrial nature of the citrus industry will be explored here as well.

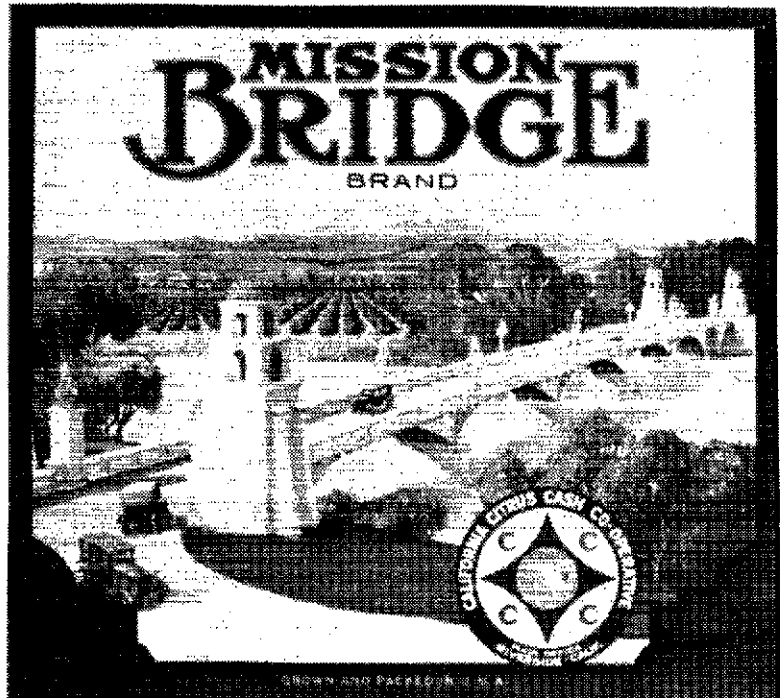
**COOPERATIVE
PACKING HOUSE:**
Parent organization of
Sunkist Growers, Inc.
(c. 1892), Riverside,
California. POGA consti-
tuted the beginnings of the
Cooperative Economy in
Southern California.



This house is not necessarily envisioned as a fully operational plant. It will also serve as a secondary orientation center/historic setting with exhibition space, audio-visual facilities, and a historic pack line set up to function on special occasions and when needed for period packing demonstrations. The scarcity of woodshook coupled with the

MARKETING:

Citrus labels served as marketing tools for the produce as well as conveyors of the California Dream imagery used to promote Southern California. This Riverside label captured the ambience Frank Miller of the Mission Inn wanted to see identified with the orange empire.



cost of operating a full-time packing facility will probably prohibit using the wooden-crate-era line except for special demonstrations. Instead, film, video, and exhibits will be used daily to illustrate historic packing operations. These and other interpretive media will also be used to orient visitors to the market-oriented, commercial nature of citriculture and its place in the cooperative economy of Southern California before World War II. This facility will be presented as a cooperative packing house, a member of one of the cooperative marketing organizations such as Sunkist or Pure Gold, so that the history of cooperative marketing can be interpreted in all its manifestations.

As much hands-on activity as can be developed for this facility, especially with children in mind, should be provided for visitors. Moreover, aspects of operations should be made a part of the interpretive program in the Packing House.

Water Company Office (1870-1900): California water law and the history of irrigation in California should be interpreted in this structure near the silting basin or other appropriate location near the canal. A variety of interpretive media may be used here to tell the story of the Gage Canal and the larger story of California water law and management and its place in shaping the California Dream and the reality of modern Southern California.



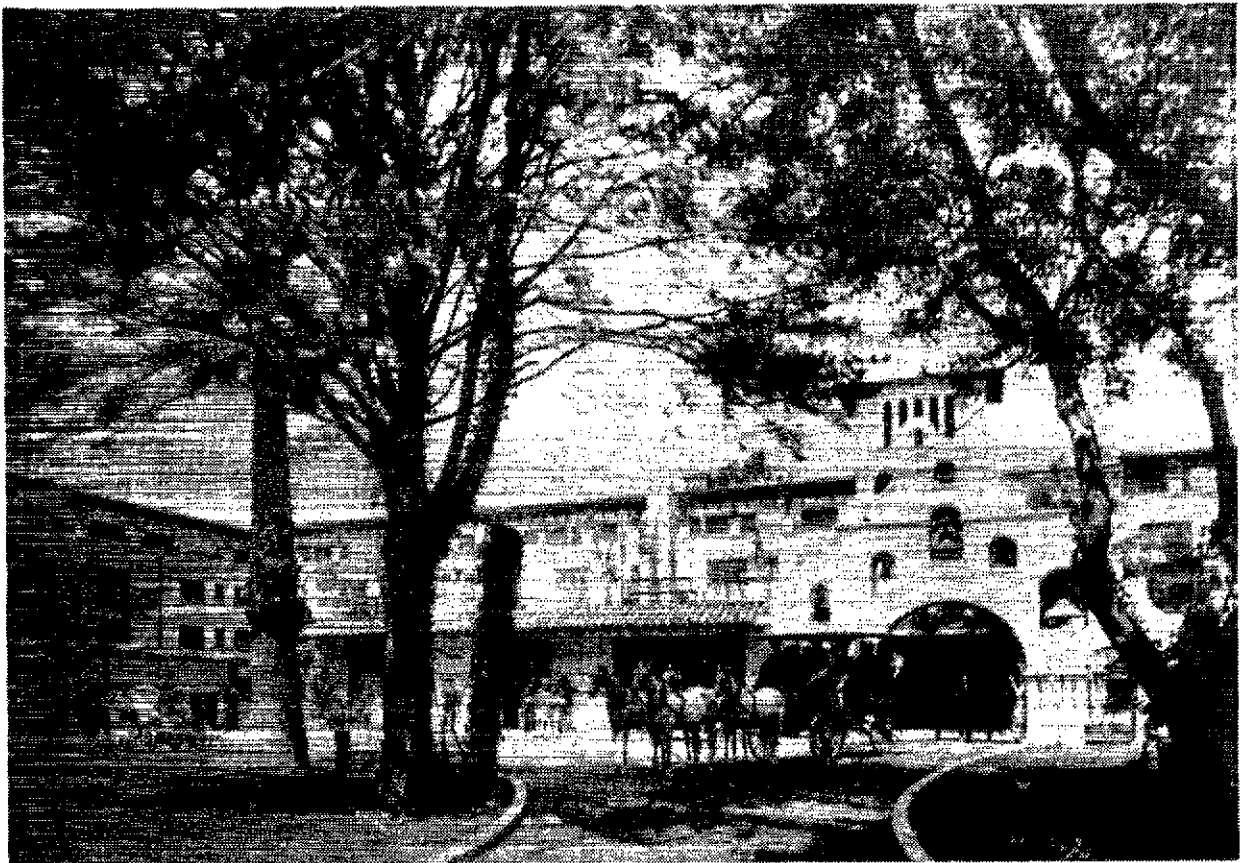
WATER COMPANY
OFFICE:
Riverside Water Co. head-
quarters (c. 1906).

Trails: Interpretive trails will be established in the natural area around the reservoir and in selected sections of groves on a predetermined basis. Those trails within groves may need to be rotated to "rest" the trees from visitor abuse. In addition to providing this scenic experience, interpretation may occur along these trails to illustrate some of the California Advantage or native flora and fauna within the natural area. Trail signs and tours may be used.

Small Amphitheatre: Adjacent to one of the above described trails, a small amphitheatre or seating area should be provided for guided tours or for scheduled "ranger-talks."

Historic Transportation System: An appropriate interpretive form of historic transportation should be established on site to move the elderly, disabled, and others from the Orientation Center to the historic attraction (and back again), and for potential use on grove tours or site tours. For example, horse-drawn transportation may be appropriate on and around the "Middle-Class" Ranch and in the groves, while motorized vehicles may be appropriate for transporting visitors across the dam and back.

HISTORIC TRANSPORTATION SYSTEM:
Glenwood Mission Inn and Tallyho (c. 1903).



Ornamental Garden/Arboretum:

As an extension of the ornamental gardens around the Successful Grower's Home/Restaurant, additional ornamental gardens, and appropriate ancillary structures, will be developed. This garden, as an arboretum, will allow for

more definitive interpretation of the Mediterranean landscape from the Prime Interpretive Period. The garden may include species that are ornamental relatives of the commercial citrus varieties.

Phase 3 Interpretive Facilities

1. Selected Interpretive Elements of Early Citrus Settlement:

The following facilities are recommended during a later phase of park development to round out and more fully interpret the flow of history.

Once the transcontinental railroad opened up Southern California for prospective settlement, this "Island on the Land" soon became the destination for land speculators, promoters, charlatans, capitalists, and reformers. The latter founded agricultural colonies based on the expectation that scientific irrigation would enable them to farm the desert's fringe. Many such colonies sprang up around Southern California,



including Riverside, Corona, Ontario, Whittier, and Glendora, to name a few. Originally they offered an alternative to land monopoly and corporate profiteering by allowing growers and merchants of moderate means to compete in the marketplace through cooperative enterprises.

Phase III Interpretive

Elements of an Early Citrus Settlement

- Citrus Pavilion
- Pre-mechanized Packing Shed
- Land Office
- Small Boarding House

**EARLY SETTLEMENT:
Riverside, Southern California Colony Association
(c. 1880).**

Although initially only modestly successful in relationship to large growers and conglomerates, the cooperative agricultural colonies such as Riverside ironically provided the model and seedbed for the cooperative marketing agency, the California Fruit Growers Exchange, which by 1895 forged citrus growers into a mighty market force. This combination of market capitalism and cooperation unleashed Southern California's commercial potential. A once pastoral, sparsely populated area, was transformed in the process.

Selected elements of the early citrus settlement, therefore, round out the park's interpretive facilities. This cluster should include no more than a minimum number of appropriate structures generally found in these settlements between roughly 1875 to the early 1900s. Research will be required to identify these structures. They may include a citrus pavilion, pre-mechanization packing shed, land office, water company, and small hotel or boarding house. The specific uses of these facilities/structures will be determined by a feasibility study preparatory to implementation of Phase III development (see Land Use and Facilities Element).

EARLY PACKING HOUSE:
First commercial packing-house in Riverside, California (c. 1885).



V. VISITOR ACTIVITIES

Citrus SHP will seek to be a dynamic living site with a constant flow of events, festivals, living history, and participatory activities for all age groups. The following is a select list:

A. Tours

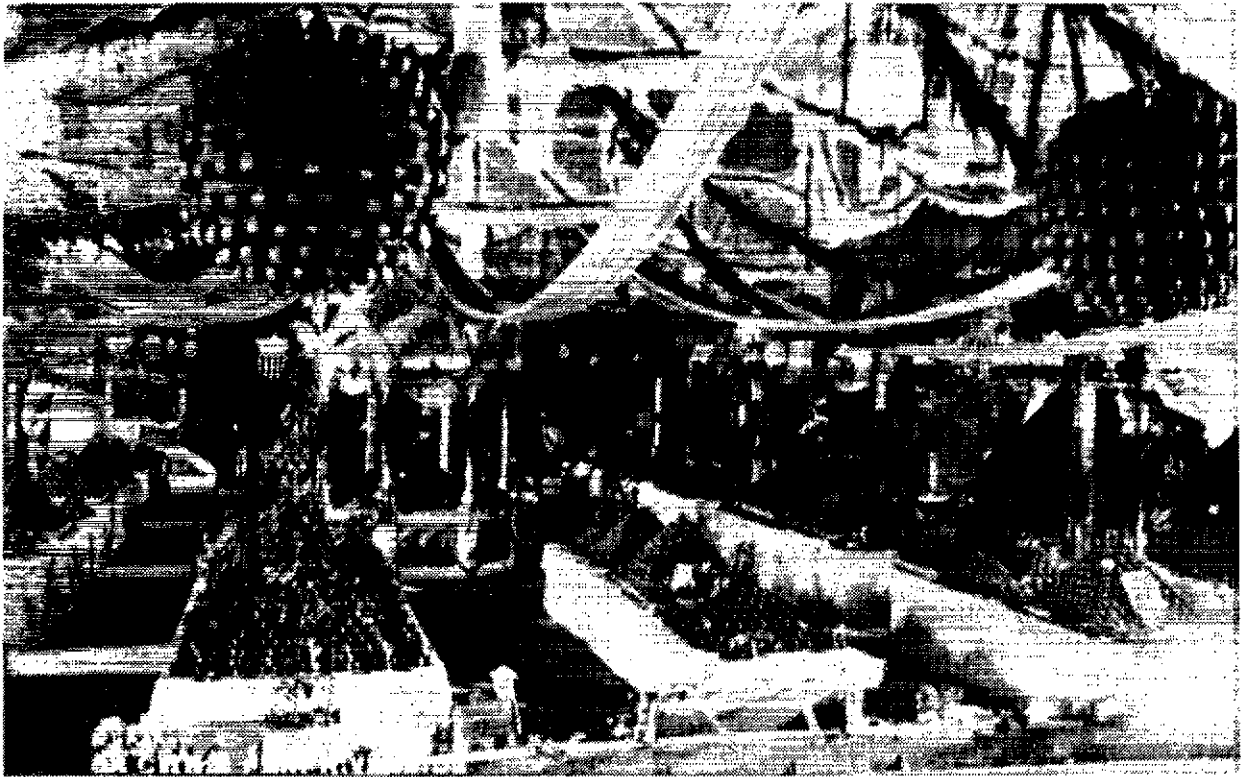
- Self-guided, requiring prepared brochure and appropriate markers in the park.
- Docent-guided tours.
- School tours developed for elementary and high school age students.
- Living history tours at special times of the year and for special events.
- Specialty tours, emphasizing grove activities, irrigation, land management or pest management; nature tours; or a look at the California Advantage first-hand.

B. Demonstrations

- Historic and modern grove and packing demonstrations in selected spots and times carried out by properly attired interpreters.
- Other appropriate demonstrations required to carry out the theme interpretive objectives.

C. Special Events and Group Activities

- Lecture and audio-visual series.
- Orange fairs and festivals such as "Orange Week" (March of each year).
- Harvest festivals, orange blossom fairs, and other seasonal events (e.g., Chinese New Year, Christmas festivities from an ethnic perspective, July 4th, Cinco de Mayo, etc.), featuring living history demonstrations.



FESTIVALS:

Citrus Fair, Citrus Pavillion,
Riverside, California
(c. 1884)

- Special performing arts events and music, compatible with park objectives and resources.
- Symposia and conferences related to CCSHP interpretive objectives.
- Special exhibits.

D. Participatory Activities

Programs involving visitor participation in historic citrus industry, and related industries, will be encouraged, including, but not limited to, environmental studies, environmental living, living history demonstrations and reenactments, and hands on grove activities (i.e., U-pick, etc.). A "Closet" of replica garments, artifacts, and tools should be maintained that can be used in these programs, especially with school groups.

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E. Exhibits and Media

The Orientation Center, Packing House, Workers Camp, "Middle-Class" Ranch, and other facilities will contain exhibits or media appropriate to fulfill the interpretive objectives. Certain well-conceived interactive exhibits will be planned into this site, particularly with children in mind as the users.

The preceding suggested activities are not presented as an exhaustive or comprehensive list, but are intended to point out the range of possibilities.

VI. INTERPRETIVE CONCESSIONS

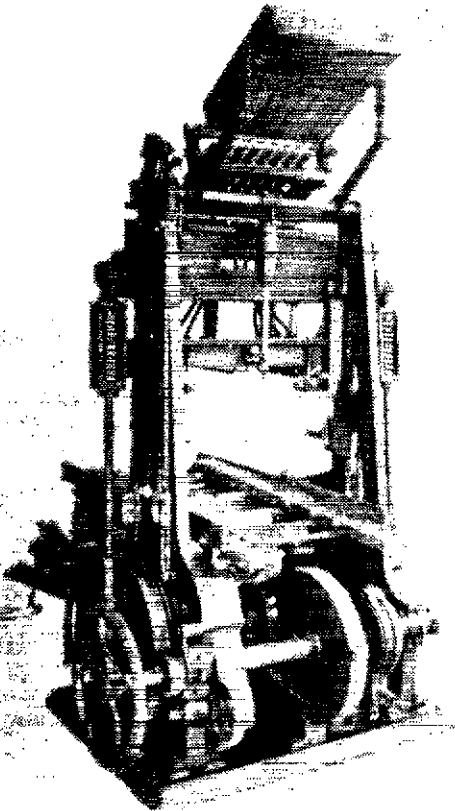
Citrus products and their history hold great interpretive value for economic and marketing interpretation through appropriate concessions. Interpretive food service based around citrus would provide another good way to get visitors' five senses involved in their interpretive experience. Concessions could be located at, but are not limited to, the Big Orange, Successful Grower's House, Orientation Center, Workers Camp dining hall, Nursery, and seasonal juice stands. Moreover, sales of symbolic image items such as citrus labels and other art, souvenirs of the Citrus Belt, and printed material could allow visitors to take an interpretive aspect of the park home with them. (This is also discussed in the Concessions Element.)

VII. SCOPE OF INTERPRETIVE COLLECTIONS

The mission and interpretive/teaching aims of Citrus SHP are complex and large in scale. Many appropriate structures, artifacts, and documents will be needed to fulfill those substantial aims. The following Scope of Collections Statement is meant to serve as a guiding document for curators, staff, volunteers, and consultants:

The primary purpose of collections acquired for Citrus SHP will be to:

- a. Fulfill the interpretive objectives; and
- b. To build selective interpretive archives and artifact study collections directly related to the interpretive objectives. Recognizing the operational and budgetary implications of maintaining an archive, however, Citrus SHP will not attempt to function as a major university-style research archive or library nor will it duplicate the efforts of UC Riverside's Bio-Ag Library or the Special Collections Division of the Tomas Rivera Library at UCR. Rather, cooperative arrangements will be worked out with the appropriate archives and libraries in the area to mitigate competition and encourage mutual assistance in collecting activities. The Citrus SHP Archive will be open to scholars and other appropriate outside individuals for research.



PACKING EQUIPMENT:
Parker semi-automatic orange
crate lidding machine (c. 1925).

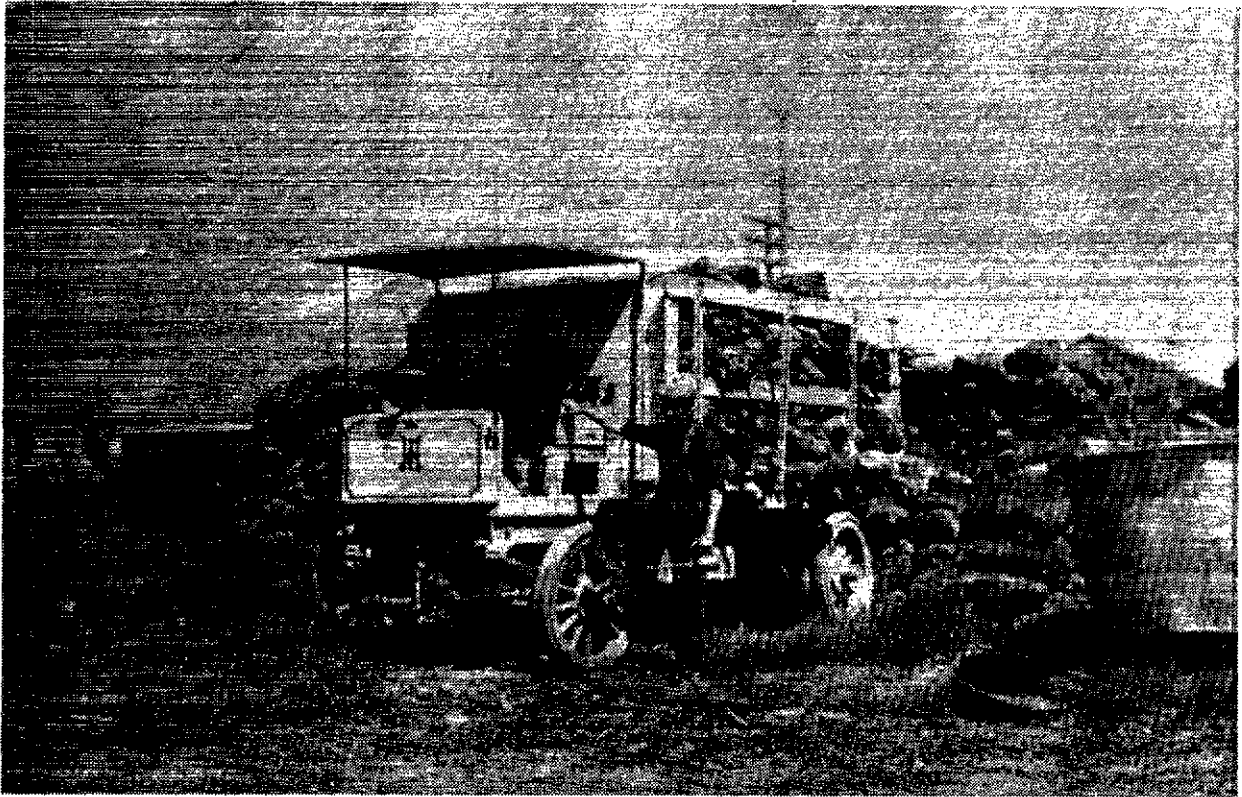
At present, CCSHP has available a limited number of packing house tools and equipment (stored at the Perris facility) and about 200 orange boxes with labeled heads. Aside from these materials, however, the remainder of recommended collections will need to be obtained by purchase, donation, or loan from museums, cooperative marketing agencies, growers, packers, collectors, and private citizens. Sources do exist here in California for much of the required material culture of citrus, but some foraging into other citrus regions of the world may be necessary to round out the collections. Workcamp housing, grove houses, packing houses, and artifact collections still exist in Southern California, but are threatened by the crush of residential growth pushing into Western Riverside/San Bernardino counties.



Types of Collections Appropriate for Citrus SHP:

1. Citrus SHP will seek to build a selected archival collection of promotional literature, media such as film and advertising, ephemera, image-building or symbolic documentary artifacts such as citrus labels, and printed works necessary to accomplish the interpretive objectives of the park. CCSHP archival collections will address interpretive issues of historic citriculture, citrus communities, growers, technology, labor, women, water, citrus-related political issues, cooperative marketing, and the so-called California Dream in its various manifestations.
2. Grove and nursery management tools and equipment, including (a) grove irrigation tools and equipment,

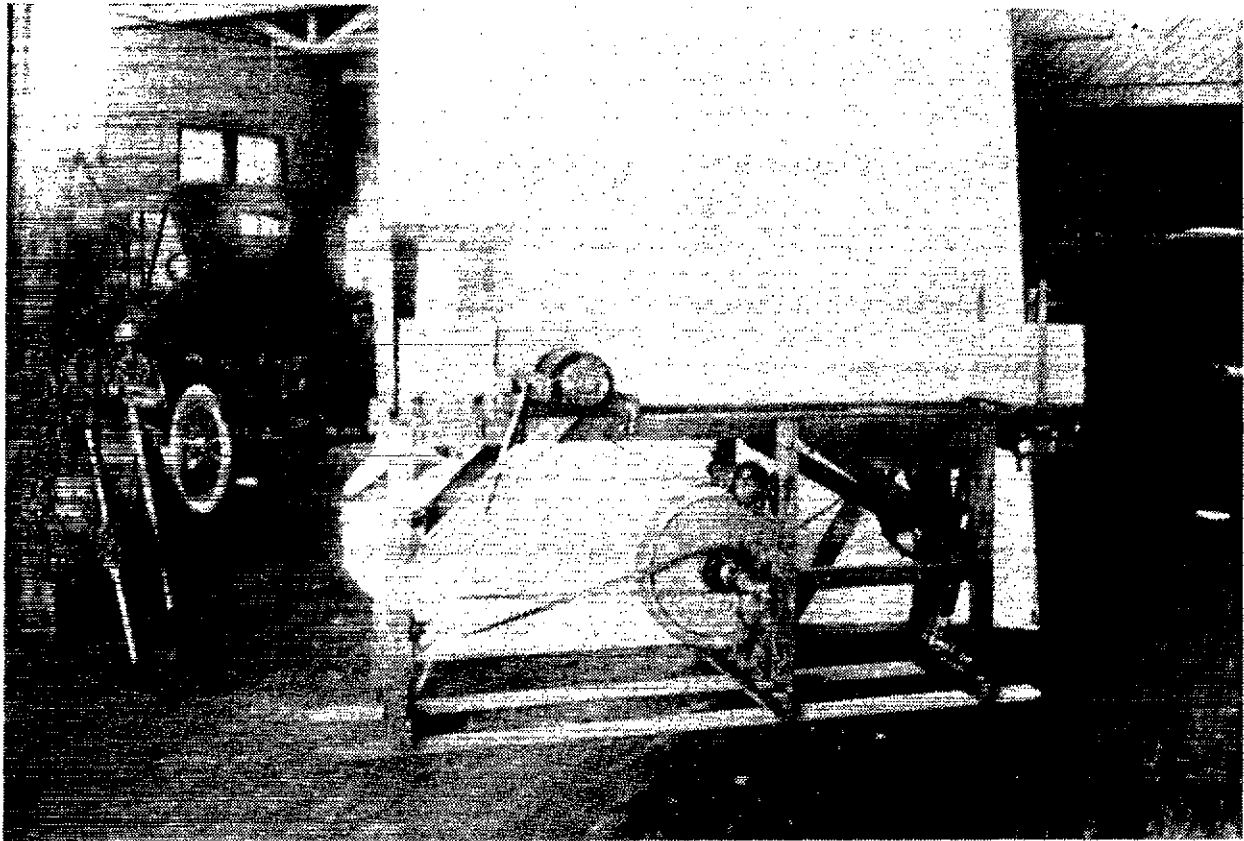
GROVE MACHINERY:
Field wagon (c. 1905).



GROVE MACHINERY:
Smudge hauling truck,
Arlington Heights Fruit
Company (c. 1910).

(b) grove machinery such as tractors and harrows, (c) frost protection tools and equipment (smudge pots/ wind machines), (d) picking, pruning, grafting, and other tree tools (1880s-1950, with special exceptions for unique new items).

3. Packing house tools and equipment for a fully operational line (c. 1920) and period trucks to haul field boxes to the packing house(s).
4. Reefer car(s), conveyers, clamp trucks, railsiding, and other shipping tools and equipment.
5. Gage Canal/water management and canal construction tools and equipment.
6. Labor material culture, including ethnic collections related to



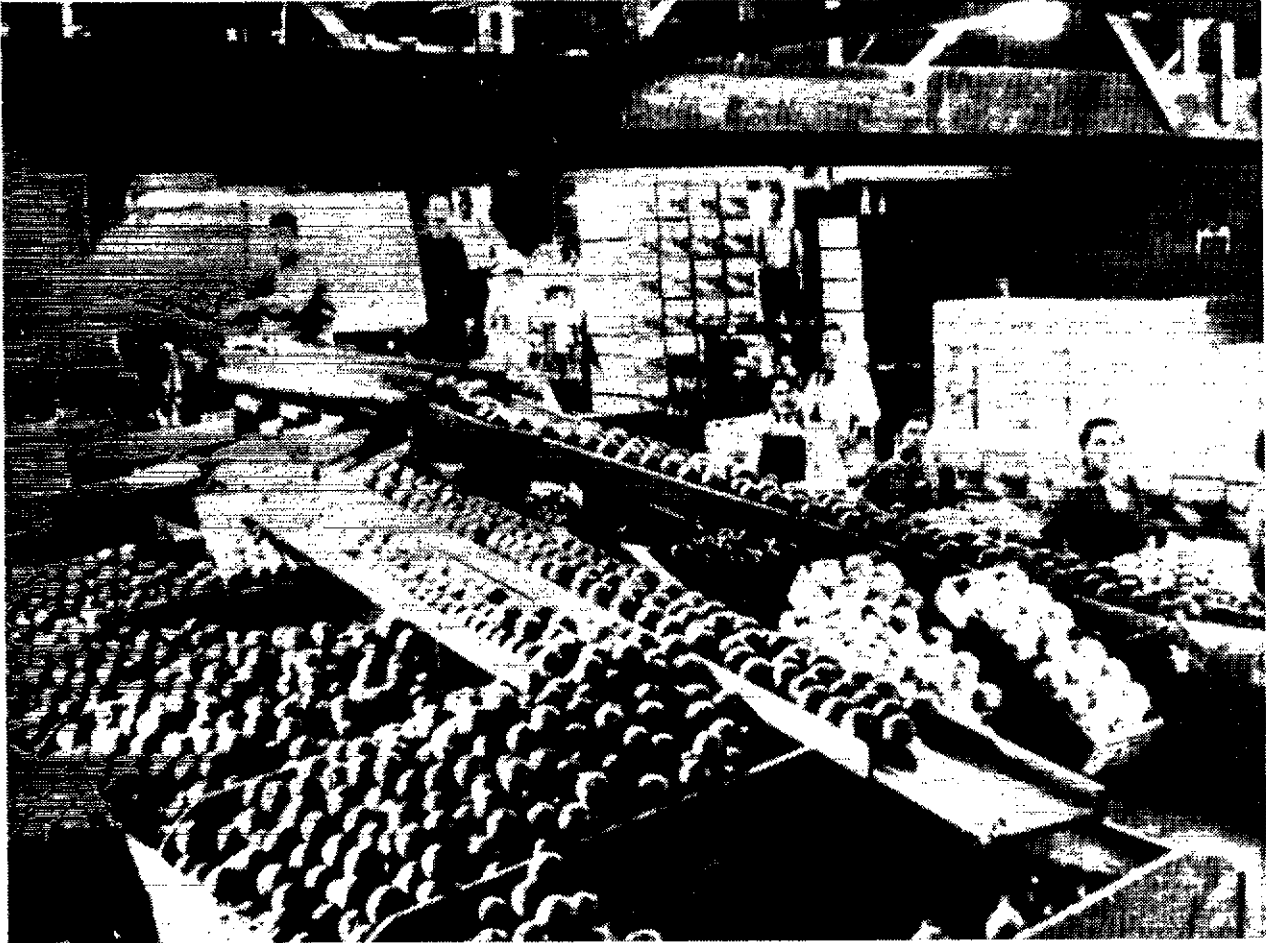
citrus labor and the everyday life of ethnic laborers in the citrus belt.

7. Pest management tools and equipment, including required contents for a working insectary.
8. Furnishings for grove home(s) appropriate to the style.
9. Furnishings for Workers Camp.
10. Citrus marketing material culture (e.g., Sunkist or California Fruit Growers Exchange advertising, railroad advertising).
11. California promotional material and literature.

PACKING MACHINERY:

Crate head labeling machine, California Iron Works (c. 1925).

12. A period clothing collection. Required to help preserve and interpret social life and customs as well as provide patterns for reproductions to use in living history activities.



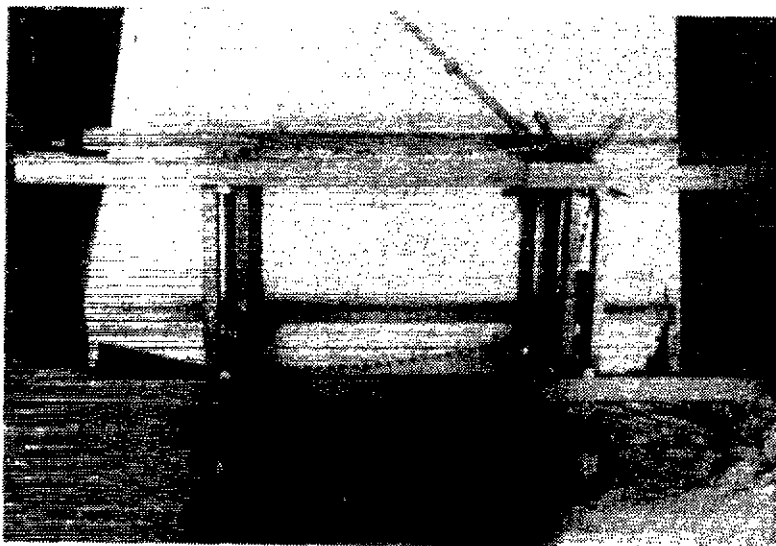
EARLY PACKING LINE:
Pre-mechanized packing-
house (c. 1905).

13. Natural history specimens required to meet the interpretive objectives of the park, such as citrus varieties, insect, scale, and other pests, and wildlife specimens representative of the animals that inhabit the site and citrus groves.

It should be noted that, except for select archival areas, in none of the previous listed areas will the CCSHP artifact collection need to be definitive. Rather, CCSHP can, in most cases, be selective with regard to artifacts to be

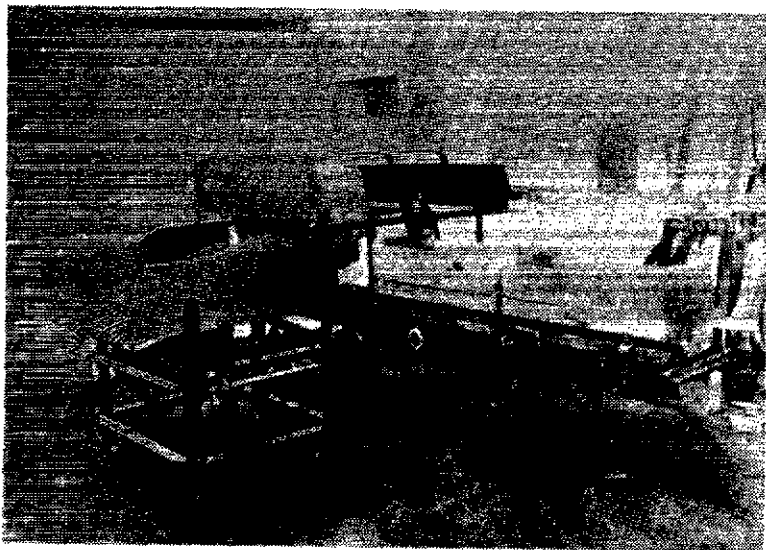
acquired or offered for donation, giving consideration to condition, ability to be used, and other factors.

Museum objects in the Citrus SHP collections are subject to the same policies and procedures affecting all collections under the care of the Department of Parks and Recreation. These are outlined in the Department Operations Manual and in the Museum Collections Management Handbook published by the Office of Interpretive Services.



PACKING MACHINERY:

Rail car "squeeze" used to create tight pack in "reefer" cars (c. 1926).



PACKING MACHINERY:

Field box dumper, Stebler-Parker Co. (c. 1929).

Research Needs

Although the general plan background research and team workshops have laid a foundation for CCSHP development, the following areas will need to be strengthened substantially before a thorough-going specific interpretive plan can be crafted:

1. Initial historical analysis by the Historic Resources Department, City of Riverside, should be followed with in-depth research based on the questions framed by the "new rural history", as presented by Dr. Hal Barron at the special two-day workshop. Information derived from these questions will prove invaluable in shaping a historically accurate multiethnic, socially diversified, and gender-conscious set of interpretive programs. (See Appendix L for list of questions.)
2. A regional survey of appropriate historic structures (and their physical relationships) that could be moved to the site should be carried out by an appropriate agency or consultant. The survey should be conducted in conjunction with the State Office of Historic Preservation. Proposed historic facilities that cannot be found or relocated may be reconstructed. Research should include locating plans, drawings, etc. to assist with the reconstruction efforts.
3. More systematic analysis of interpretive program possibilities, based around the themes, needs to be done in the near future. Comparative data from other state sites as well as research information from the best outdoor museums around the country will provide the building blocks for the park interpretive program.
4. Accurate specific furnishings and landscape plans need to be researched and drawn up for the his-

toric structures and grounds on site, and a survey should be conducted to locate artifacts correct for the interpretive aims of the facilities.

5. An oral history project should be scoped and initiated within Phase I of development to begin the collection of data from appropriate living sources. These tapes should be oriented around the interpretive categories and carried out in a systematic way by trained interviewers or students in public history programs.
6. This project should be augmented with research into the social life and customs of the growers, workers, women, and citrus towns of the early 20th century.

VIII. INTERPRETIVE PRIORITIES

Interpretive priorities, derived directly from the Declaration of Purpose and the interpretive objectives, run as follows:

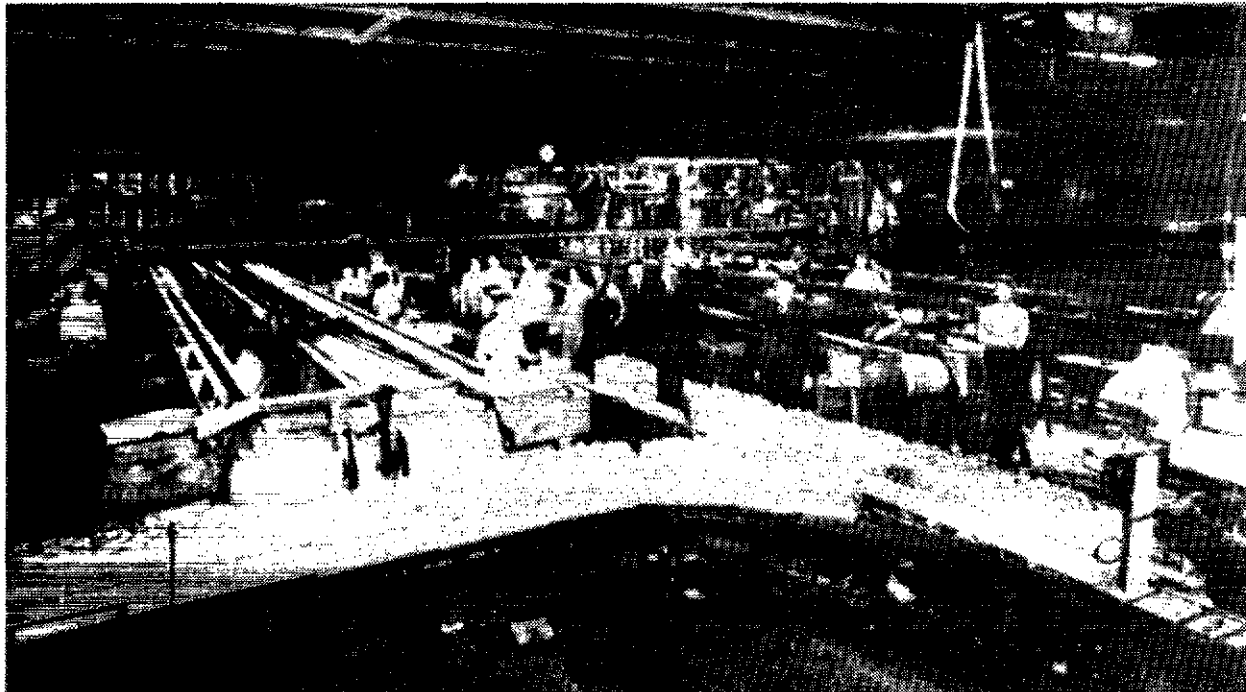
Priority I

1. According to the interpretive objectives, preserve and enhance the historic resources, historic landscape, and natural amenities on site.
2. Stabilize and enhance the historic landscape around the park as far as practical.
3. Survey historic citrus industry-related structures and artifacts, and their physical juxtapositions, to identify and locate appropriate items for removal to, or reconstruction at, Citrus SHP in fulfillment of the Declaration of Purpose and interpretive objectives.

4. Provide for a climate-controlled storage facility to house artifact and archival collections until permanent facilities are designed and constructed on site. (These could be made permanent from outset.)
5. Adopt a collection plan and scope of collections statement for park staff.
6. Initiate an artifact registration, management, acquisition, and storage program.
7. Prepare an interpretive plan for the site and a plan for the Orientation Center based on interpretive themes previously described.
8. Prepare a historic landscape plan for park.
9. Design and construct a modern Orientation Center and exhibits, reflecting the primary theme.
10. Write (or have written) audiovisual productions for use in interpreting the park's primary and secondary themes. These productions should try to utilize historic motion pictures, photographs, and tapes.
11. Prepare and publish multilingual brochures and other ancillary interpretive materials.
12. Establish a yearly interpretive program plan including special events calendar.
13. Research, select, and install a historically appropriate transportation system for the site.
14. Prepare complete restoration plans for each structure to be moved to the site.

15. Conduct research and prepare interpretive and furnishing plans for other interpretive facilities on site.
16. Prepare furnishing and exhibit plans, as appropriate, for each of the interpretive facilities.
17. Move selected structures to the site, restore and interpret according to specific plans.
18. Install exhibits, media, furnishings, and other related items in each interpretive facility.
19. Evaluate visitor reactions and adjust programs.
20. Continue research and publication of findings in the history and interpretation of historic citrus culture, rural history, and outdoor museums.

ORANGES ON THE MOVE:
Factory-style mechanized
packinghouse (c. 1925).



**LAND USE
AND FACILITIES ELEMENT**

**Land Use and
Facilities Element**

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The Land Use and Facilities Element identifies the existing and proposed land uses within the unit. The proposed land uses take into consideration the existing use and context, municipal plans and the disposition of the site, as well as public input, interpretive, economic and operational needs, and resource management policies.

Land Use and Facilities Element

I. REGIONAL CONTEXT

This unit is located within the Southern California region, once the prime citrus growing area in the nation. Due to rapid urbanization of the region during the past four decades, few remaining areas in Southern California produce citrus fruits. The Lake Matthews/Arlington Heights area of Riverside, within which the park is located, is one. The site is a one-hour drive from downtown Los Angeles and 30 to 45 minutes from Orange County (See Map 3).

II. PLANNING ASSUMPTIONS AND CONSTRAINTS

A. Land Ownership

The majority of the approximate 400 acres encompassed by the park boundary are owned by the State Department of Parks and Recreation. Some land will be leased from the City of Riverside and a few parcels are still being acquired.

Land Ownership

- DPR
- City of Riverside
- Gage Canal Company

Acquisition History

The first acquisitions within the park began on October 12, 1983 with the first settlements being reached in January 1984. The funding for acquisition of this unit occurred in two phases.

The first appropriation was made in the budget act of 1982, chapter 326, 3790-301-721 (qq). This funded the acquisition of 10 parcels. The second phase, chapter 111 of the 1985 budget act, 3790-301-722(8.1), appropriated funds for the acquisition of eight additional parcels. Fifteen of these parcels have

been acquired and two of the 18 parcels are under condemnation at this time. Note that there are 128 acres within the park, that are owned by the City of Riverside and leased to the state. (See Map 4 for current acquisition status.)

Encumbrances

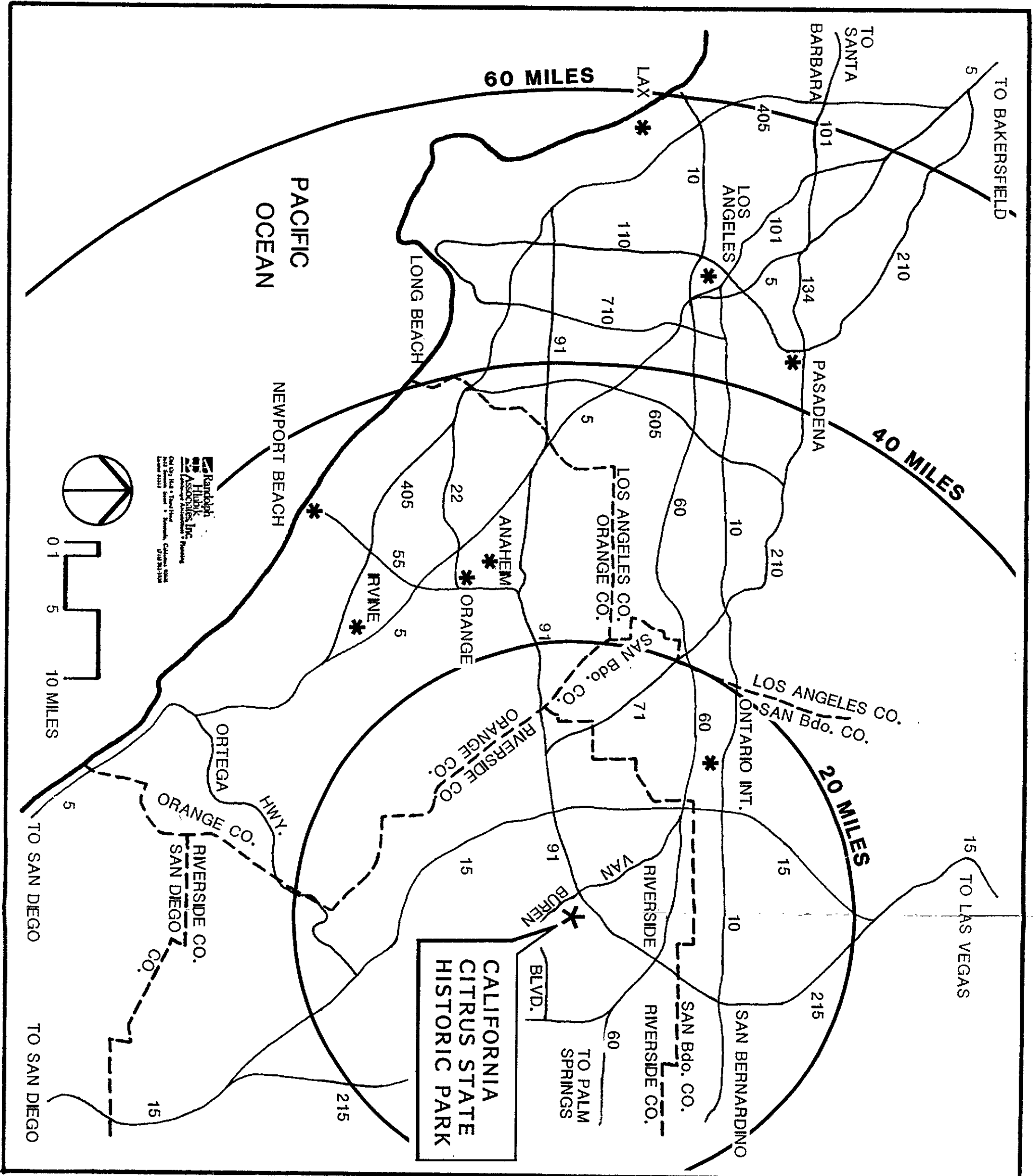
The remainder of the park lands not owned by the Department of Parks and Recreation are owned by the City of Riverside and are part of the city Public Utilities Department's holdings, and currently leased to the state for planning purposes. When this general plan is approved by the city, state and the Gage Canal Company, the city will enter into a long-term lease with the state for park use.

A small portion of the city-owned property is not now, nor will be, leased to the state. The areas inclusive of the Gage Canal, the settling ponds, and the Gage Canal operations yard on site are not included in the lease. This is to allow the Gage Canal Company, operators of the canal, free access to their facilities. An agreement between the state and Gage Canal is being negotiated at this time with regard to the location of their operations yard. The plan for the park reflects the proposed relocation of Gage Canal operations. (Map 8)

There are several utility and pipeline easements in the park. These easements will be respected when facilities are developed. Precise locations and sizes of utility easements should be determined during the next phase of detailed park planning.

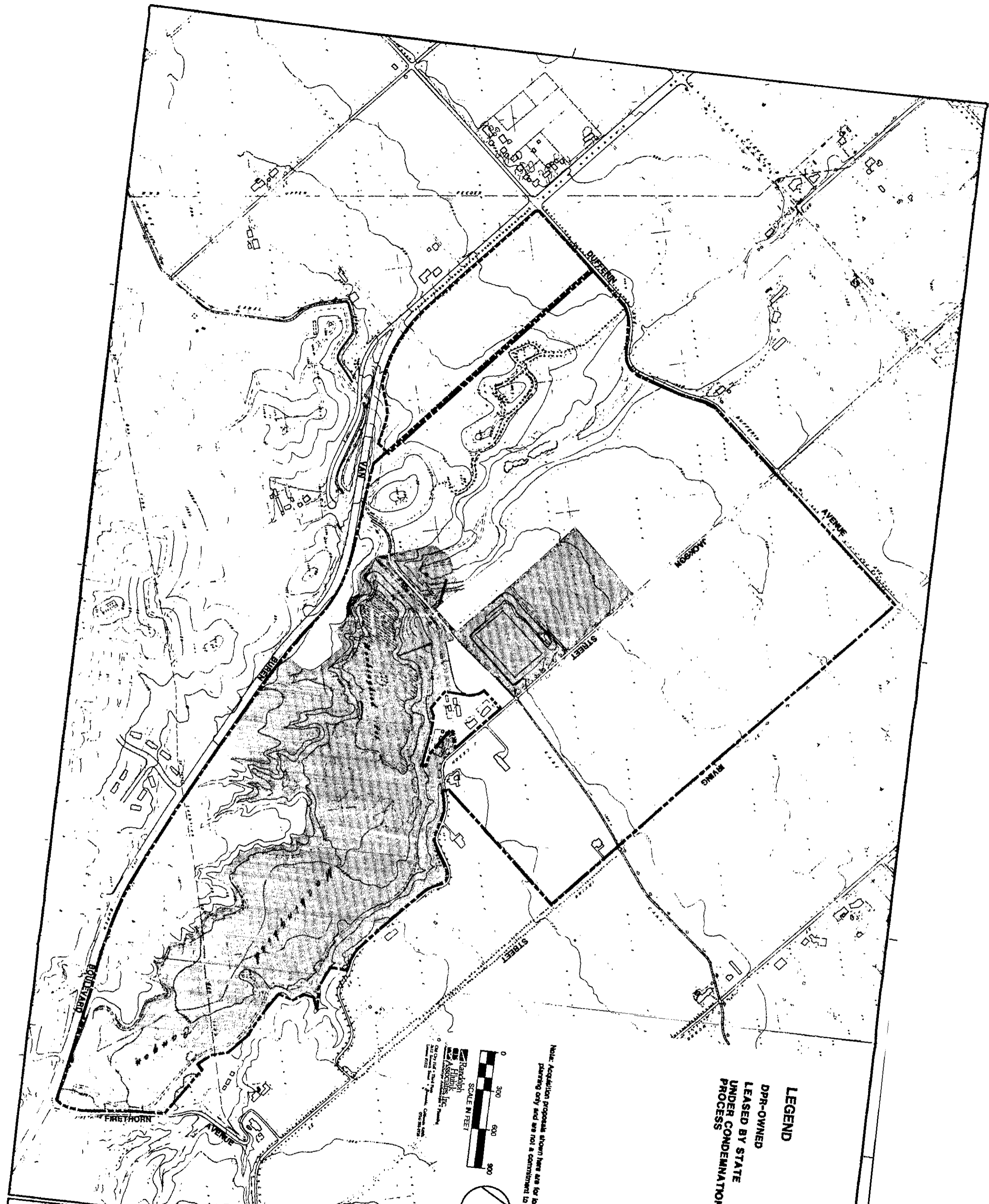
Agreements

In addition to the agreement being negotiated with the Gage Canal Company, short-term lease agreements exist between the state and several former property owners for the management of the citrus groves.



DRAWING NO. 3 SHEET NO.	CALIFORNIA CITRUS STATE HISTORIC PARK GENERAL PLAN REGIONAL LOCATION MAP		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		DESIGNED
	APPROVED _____ DATE _____		REVISIONS		DRAWN
					CHECKED

DATE
12-11-87

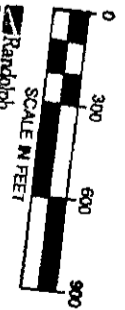


LEGEND

DPR-OWNED

LEASED BY STATE

UNDER CONDEMNATION PROCESS



Note: Acquisition proposals shown here are for long-range planning only and are not a commitment to acquire.

Prepared by
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CALIFORNIA CITRUS STATE HISTORIC PARK
GENERAL PLAN
 PARK LAND ACQUISITION

RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

REVISIONS		DESIGNED
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	12-10-87	
		DRAWN
		CHECKED

DRAWING NO. **4**
 SHEET NO. **4**

B. Relationship to Existing Municipal Issues/State Legislation

Legislation

The following items are legislated (Chapter 879, 1982, 3790-301-721, Section 1) for California Citrus SHP:

Vehicular and other public access shall be restricted to Dufferin Avenue between Van Buren Boulevard and Jackson Street.

Interior roads, pathways, and attractions in the park shall be located to minimize opportunities for trespass onto adjoining non-park properties, and fencing shall be installed in areas subject to high visitor use.

Park lands upstream of Mockingbird Reservoir shall be managed as wildlife habitat and open space, and no facilities for the use of the general public shall be constructed on those lands.

A program of pest management shall be immediately undertaken in citrus groves, as they are acquired by the state, to prevent the spread of pests to non-state property, and the citrus groves shall be managed to preserve them in a healthy and productive state.

Zoning

The park site lies within the City of Riverside RA-5 zone, which allows 5-acre minimum lots. This area of the city was required to be in this zoning by public vote (Proposition R). This zoning can be changed only by public vote. The zoning covers approximately 5,000 acres surrounding the park. It is the intent of the RA5 zone to maintain a rural agricultural character within the dis-

Legislation

- Public access from Dufferin Avenue
- Minimize trespass to adjacent properties including fencing high use areas
- Manage land upstream of Mockingbird Reservoir as a wildlife habitat
- Pest management program

trict. Parks operated by a governmental agency are a permitted use within this zoning.

Related Municipal Plans

The City of Riverside is currently in the process of preparing a plan for the Arlington Heights Greenbelt Area, within which the California Citrus SHP is located. The following objectives of that plan provide an excellent context for this unit:

Preserve Civic Amenities

- Remaining citrus groves
- Agricultural land
- Natural resources including hill, ridgelines, arroyos and watersheds
- Historic Victoria Avenue
- Cultural and historical characteristics

Create Future Amenities

- Large citrus heritage park
- Small neighborhood parks
- Rural living environment within the city
- Open space and scenic vistas
- Improved Victoria Avenue and Van Buren Boulevard

Reduce Costly Urban Sprawl

- Provide for high quality, cost-effective development

Improve the Economic Viability of Citriculture

- Reduce costs
- Increase revenues
- Control dumping and vandalism
- Encourage replanting and high-quality grove care
- Increase individual land values while maintaining groves

Law Enforcement

Law enforcement services on the site are provided by the Department of Parks and Recreation, which is headquartered in a residence in the park. The frequency of crime in the area of the park is low at present, due to the low population base.

Fire Protection

Fire protection is provided by the City of Riverside Fire Department. Current fire protection activities in area of the proposed park are oriented toward rural and wild acreage. Water pressures in the Arlington Heights area are low in comparison with other parts of the city. Scattered urban development in the vicinity has increased the likelihood of brush and grass fires. Two stations are located near the park site: Station No. 2, located on Andrew Avenue, and Station No. 10, on Jefferson; Station No. 2 is closest to the study area. A new station has also been proposed to be built at the intersection of Victoria and La Sierra.

C. Recreation Demand and Attendance Projections

Most of the state's population resides in urban areas, with more than half (12.8 million) residing in the five counties of Los Angeles, Orange, San Bernardino, Riverside, and San Diego. This historic park at Mockingbird Canyon will help meet the demand for recreational opportunities for the people of Southern California's metropolitan areas. Citrus SHP will provide diverse (and unique for the region) recreation and educational opportunities for the more than 8 million persons who live within a one-hour drive, within 50 miles, of the unit. About half the state's population, or more than 14 million persons, reside within a two-hour drive of the park.

According to Recreation Needs in California, the 1982 statewide recreation needs analysis:

- Two-thirds of all participation days spent in 1980 took place within one hour's travel of home.
- The most popular destinations of one-day and overnight trips are in or near the major metropolitan areas of the state.
- Participation in non-strenuous activities will increase due to the upward shift in age distribution--the growth rate in the 35-54 age group will exceed that of the total population.
- A participation day is one person engaging in a recreation activity for any amount of time in one day.
- In 1980, 59 million participation days were spent on visiting scenic areas. Forty-two percent of these days were spent by Californians from the five-county area of Southern California. By 2000, the number of participation days will increase 38 percent to 81 million, with 43 percent of these spent by people in the five-county area.
- In 1980, Californians spent 25 million participation days visiting cultural and historic sites. Of these, 51 percent were spent by residents of the five-county area. This activity will increase 33 percent to 33 million participation days by the year 2000, with 49 percent of these days spent by Californians in the five-county area.
- Californians spent 22-1/2 million participation days visiting museums in 1980. Forty-seven percent of these days were spent by residents of the five-county area. By 2000, this activity will increase 32 percent to 29-1/2 million participation days. Forty-six percent will be spent by residents of the five-county area.

Because Riverside and San Bernardino counties will experience the greatest increase in population of the five counties, the number of participation days spent on all three activities will increase at a much greater rate than that of the other three counties.

In addition to recreation demand just discussed, attendance estimates for this unit have been projected. Attendance volume achieved by a recreation attraction, such as a state historic park, is a function of several interrelated factors, including market size and socioeconomic characteristics, the quality and scope of development, location, management efficiency, admission pricing policy, competitive stance, and the aggressiveness of the marketing and promotion program. As for site and market factors, a largely favorable environment has been identified in Riverside. As for other factors, the following assumptions apply: (1) This unit will be an outstanding facility offering entertainment and educational experiences equal or superior to those of other state historic parks; (2) This unit will be well-managed and well-promoted in the marketplace; and (3) Admission prices will be moderate by major recreation facility standards, with a planning estimate of \$4.00 for the adult ticket to include all aspects of the park. (The director of the State Department of Parks and Recreation sets the entry fees. This figure was used for planning purposes only.) The following paragraphs develop estimates of market penetration and attendance based on these findings and assumptions. (Source: Harrison Price Company Interim Report 2)

A summary of market support available to California Citrus SHP is contained in Table B. As indicated, the primary resident market within 25 miles of the site has a current population of nearly 2 million and will grow to about 2.2 million by 1991. The secondary resident market, defined as the area between 25

Attendance

ASSUMPTIONS:

- This unit equal or superior to best of other units
- Well managed and promoted
- Estimate of fees for planning purposes only, \$4.00 per adult

PROJECTIONS:

- 233,000 visitors to 427,000 visitors

TABLE B
**TOTAL MARKET AVAILABLE TO
 CALIFORNIA CITRUS SHP
 1986-1991
 (thousands)**

	<u>1986</u>	<u>1991</u>
RESIDENT MARKET		
Primary (0-25 Miles)	1,971	2,173
Secondary (25-50 Miles)	<u>6,359</u>	<u>6,527</u>
Subtotal	8,330	8,700
 TOURIST MARKET		
Overnight Visitors	5,700	6,300
Day Visitors	<u>10,300</u>	<u>10,700</u>
Subtotal	<u>16,000</u>	<u>17,000</u>
Total	24,330	25,700

Source: Urban Decisions Systems, California Office of Tourism,
 and Harrison Price Company

TABLE C

**ESTIMATED MARKET PENETRATION AND ATTENDANCE
FOR CALIFORNIA CITRUS SHP
1991**

	Performance Level		
	<u>Low</u>	<u>Probable</u>	<u>High</u>
Estimated Market Penetration Rate			
Resident Market			
Primary	5%	6%	8%
Secondary	1	1.5	2
Tourist Market			
Overnight Visitors	0.50	1.00	1.50
Day Visitors	0.25	0.25	0.25
Estimated Annual Attendance (thousands)			
Resident Market			
Primary	109	130	174
Secondary	<u>65</u>	<u>98</u>	<u>131</u>
Subtotal	174	228	305
Tourist Market			
Overnight Visitors	32	63	95
Day Visitors	<u>27</u>	<u>27</u>	<u>27</u>
Subtotal	<u>59</u>	<u>90</u>	<u>122</u>
Total	233	318	427

Source: Harrison Price Company

and 50 miles of the site, contains 6.4 million inhabitants at present and will increase to 6.5 million by 1991. Combined resident market support, accordingly, amounts to 8.3 million currently and will rise to 8.7 million early in the next decade.

For reference, the ethnic mix of the primary resident market (Riverside County) is presented in Appendix I. This information will be valuable in understanding and preparing any special language interpretive materials.

As to the tourist market, overnight visitation to the greater Riverside-San Bernardino area is estimated at some 5.7 million people currently, with projections calling for 6.3 million by 1991. The much larger day-visitor segment of the market totals 10.3 million now and will increase modestly to 10.7 million over the next few years.

By 1991, aggregate market support from both resident and tourist sources will approximate a substantial 25.7 million persons. For planning purposes, 1991 will be used as the benchmark year for attendance estimates and physical sizing requirements (actual opening of the park a little earlier or a little later than this planning year will not materially affect the projections).

Estimated market penetration rates and resulting absolute attendance volume for the proposed park are presented in Table C. This results in a range of attendance annually between 233,000 and 427,000 with the probable forecast amounting to 318,000. As a point of reference, these figures are on a par with the San Bernardino County Museum in Redlands (350,000 visitors), the Calico Ghost Town silver-mining attraction near Barstow (325,000 visitors), and the Los Angeles Arboretum (399,500 visitors). It should be noted that estimates have been distributed among low, probable, and high levels of performance in recognition of the fact that the

park's precise scope and content awaits refinement and will evolve over time.

D. Existing Land Use and Circulation

The existing land uses within the park are few. The following summary lists them, their present status, and any special considerations they require during the planning process.

The primary uses on site are all related to the production of **citrus** or its irrigation. Approximately 150 acres are currently under citrus cultivation.

To provide water to these and other off-site groves, the **Gage Canal** was constructed in the late 1800s. A portion of this historic canal bisects the park from northeast to southwest. Facilities in the park that are related to the current operation of this canal are as follows:

- **Settling ponds**
- **Maintenance/storage yard***
- **Employee homes***
- **Mockingbird Reservoir/Dam**

* These uses are in the center of the park but are technically on property not under the control of the state. Therefore, a relocation of these uses is being negotiated at this time.

In the center of the site is an **underground reservoir** owned and operated by the City of Riverside. This provides domestic water. The concrete structure within which the water is stored may support some uses of limited weight. The land immediately to the northwest of the underground reservoir is also owned by the city. No proposed uses for this parcel are designated in the Public Utilities Department 20 year plan for water facilities.

Three of the properties purchased by the state have **existing residences** as well as groves. These residences are currently being used as follows:

- 1879 Jackson Street is used as district headquarters offices and park employee home.
- 1811 Jackson Street is used as park employee housing.
- 1878 Irving Street is vacant.

The park site is surrounded by five roadways, of which Van Buren Boulevard, which defines the entire western project boundary, is the most heavily traveled. Dufferin Avenue, which defines the northern project boundary, is the second most-heavily traveled. The three remaining roads include Firethorn Avenue (a short road that defines the southernmost project boundary), Jackson Street (which bisects the northern half of the project and defines the southeastern boundary), and Irving Street (which defines the northeastern project boundary). Irving Street is currently an unpaved gravel road. All five roadways are classified as city streets.

Negotiations are currently underway with the city to transfer title of the segment of Jackson Street that bisects the park to the State Department of Parks and Recreation. (See Map 5.) A through-bypass road connecting Jackson to Irving Street is proposed. If approved, this agreement will require improvements to Irving Street, which, as noted above, is currently unpaved. Current and projected traffic volumes on Van Buren and Dufferin are shown in Table D, along with design capacities.

E. Views and Noise Considerations

As discussed in the Interpretive Element, the views of the historic citrus landscape are the most important. The prime view of the park as a whole from within the site is from the highest knoll adjacent to Van Buren Boulevard. Secondary views can be enjoyed from the lower knolls, the dam, and the bluffs on either side of Mockingbird Canyon. The views of citrus and the natural areas of

Table D

Current and Projected Traffic Volumes & Design Capabilities^{1,2}

	Current: June 1986	Forecast: 1996	Design Capacity
Van Buren at Dufferin			
Northbound	13,060	43,900	38,000
Southbound	12,250	38,000	38,000
Dufferin at Van Buren			
Eastbound	400	11,800	18,000
Westbound	180	8,900	18,000

¹ Source of existing and forecasted traffic levels: Diane Huggert, Engineering Aide, City of Riverside Engineering Department, telephone conversation 21 July 1988.

² Source of design capacity information: Carl Ballard, William Kunzman Associates, telephone conversation 21 July 1988.

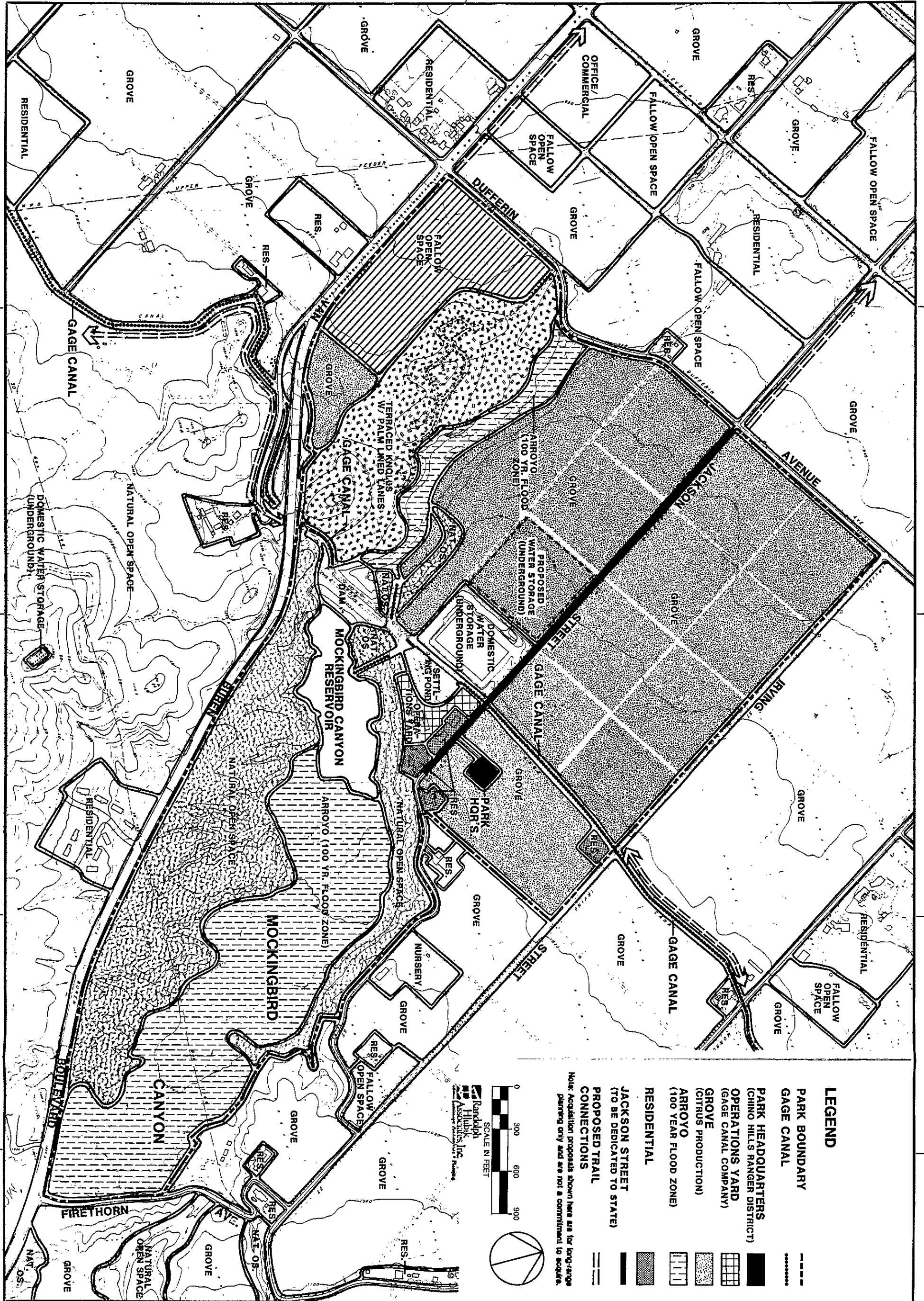
the site are of important esthetic value to the unit and have been taken into account when siting land uses.

One non-citrus viewshed is critical to the rural agricultural feel of the park today. The vacant hillsides, across Van Buren Boulevard from the site, are an immediate view as are the ridgelines beyond. Some of these hillsides are outside of the area controlled by Proposition R. If more subdivisions are developed on these hills, the open space backdrop for the park will be lost, as will some of the believability of the historic settings. (See Future Acquisition Considerations.)

Noise sources within the vicinity of the park site include traffic along Van Buren Boulevard and military aircraft activity from March Air Force Base, located approximately 5 miles to the east. Neither source is causing noise levels on site in excess of residential standards; the 65 dB contour from March AFB is over a mile east of the site, and existing traffic on Van Buren is, as indicated in the Circulation System section above, comparatively minor (Source: Arlington Heights Plan and Growth Management Program, 1979).

F. Air Quality

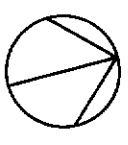
The park site is within the South Coast Air Basin (SoCAB), which is characterized by poor dispersion of contaminants due to light average wind speeds, and the presence of a persistent temperature inversion near the ground surface. During the winter, carbon monoxide and oxides of nitrogen are the dominant pollutants, and during the summer photochemical smog is the greatest pollution problem. Improvements in the control of stationary and mobile sources have made significant gains toward reversing pollution in SoCAB, but the study area continues to experience poor air quality conditions during a significant part of the year.



LEGEND

- PARK BOUNDARY
- GAGE CANAL
- PARK HEADQUARTERS
(CHINO HILLS RANGER DISTRICT)
- OPERATIONS YARD
(GAGE CANAL COMPANY)
- GROVE
(CITRUS PRODUCTION)
- ARROYO
(100 YEAR FLOOD ZONE)
- RESIDENTIAL
- JACKSON STREET
(TO BE DEDICATED TO STATE)
- PROPOSED TRAIL
CONNECTIONS

Note: Acquisition proposals shown here are for long-range planning only and are not a commitment to acquire.



Handplot
Hillbush
Associates, Inc.

CALIFORNIA CITRUS STATE HISTORIC PARK
GENERAL PLAN
EXISTING LAND USE

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

DESIGNED	DATE
DRAWN	12-11-87
CHECKED	

DRAWING NO. **5**
SHEET NO. 5
OR

G. Trail Connections

Both the County and City of Riverside have trails proposed through, and/or connecting to, the park. One county trail is proposed to run along the edge of the Gage Canal through the center of the unit. Other connections could be made to the city's trail along Victoria Avenue. A recommendation for a trail connecting further upstream in Mockingbird Canyon has also been made. (See Map 5.)

The proposed trail along the Gage Canal, when implemented, should be routed along public streets to the park entrance, for ease of access to the unit and to maintain security. The trail connection to upper Mockingbird Canyon via an underpass of Van Buren may be made, with access to the natural area and Mockingbird Reservoir only. The effects of such use should be monitored and may be denied if the impact on the natural area or the Historic Zone is too great. Trail connections could be made from the park to Victoria Avenue via Jackson Street or Van Buren Boulevard.

III. ENGINEERING FEASIBILITY

This portion of the Land Use and Facilities Element describes the general engineering and site development considerations and feasibility issues related to this site.

All utilities are available to provide service within or near the park with the exception of sewer mains. "Utilities" include: electricity, gas, telephone, and water (see Map 6). The sewer main nearest the site is 3600 feet north of the site in Irving Street. There is also a main 4200 feet from the site at Meyers Street and Victoria Avenue. A 20-million-gallon underground domestic water reservoir is located in the approximate geographic center of the park, as shown in the "Existing Land Use" map.

At least one of these sewer lines is required to be extended to the park be-

cause of the volume of visitors expected and the proposed food service uses. Due to the topography within the park, both lines may need to be extended. Precise engineering studies and coordination with the City of Riverside will be completed before development.

Engineering Considerations

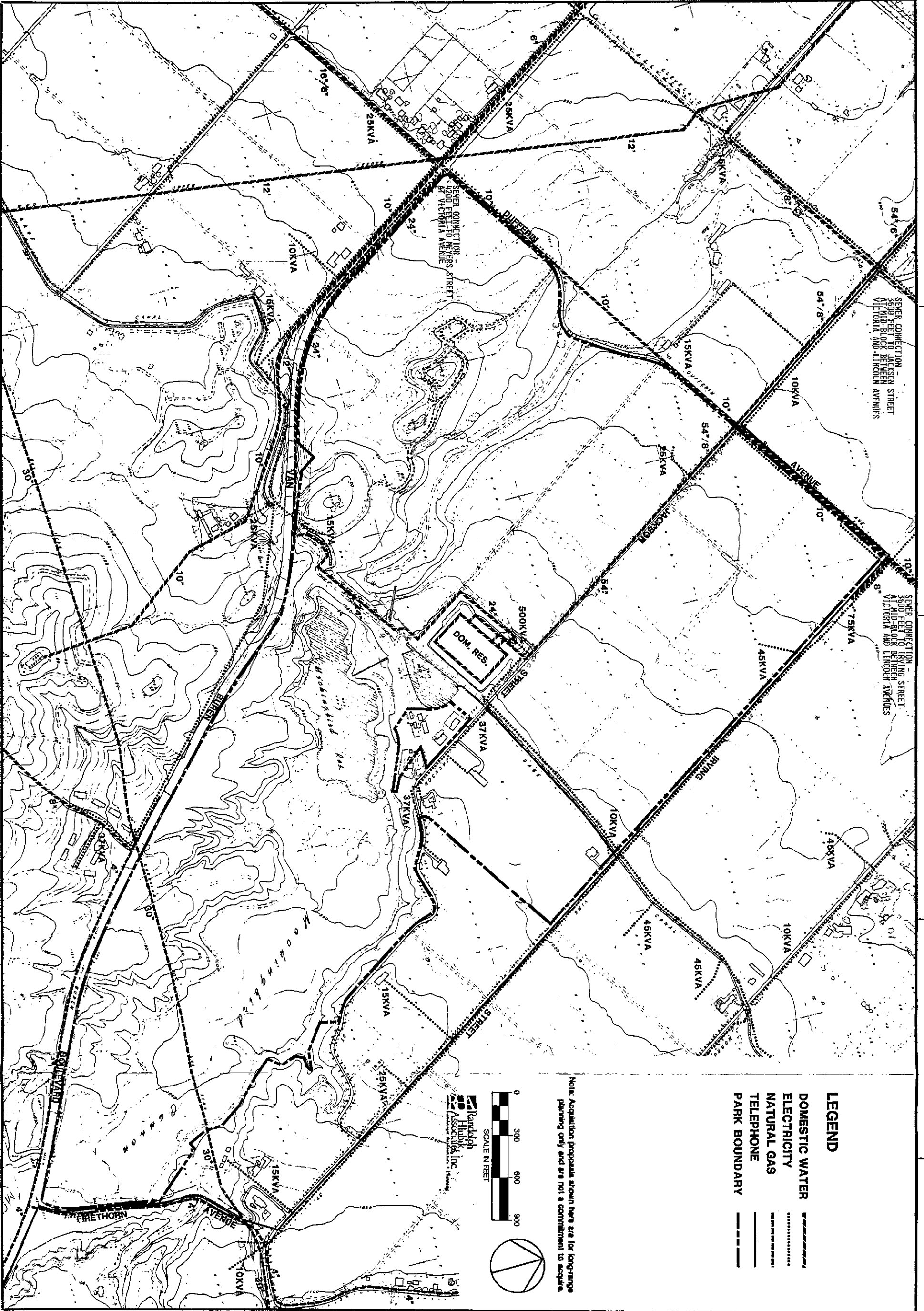
- Sewer not available near site
- Soils and geology
- Erosion control
- Offsite road improvements required for added traffic
- Underground reservoir existing and proposed

The proposed locations of any of the facilities are subject to the soils types and geology to accommodate structures. Pre-construction soils tests will be done on any site where structures do not currently exist.

To control erosion associated with drainage of new facilities on site, areas that are disturbed and not developed or replanted in citrus should be planted with native, drought-tolerant, erosion-control plant materials.

Other items to be taken into consideration deal with off-site road improvements and traffic. Irving Street, the northeastern boundary of the park, is currently a gravel road. With Jackson Street being vacated by the city and a bypass road being constructed through the park, Irving Street will need to be paved. The only other offsite road improvements that may be required are on Dufferin Avenue between Van Buren and the park entrance. To accommodate turning movements and added trips per day on this stretch of road, the road may need to be widened. If widened to its full standard cross-section, the affected palms lining the road will be relocated or replaced. A signal, which is currently in the city's plans for the area, may be required at this corner.

No special road improvements, other than those mentioned above, will be required due to traffic. Traffic generated by park visitors has been estimated to be a maximum of 290 trips per day based on the high level of projected attendance. The most recent traffic study for the area of the park was prepared by Kunzman Associates in 1986. Upon review of this study, the trips per day projected for



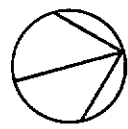
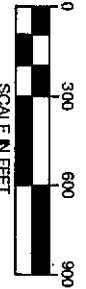
SEWER CONNECTION - 3000 FEET TO JACKSON STREET AT MID-BLOCK BETWEEN AVENUES

SEWER CONNECTION - 3600 FEET TO IRVING STREET AT MID-BLOCK BETWEEN AVENUES

LEGEND

- DOMESTIC WATER
- ELECTRICITY
- NATURAL GAS
- TELEPHONE
- PARK BOUNDARY

Note: Acquisition proposals shown here are for long-range planning only and are not a commitment to acquire.



Randolph
and
Hibbs
Associates, Inc.

SHEET NO. 6	CALIFORNIA CITRUS STATE HISTORIC PARK GENERAL PLAN EXISTING UTILITIES		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS	DATE 11-02-87	DESIGNED
	APPROVED: _____ DATE: _____						DRAWN
							CHECKED

the park were 200 trips. In discussions with the city traffic division, this is not anticipated to change any of the projected transportation improvements recommended by the Kunzman report or anticipated by the city.

A constraint to development on the site is the underground reservoir. The concrete structure is designed to carry a limited weight load. The live load capacity of this structure is 100 pounds per square foot on top of its two-foot earth blanket. This translates to a 10,000-pound vehicle load limit if the earth were removed.

Another consideration, related to the underground reservoir, is the potential contamination of the domestic water supply stored in this facility. All proposed uses on top of this structure must take into consideration these issues.

In addition, a second underground reservoir is a possibility according to the city public works department, as shown on Map 5. The plan for the park proposes the relocation, if ever needed, of this structure to an alternate site in or outside the park.

HISTORIC ENGINEERING:
Cutting a road into Mockingbird Canyon (c. 1913).



IV. LAND USE AND FACILITIES OBJECTIVES

As described in the opening paragraphs of the Interpretive Element, this unit will reflect the dynamic nature of the citrus story.

To assure a successful, dynamic park and the realization of this overall goal, a variety of visitor experiences at varying intensities of activity must be provided. Land uses and facilities, therefore, must be planned and designed in ways that solicit the visitors into a variety of experiential/interpretive opportunities, as well as meet recreational and operational needs. All this must fit into the context of a functional park unit.

Land use and facilities objectives have been divided into three categories. The Experiential Objectives are listed first, followed by Functional and Recreational Objectives.

Experiential Objectives

1. The majority of visitors should have a common orientation to the park.
2. Once oriented to the park, the visitor should have autonomy (independence to choose where to go and how to get there).
3. The visitors should be allowed to use all their senses to experience the park. (Walk in the dirt, taste the fruit, smell the orange blossoms, see the views, and hear the water running in the canal.)
4. The way from one area/activity to another should be clear yet interesting.
5. The variety of experiences should range from the serene and peaceful to the physically active and interactive. Some of these experiences the park will strive to provide include: surprise, recreation,

relaxation, challenge, achievement, inspiration, social, seasonal, fun, work, nostalgia, distressful/grim, shock, appreciation, validation of themselves, escape, empathy for historic people/lifestyles, humorous, shopping, and collecting.

6. Settings and facilities should be created where the visitors can encounter interpreters, live reenactments, and special events--places where interpretation comes to life.
7. Travelers on Van Buren should experience the nature of the citrus park when passing by, through plantings and selected views.
8. The transportation system used within the park should provide a historical experience for the visitors.
9. Water elements within the park should be made to feel like an integral part of the park design without allowing visitor contact with the water. (Gage Canal, settling pond, reservoir)
10. The park should provide activities that appeal to a wide range of visitors.
11. The authenticity and quality of the facilities should be clear to the public.

Functional Objectives

1. The impact that visitors have on the groves, gardens, and natural areas should be kept to a minimum through securing the areas from overuse.
2. Facilities and spaces should be created that are flexible in form or function to allow for and encourage multipurpose use.

Experiential Objectives

- Common orientation to the park
- Visitor autonomy
- Use of all senses
- Clear and interesting circulation pattern
- Variety of experiences from serene to physically active
- Create places where interpretation can come alive
- Travelers on Van Buren Boulevard experience park
- Historic transportation experience within park
- Water as part of design
- Wide audience appeal
- Authenticity and quality

Functional Objectives

- Secure citrus from visitor overuse
- Encourage multipurpose use of facilities and space
- Functional historic transportation system
- Encourage repeat visitation
- Preserve setting of park
- 2 to 4 hour visitor stay
- Esthetic security
- Adequate staff and docent facilities
- Blend non-interpretive functions into historic settings
- Non-visitor use facilities screened from historic areas

3. The following are functional considerations the historic transportation system should address:

Efficiency in capacity

Easy maintenance

Turning radii small enough to maneuver throughout the park

Minimal storage facilities

Power enough to climb grade up the knolls

4. Repeat visitation should be encouraged.
5. For the park to continue to function as intended, its setting in the citrus groves of the local area is critical. The department should have an effect on the types of land uses that are developed around the park in the future.
6. Enough facilities should be developed before the opening of the majority of the park to provide for a two to four-hour visitor stay.
7. Security devices for the park and its visitors should be effective and sensitive to the esthetics and historic nature of this park.
8. Facilities should be provided for adequate staff and docents to maintain the quality of the resources and the interpretive programs.
9. Where visitor facilities are intended for purposes other than interpreting California's citrus industry (e.g., visitor amenities like food and beverage service, restrooms), these facilities, including buildings and like structures, may be designed in a contemporary mode with historic facades or may be incorporated into a historic structure, to blend in with the historic features developed in this unit.
10. Where facilities are intended for non-visitor use, they may be con-

temporary structures but must be screened from the historic areas with citrus or other plant materials.

Recreational Objectives

1. Provide a range of recreational activities that correspond to the mission of the park.
2. Provide for childrens' appropriate recreational opportunities within the context of the historical setting.

Preservation Objectives

In support of, and to help achieve, the above objectives, the following preservation objectives are:

1. To stabilize and enhance, where required, the existing historic landscape such as groves, palms, roads up knolls, and other human generated landscape features; the historic irrigation resources such as Gage Canal, reservoir, dam, silting pond, standpipes, etc.; and "natural features" in situ (on the site);
2. To encourage, where possible, the preservation in situ of appropriate citricultural practices, structures, and related landscape features of value in assisting with the preservation goal and interpretive aims of CCSHP;

To create a state-of-the-art outdoor museum/interpretive facility by locating, surveying, and moving, or reconstructing replicas of appropriate pre-1935 historic citrus industry structures and related artifacts to a portion of the site that will aid the interpretation of historic citriculture such as those described in the Interpretive Facilities portion of this element.

Recreation Objectives

- Provide a range of recreational activities
- Provide for children

Preservation Objectives

- Stabilize and enhance historic landscape
- Preserve citriculture in site
- Create state-of-the-art outdoor interpretive facility

V. ALTERNATIVE PLANS

Three alternative plans were developed for the park. As outlined in the Introduction to this general plan, the development of the alternatives followed the collection of background information, review of the Resource Element, and public input of concerns, ideas, and recommendations.

The three concepts, which grew out of the process and which were presented at the two-day consultant/state workshop and to the public for scrutiny, are described briefly below and in Appendix H.

Alternative 1 - A full-scale **living history reconstruction** of a working citrus ranch from the prime interpretive period.

Alternative 2 - A series of **historic settings**, each interpreting a different aspect of the citrus industry story.

Alternative 3 - A series of **non-historic museum-like structures** that would house modern interpretive media to tell the citrus story.

Alternative 2 was the most highly favored by the public and planning team because of its diversity of historic settings.

In addition to attempting to meet the land use objectives, there are some assumptions on which all the alternatives were based. Some of these overriding assumptions are listed below.

- Most people won't walk very far (300-500 feet between activities), therefore some form of transportation around the site is needed.
- There has to be a comprehensive orientation to this park that must be controlled and offered to every visitor.

- It is important for the visitor to experience the site on both sides of the wash in a variety of ways.
- The private automobile should not be used to get around on site. Once the visitor's car is parked, it should remain until that visitor leaves the park.
- Citrus groves and people don't mix. Groves must be protected from visitor overuse and abuse.
- Picnicking is a desired recreational activity in the park.
- All areas not used for other purposes and suitable for citrus production will be replanted or maintained in existing groves.

The final proposed land use plan for the park also takes into account the above assumptions and incorporates the best concepts, ideas, and uses from all three of the alternative plans.

VI. PROPOSED LAND USE AND FACILITIES

The following is a description of the design concept for the park. For ease of this presentation, the park has been divided into seven zones (See Map 7).

Design Concept and Facilities

The majority of facilities in the park are interpretive in nature, as described in the Interpretive Element. That element of the general plan indicates there are two parallel lines of interpretive logic that the design concept for the organization of land uses and the types of interpretive facilities should reinforce:

1. To move the visitor back in time, from the present to the past and back again through self-contained period interpretive clusters such as the Workers Camp, Packing House, Middle-Class Grower's Ranch, etc.; and

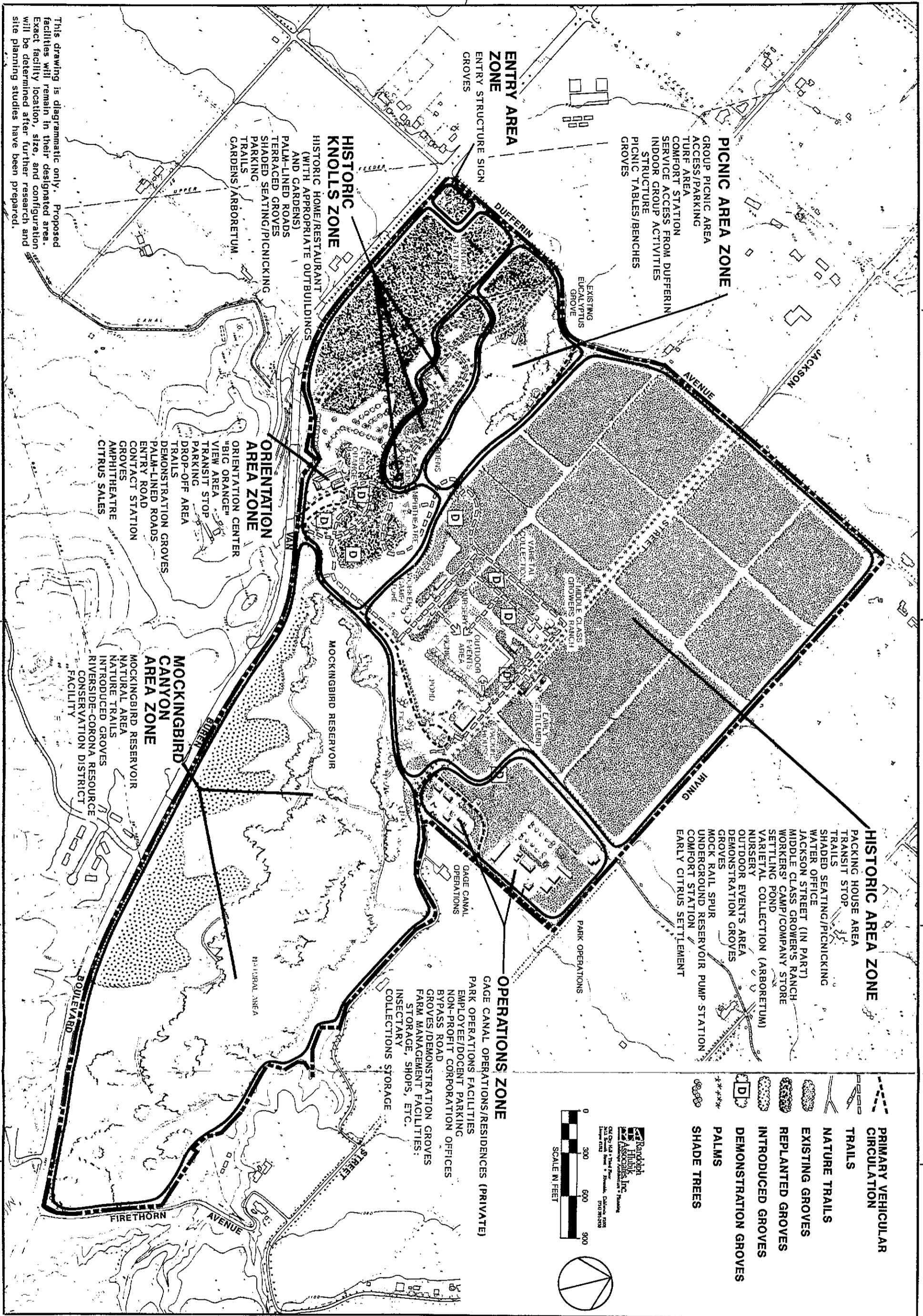
2. To juxtapose the California Dream against the "realities" presented in the historic attraction.

The design concept of the general plan responds to the first of these two opportunities by presenting each historic cluster in its appropriate historical landscape setting and by screening each cluster from the others so that the visitor is not inclined to think of the clusters as a historic whole.

The design concept responds to the second of the above interpretive pursuits through the placement of the interpretive facilities on opposite sides of the dam. The facilities located in the Invitation, Orientation, and Historic Knoll zones represent or interpret "the California Dream" primarily, while the Historic Zone on the northeastern side of the dam interprets the "realities" of life in the citrus belt for most of the people. Key views back toward the knolls will subtly reinforce the idea of the "dream" while the visitors experience the "reality." The dam and wash will act as the conceptual bridge and chasm between dream and reality.

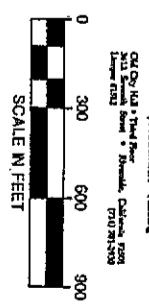
Map 8 (Land Use and Facilities) shows the general relationships within and between park facilities. This plan is illustrative in nature. The actual configuration of any given building is not intended to be a design constraint. Rather, this plan should be viewed as a guide for the site planning relationships of buildings/areas within the park.

The following discussion by zone is intended to describe the way the different areas of the park might be experienced by visitors, and the kinds of facilities that are envisioned. The zones are presented here in the approximate order the visitors would encounter them.



This drawing is diagrammatic only. Proposed facilities will remain in their designated area. Exact facility location, size, and configuration will be determined after further research and site planning studies have been prepared.

- PRIMARY VEHICULAR CIRCULATION
- TRAILS
- NATURE TRAILS
- EXISTING GROVES
- REPLANTED GROVES
- INTRODUCED GROVES
- DEMONSTRATION GROVES
- PALMS
- SHADE TREES



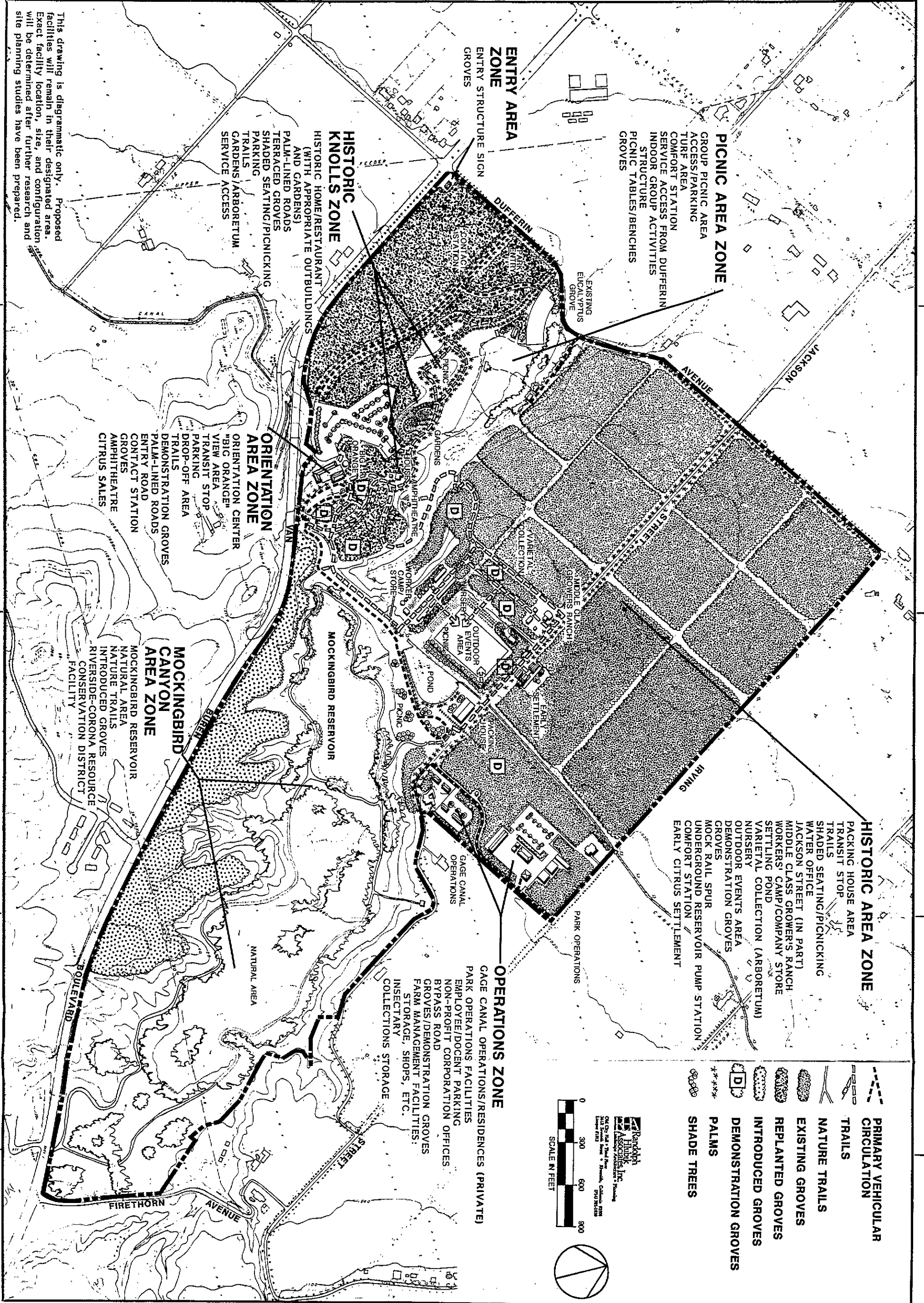
CALIFORNIA CITRUS STATE HISTORIC PARK
GENERAL PLAN
 ZONE KEY MAP

RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

REVISIONS	DATE	DESIGNED
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		CHECKED

DRAWING NO. **7**
 SHEET NO. **7**
 OF



PICNIC AREA ZONE
 GROUP PICNIC AREA
 ACCESS/PARKING
 TURF AREA
 COMFORT STATION
 SERVICE ACCESS FROM DUFFERIN
 INDOOR GROUP ACTIVITIES
 STRUCTURE
 PICNIC TABLES/BENCHES
 GROVES

ENTRY AREA ZONE
 ENTRY STRUCTURE SIGN
 GROVES

HISTORIC KNOLLS ZONE
 HISTORIC HOME/RESTAURANT
 (WITH APPROPRIATE OUTBUILDINGS
 AND GARDENS)
 PALM-LINED ROADS
 TERRACED GROVES
 SHADED SEATING/PICNICKING
 PARKING
 TRAILS
 GARDENS/ARBORETUM
 SERVICE ACCESS

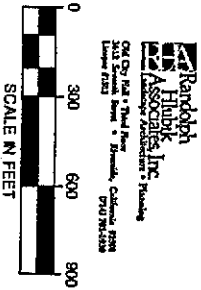
ORIENTATION AREA ZONE
 ORIENTATION CENTER
 "BIG ORANGE"
 VIEW AREA
 TRANSIT STOP
 PARKING
 DROP-OFF AREA
 TRAILS
 DEMONSTRATION GROVES
 PALM-LINED ROADS
 ENTRY ROAD
 CONTACT STATION
 GROVES
 AMPHITHEATRE
 CITRUS SALES

MOCKINGBIRD CANYON AREA ZONE
 MOCKINGBIRD RESERVOIR
 NATURAL AREA
 NATURE TRAILS
 INTRODUCED GROVES
 RIVERSIDE-CORONA RESOURCE
 CONSERVATION DISTRICT
 FACILITY

HISTORIC AREA ZONE
 PACKING HOUSE AREA
 TRANSIT STOP
 TRAILS
 SHADED SEATING/PICNICKING
 WATER OFFICE
 JACKSON STREET (IN PART)
 MIDDLE CLASS GROWERS' RANCH
 WORKERS' CAMP/COMPANY STORE
 SETTLING POND
 VARIETAL COLLECTION (ARBORETUM)
 NURSERY
 OUTDOOR EVENTS AREA
 DEMONSTRATION GROVES
 GROVES
 MOCK RAIL SPUR
 UNDERGROUND RESERVOIR PUMP STATION
 COMFORT STATION
 EARLY CITRUS SETTLEMENT

OPERATIONS ZONE
 GAGE CANAL OPERATIONS/RESIDENCES (PRIVATE)
 PARK OPERATIONS FACILITIES
 EMPLOYEE/DOCENT PARKING
 NON-PROFIT CORPORATION OFFICES
 BYPASS ROAD
 GROVES/DEMONTSTRATION GROVES
 FARM MANAGEMENT FACILITIES:
 STORAGE, SHOPS, ETC.
 INSECTARY
 COLLECTIONS STORAGE

- PRIMARY VEHICULAR CIRCULATION**
- TRAILS
 - NATURE TRAILS
 - EXISTING GROVES
 - REPLANTED GROVES
 - INTRODUCED GROVES
 - DEMONSTRATION GROVES
 - PALMS
 - SHADE TREES



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Entry Area Zone

When one approaches the park from the west on Van Buren, as the majority of visitors will, one's first glimpse of the park will be a 1920-1935 roadside fruit and juice stand, of the standard clapboard variety, with the palm-lined knolls and groves in the background. This "structure" will act as the signpost for the park and will direct visitors coming from any direction toward the park entrance, which will be off Dufferin Avenue.

The Entrance Structure's primary purpose is to be a signpost, as stated above, but may be a link between the park and the local community from the earliest days of park activity. This facility could accommodate displays, or other types of interpretation, and could be provided with access at a later date. These exhibits should cover the development process of the park while it is being built and, after the rest of the park has opened, could focus on new activities, exhibits, and programs in the park as well as regular events, classes, tours, etc. The Entrance Structure should appear as if it were a fruit stand operating facing the corner, even to period vehicles parked out front, but no sales of fruit, juice or other items would occur here. (See Map 9.)

Picnic Area Zone

To help meet some local recreational needs, a **group picnic area** will be developed in this unit. The site includes the stand of eucalyptus near Dufferin Avenue and the gentle slopes to the south of the stand of trees. This area naturally provides much needed shade for such a use. It is also near the park entrance to allow for controlled access separate from other park uses and away from the historic area of the park. The area should be designed to accommodate one large group or several smaller groups as described below.

Entry Area Zone

- Entry Structure Sign
- Groves

Picnic Area Zone

- Group Picnic Facilities
- Access Road
- Parking
- Turf Area
- Comfort Station
- Service Access from Dufferin Ave.
- Indoor Activity Structure
- Picnic Tables and Benches
- Groves

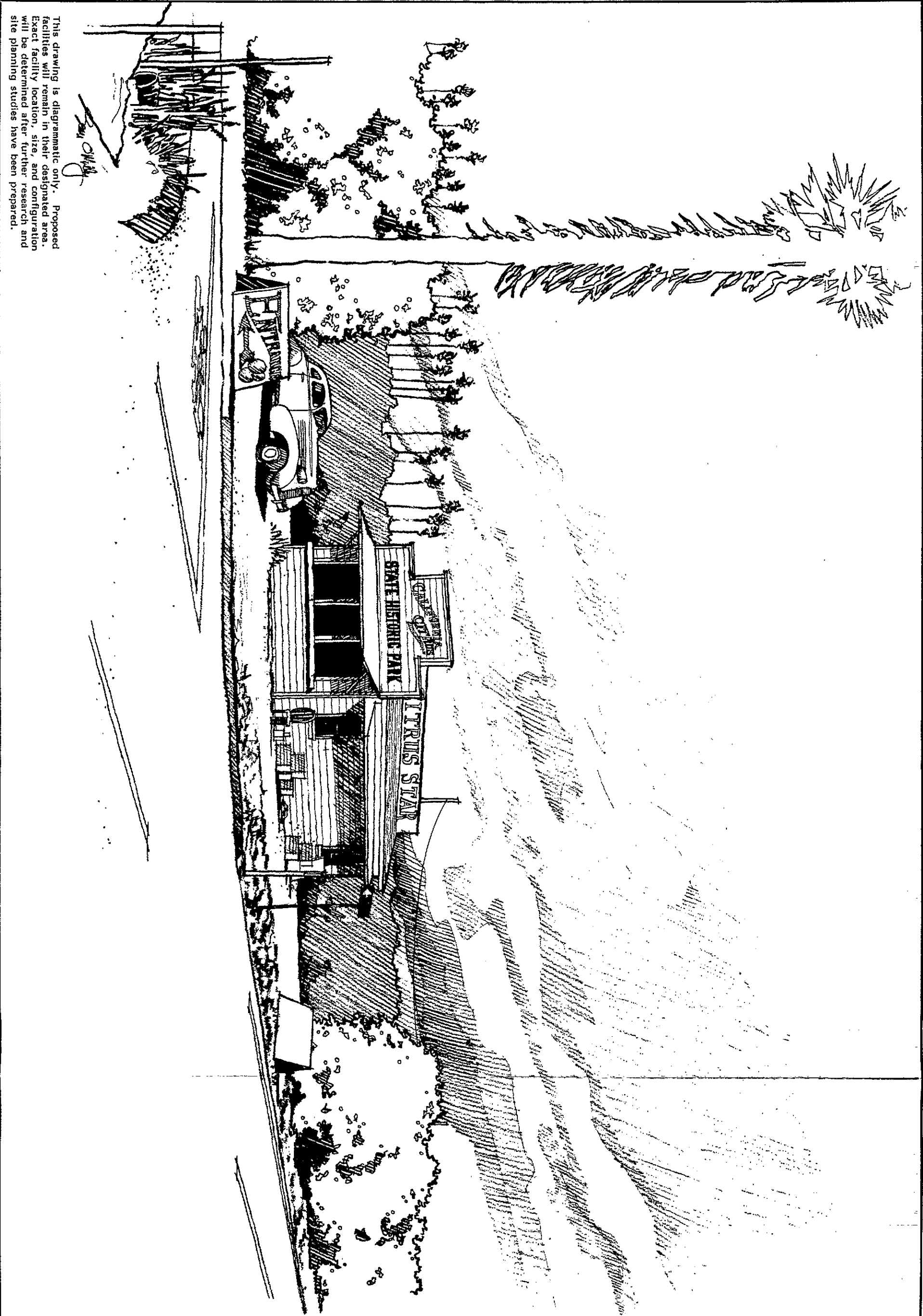
The group picnic area should be designed to accommodate one large group, or two or more smaller groups. Also provided will be a comfort station, group barbecue facilities, and turf area for group recreation. The tables should take advantage of the shade of the existing eucalyptus trees as much as possible. A structure may be provided in conjunction with the group picnic area to accommodate indoor group activities such as festivals, weddings, and local club meetings. Adequate parking should be provided for this use and the family picnic areas on the knolls (see Historic Knoll Zone, following) and be screened from the rest of the park.

Orientation Area Zone

There will be a **contact station** near the point of entry from Dufferin Avenue to allow for operational flexibility. When staffed, it will direct vehicles to the Picnic Area Zone or the Orientation Area Zone. This structure should be of the typical size and configuration appropriate for fee collection. This location will allow for operational flexibility as fees may be collected here or at the Orientation Center.

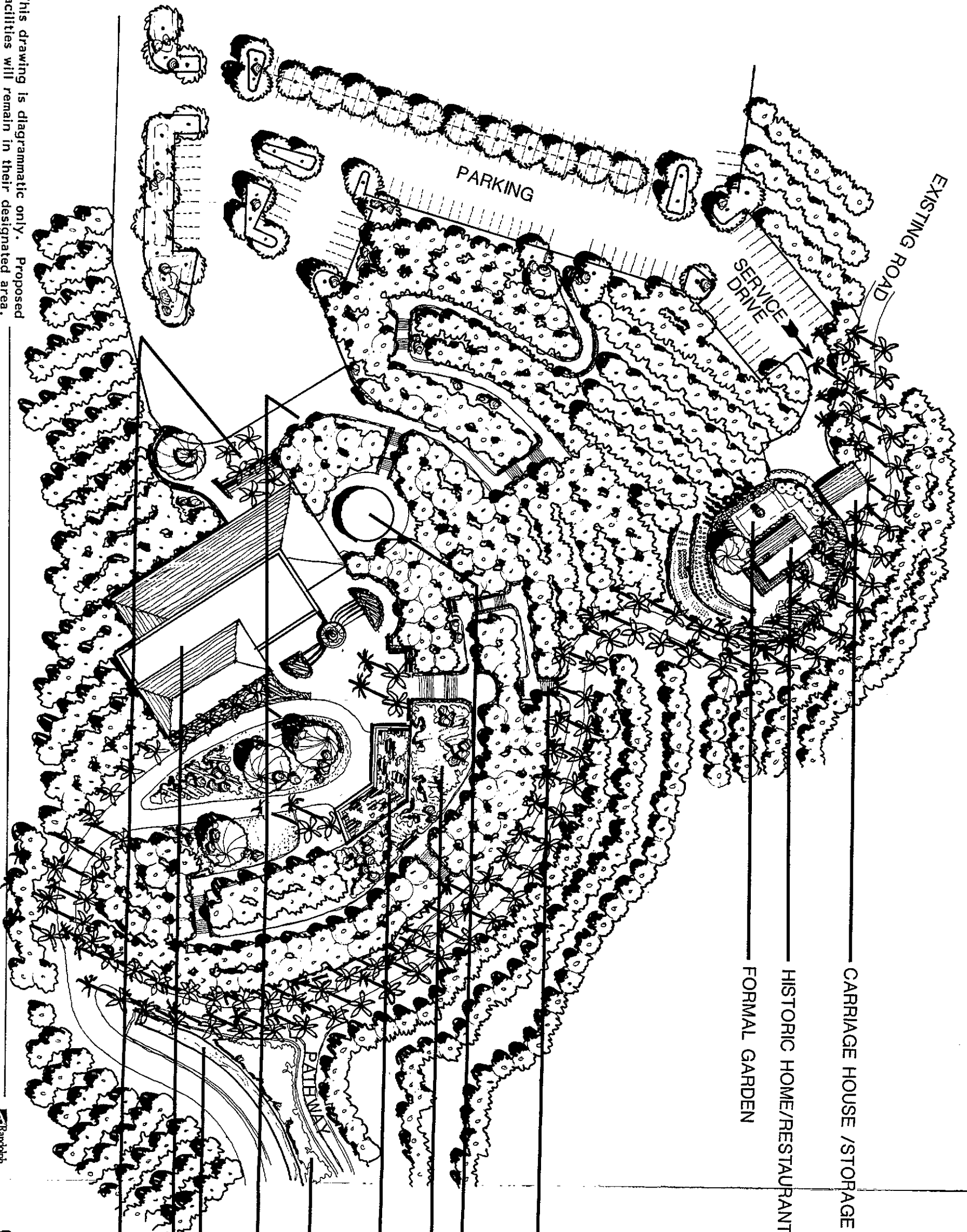
The palm and citrus-lined **entry road** will deliver the visitor to a landscaped **parking lot** surrounded by citrus. This lot, on approximately three acres, should provide adequate car and bus parking to serve both the Orientation Center and the historic house restaurant.

This location of the **Orientation Center** on the side of the highest knoll facing Van Buren Boulevard will draw the visitors into the park. As the Orientation Center building steps up the hill, the visitors exit near the top of the knoll to the best vista of the citrus groves and the entire park. This view, coupled with their orientation to the citrus story and the "California Dream," gives the visitors a fairly complete overview of the whole experience they are about to encounter in the park (see Map 10).



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DRAWING NO. 6	CALIFORNIA CITRUS STATE HISTORIC PARK GENERAL PLAN ENTRANCE STRUCTURE SIGN SKETCH		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS	DATE	DESIGNED
	APPROVED _____ DATE _____		_____		_____	_____	DRAWN
	SHEET NO. 6	OF	_____		_____	_____	CHECKED



This drawing is diagrammatic only. Proposed facilities will remain in their designated area. Exact facility location, size, and configuration will be determined after further research and site planning studies have been prepared.

VAN BUREN BOULEVARD

CARRIAGE HOUSE / STORAGE

HISTORIC HOME/RESTAURANT WITH VERANDA

FORMAL GARDEN

PATHWAYS THROUGH DEMONSTRATION GROVES

'BIG ORANGE'

NATIVE PLANTING

ARBOR/VIEW OF PARK/TRANSIT STOP/ STEPS/SEATING

CACTI AND OTHER RESTRICTIVE PLANTINGS/RAILING

ROCK RETAINING WALL MAY BE USED FOR SIGNAGE

GAGE CANAL

ORIENTATION CENTER

ENTRY DROP-OFF AREA

Handbook
Historic
Resources
Association, Inc.
1000 N. Main Street
Orange, CA 92668
Tel: 714/962-1234
Fax: 714/962-1234



CALIFORNIA CITRUS STATE HISTORIC PARK
GENERAL PLAN
ORIENTATION CENTER SKETCH

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

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OF

The Orientation Center is to be a contemporary structure, though its facade may be reminiscent of the prime interpretive period, nestled into the hillside of the highest knoll between Van Buren Boulevard and the crest of the knoll. Key design parameters that are critical to the success of this facility are:

- It should be all or partially visible from Van Buren Boulevard.
- It should not be visible from the Historic Zone on the opposite side of the dam.
- The structure should be designed so that visitors enter the building at a lower level than they exit. The objective is to have the visitors go up the slope so that they exit the facility at an elevation where, with no more than an easy stroll, they have a prime view out over the park to the north and east.
- The building should be expandable so that if expansion is ever needed in the future, it is a feasible option.
- The design of this structure, the signage, and the pedestrian circulation around it will enable visitors to either exit via the Orientation Center through the debriefing area, bookstore/giftshop, etc. portion, or the historic house/restaurant.
- Visitors should exit the Orientation Center past the "Big Orange," which should be screened from the parking lot and other areas of the park.
- The Orientation Center may be designed to accommodate the sale of citrus and citrus products to the public from the exterior of the building. Citrus sales may occur within the park elsewhere in this zone or in the Entry Area Zone.

Orientation Area Zone

- Orientation Center
- Big Orange
- View Area
- Transit Stop
- Parking
- Drop-off Area
- Trails
- Demonstration Groves
- Palm-lined Roads
- Entry Road
- Contact Station
- Groves
- Ampitheatre
- Citrus Sales

As one of the most important structures in the envisioned plan for CCSHP, the Orientation Center will contain a lobby/reception area, an orientation theater, a series of interpretive exhibits pertaining to the citrus industry and park theme, multipurpose space for special events, performances, or exhibits, and a gift shop/bookstore. The Orientation Center would contain a small meeting room complex and a modest library and research center, offices housing curatorial, guest relations, and administrative functions, plus a docent's lounge, public restrooms, first aid, and miscellaneous support facilities (janitorial, mechanical, storage, and so on).

The Orientation Center will present the primary theme and sub-themes, preparing visitors for experiences in the rest of the park.

Primary Theme

Citrus, and the people who participated in the culture it engendered, transformed the California landscape, the organization of work, the lifeways of the region, and cultivated the mythology of the California Dream.

Sub-Themes

1. The Dream is Born: Promoting the California Advantage Creates the Impetus for Migration to California.
2. Investing in Prosperity: The Capitalist Revolution Arrives with Industrial Overtones.
3. The Cooperative Economy: Progressive Reform and the Organizational Revolution Transform Southern California.
4. The "Real" California: Dreams Assessed.

Some other very important concepts about orientation centers (visitors centers) must be kept in mind during the next planning phase. Following is a list of these important concepts as shared by Mr. John Fortier, formerly of Parks Canada, one of the guests at the two-day workshop described in the Introduction to this general plan.

1. The facility must provide orientation and services sufficiently comprehensive to serve as a one-stop substitute for a more in-depth experience. Many visitors will go no further. Arrange to count those who do not go further and evaluate why not.
2. The facility should screen distractions to the intended visitor experience.
3. A visitor center for a historic environment will tend to become a catchall for activities that are unplanned, or not readily accommodated anywhere else, and for staff and functions in excess of planned levels..... It is virtually impossible to provide too much flexibility in terms of adaptable space for storage, offices, sales, visitor services, etc., or for building additions to accommodate future growth and changes.
4. There should be maximum separation of public and service functions with respect to people, but integration of circulation patterns with respect to vehicular traffic.

5. It is a mistake to "purpose-design" the facility around a single interpretive medium, such as a theatre, or a single means of channeling visitor flow, such as a "time tunnel." It should be possible to change these techniques without making the building obsolete.
6. There should be some easy way for repeat visitors to gain access to the attraction without cluttering the orientation process for first-time visitors.
7. If possible, the visitor center should be central, or close to the other facilities in the park. This becomes even more important as other functions are added to the building --such as security, volunteer management, space for the media and performing arts, short-term exhibits, meeting rooms, and storage or offices for concession operators.
8. The building and grounds should be unobtrusive, but not without their own visual identity.
9. The facility should offer some dramatic, memorable view of the attraction-- as at Fort McHenry, Louisborg, Ste. Marie Among the Hurons.

On entering the park from the Orientation Center, visitors will enjoy the view of groves, adjacent knolls, the Historic Area Zone, and the Mockingbird Canyon Zone of the park. From this point on, the visitors have autonomy within the park. The visitor will have a choice of either walking into the

groves on the knoll, where some grove demonstrations would be given, strolling down a palm-lined avenue to the house/restaurant and gardens on the adjacent knolls, taking the historic transportation system or walking across the dam to the Historic Area Zone of the park, or wandering out into the Mockingbird Canyon Area Zone of the park to explore the native flora and fauna. The highest knoll not only supports the viewing area of the park, but also will contain a transit stop for the historic transportation system (see Map 10).

The actual configuration of the transit system could vary dramatically. The prime interpretive period from 1900-1935 lends itself to correct interpretation with either horse-drawn or motorized vehicles. Several considerations should be taken into account when the exact nature of the system is determined. A variety of types of horse-drawn vehicles or motorized conveyances could be used, but either should be separated from the pedestrian pathways.

- The greater the number of passengers that can be accommodated per vehicle, the fewer vehicles will be needed, thereby reducing storage and maintenance requirements.
- Actual historic vehicles, as opposed to replicas or look-alikes, will require unique and possibly unavailable repair parts, etc.
- Ascending the knoll to pick up passengers will require a system that can negotiate the grades involved.
- The vehicles should be able to give special tours in the groves and around the park as well as regularly scheduled trips across the dam. For example, the limited flexibility of rail transport would make it undesirable, even though it may be appropriate historically with respect to citrus.

- Full reliance on horse-drawn vehicles, may create health and maintenance problems which should be considered.

Transit stops will be developed in conjunction with the historic transit system. These facilities will include historically appropriate shade structures or trees, seating, and trash receptacles. One stop will be located near the exit of the Orientation Center. Another will be located near the Packing House. Other locations may be added as the park matures, if needed, and special tours may be given with these vehicles as well.

EXAMPLE OF HISTORIC SHADE STRUCTURE:
Eucalyptus arbor in the Court of Birds, Mission Inn, Riverside, California.

Walking to the Historic Zone will also afford some interpretive experiences. Those crossing the dam on foot will be separated from the vehicles as much as possible and will pass a series of shaded seating areas that will have signs or exhibits interpreting some aspect of the park or the citrus story. For those more adventurous hikers, a



trail will be provided down through the wash up to the Historic Zone on the other side. Within a natural bowl area along the edge of the wash, a small **amphitheater** will be developed where special interpretive talks can be given to these hardy hikers. It may include seating and a permanent speakers podium/demonstration table.

After all other park activities have been enjoyed by the people, they will return to the Orientation Area Zone, on foot or via the historic transportation system, and exit through the Orientation Center or the historic house/restaurant. This will allow the visitor one last spectacular view of the groves and the park. Those who choose to exit the park via the historic house/restaurant may experience a last taste of the park by sipping a citrus drink or eating a meal on the veranda of the house while smelling the roses in the gardens. The majority of the people, however, will exit through a part of the Orientation Center that will include an interpretive debriefing experience and the bookstore/giftshop. These visitors' last taste of the park will be the surprise ending to their interpretive experiences. Upon exiting, through a different door than they entered, the departing guests will get their first sight of the "Big Orange." This roadside stand is envisioned as one of the "big oranges," which were common along Highway 99 in the San Joaquin Valley. This facility, being whimsical by its nature, should act as a surprise experience for visitors. It is proposed to be located as the visitor leaves the Orientation Center, but not highly visible from other areas of the park. Following the visitor's first chuckle, or a wistful memory, the interpretation of this phenomenon which transformed California's landscape can be given along with one last glass of fresh-squeezed juice or purchase of fresh fruit.



FRESH FRUIT:
Seeing fruit on the trees and tasting its fresh juice will be an experience enjoyed by park visitors.



SUCCESSFUL GROWERS HOMES AND GARDENS:
The Dr. Zwalenburg residence (top) and the Krinard House (bottom), Riverside, show the correct ornamental landscape, architecture, and ambience of the Prime Interpretive Period, particularly for the successful grower.

Historic Knolls Zone

The ultimate manifestation of this California "dream" image is a large home on top of a hill surrounded by beautiful gardens, citrus groves, and palm trees. Thus will stand the large house and gardens on the knolls adjacent to the Orientation Center. The home of a **wealthy grower** will be relocated or reconstructed on the knolls adjacent to the Orientation Center. This location is based on the historic purpose of these knolls which were to be homesites for the wealthy grove owners. A Mediterranean style house is proposed to represent the prime interpretive period, with some rooms being used for interpretation and the remainder adaptively used as a restaurant.

A full-service restaurant is to be developed within the authentic shell of the home. Based on park attendance estimates and market studies, this home must be at least 2,500 square feet to accommodate 100 seats, kitchen facilities, and restrooms. This may necessitate a reconstruction, as few existing historic homes will have adequate space for restaurant kitchen facilities.

The adjacent knoll will be developed as a **historic garden/arboretum**, with appropriate garden structures, to be used for walking trails, picnic use, weddings, etc. The gardens will include ornamental plants appropriate to the period and close relative species of citrus.

On the other knolls, **family picnic areas** would be developed so the local visitors could bring a picnic and enjoy the views of the groves without having to enter through the Orientation Center and historic area. Because of the high visibility of the knolls, only shade structures and plantings appropriate to the historic ornamental landscape will be used.

While being transported from the "dream" to the "reality" aboard the historic

Historic Knolls Zone

- Historic Home/restaurant
- Palm-lined Roads
- Terraced Groves
- Shaded Seating/Picnicking
- Parking
- Trails
- Gardens/Arboretum
- Service Access

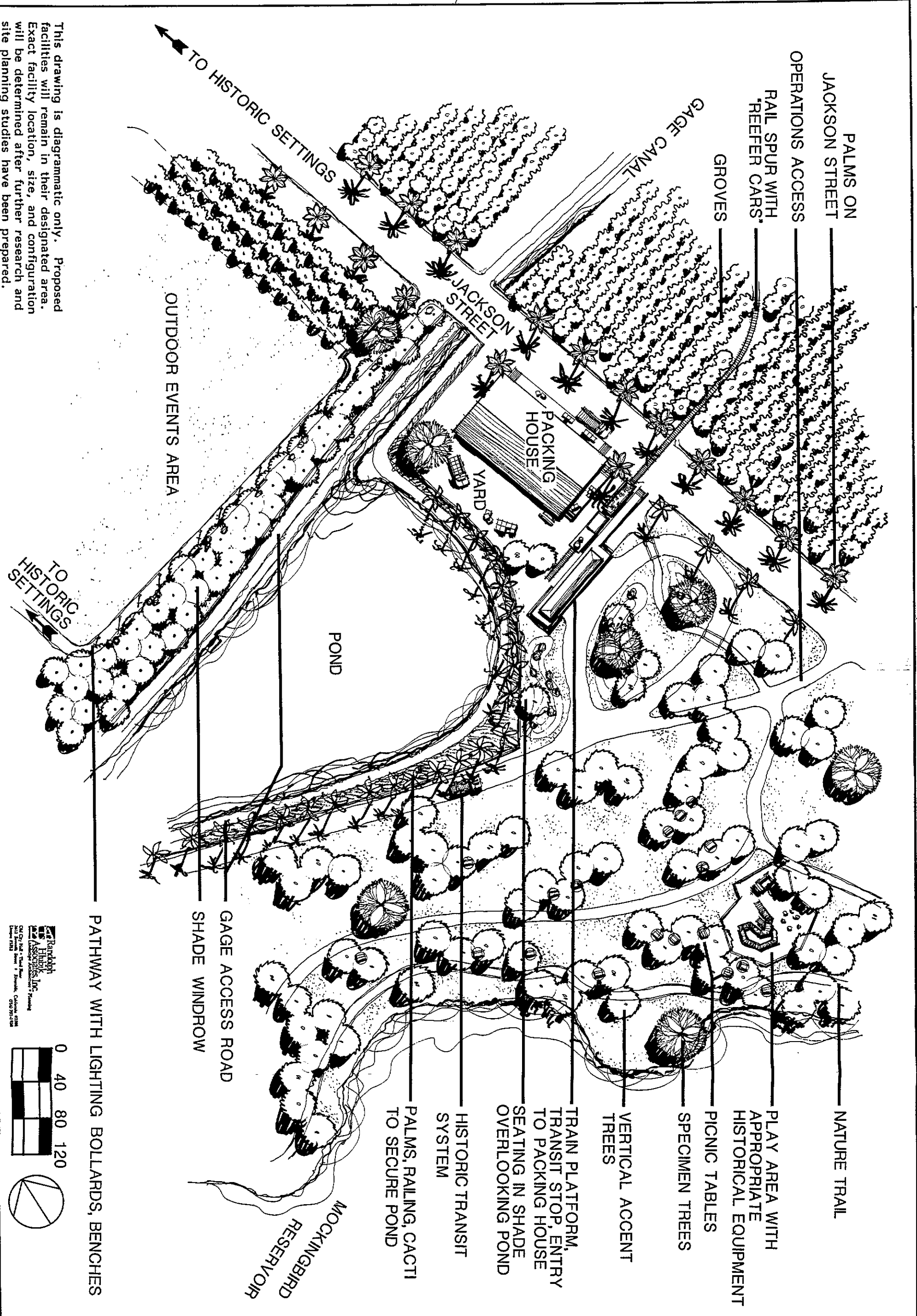
transportation service, the visitor could be afforded some items of historic interest by an interpreter/driver. The pedestrian trails from one side of the dam to the other will include shade structures and seating areas along the way, which will also offer some interpretive opportunities.

Historic Area Zone

The **packing house** complex along Jackson Street should be the focal point of the easterly trip across the dam. As the end of the settling pond nears after the ride across the dam, the busyness, activity, fun, and the historic reality of the packing house area will come into full view. This area is envisioned to be full of interest and activity. The turnaround for the transit system is to be in the packing house "yard." Disembarking visitors will see a rail spur with refrigerated cars being loaded, trucks dropping off fresh picked oranges, and interpretation activities on the loading docks and in the yard. There will be shade trees and benches for relaxing near the settling pond, and refreshments.

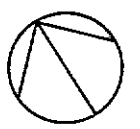
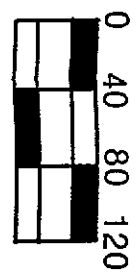
The packing house will act as a secondary orientation center for visitors. It is appropriate for this since all factions of the citrus industry had to come together and cooperate in the packing cooperatives. The packing houses of the pre-WWII era varied substantially in size and configuration. If a medium-sized historic packing house becomes available, it should be considered for acquisition and relocating to the park. Space has been included within the Historic Zone across Jackson Street to allow for an even larger structure in this area.

It is important that some form of operating packing line be included in the Packing House. This could be a model packing line, which takes up little room compared to a full-sized line but can still be used to demonstrate and to pack the fruit that



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PATHWAY WITH LIGHTING BOLLARDS, BENCHES

CALIFORNIA CITRUS STATE HISTORIC PARK
GENERAL PLAN
 PACKING HOUSE SKETCH

RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION
 APPROVED _____ DATE _____

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the park does not want to send to an outside packing company although the park could pack its own fruit, if it is economically feasible to do so. Or this could simply include a grading facility that removes the juice quality fruit and merely wipes clean the first grade fruit and bags it for sale immediately within the park. Other options will be considered as the size of the packing house becomes known. In addition, food service facilities are recommended in the historic public sales area of the packing house. (See Map 10.)

After experiencing the interior interpretive opportunities, the visitor should exit the packing house on the northern side so that the remaining components of the historic area can be located. Strategic glimpses of structures through the trees, or vertical elements such as water towers and wind machines, should be developed so that the person leaving the packing house area can quickly identify which direction to go to encounter another historic setting.

The opportunities awaiting the visitor within this zone will be the Early Citrus Settlement, the Middle-Class Grower's Ranch, the Workers Camp and Company Store, outdoor events, the Nursery and Varietal Collection, and the Demonstration Groves. Most visitors will experience these areas in the following sequence, which takes the visitor back to the oldest historic setting and progresses through the more recent settings.

As the people leave the Packing House for a stroll down historic Jackson Street, they will cross the water flowing in the Gage Canal and will catch a glimpse of the **Water Office**, which will be the most visible element of the **Early Citrus Settlement**, a historic village of 1870-1900. This will allow for the Water Office to be located near the canal, as appropriate, while still allowing it to be a part of the settlement. The Water Office will provide the interpretation of the irrigation water

Historic Area Zone

- Packing House Area
- Transit Stop
- Trails
- Shaded Seating/Picnicking
- Water Office
- Jackson Street (in part)
- Middle-Class Grower's Ranch
- Workers Camp/Company Store
- Settling Pond
- Varietal Collection (Arboretum)
- Nursery
- Outdoor Events Area
- Demonstration Groves
- Groves
- Mock Rail Spur
- Underground Reservoir Pump Station
- Comfort Station(s)
- Early Citrus Settlement

story in California and of the Gage Canal, in particular.

Stepping further off Jackson Street into the heart of the Early Settlement, one would encounter the interpretation alive with the reformers who established it, the promoters and land speculators who exploited it, and the hard-working inhabitants who, through their collective efforts, were the impetus of the citrus industry in Southern California. Though reformist settlements existed in other places during this period, the unique aspects of the early citrus towns should be the emphasis of interpretation here.

The unique aspects of "irrigated" citrus settlements could be presented in the Water Office, while an early packing shed could serve as the location for the interpretation of pre-mechanized packing. The Citrus Pavilion should show the elaborate and beautiful displays of citrus fruits that were the hallmark of the marketing efforts in the latter part of the 19th and early 20th centuries. Land speculation, both good and bad, would be interpreted within and around the Land Office, and the Small Hotel/Boarding House could house the interpretation of the realities of those who responded to the utopian draw of these little communities.

It was in such a settlement, Riverside in 1873, that the first navel trees were grown and their commercial value discovered. If a daughter of the existing Parent Navel Orange tree is developed in the park, the little square of this town is the ideal location.

Leaving the settlement and gazing further down Jackson Street, past some grove demonstrations, the visitor will see a field truck parked in the road, or other appropriate interpretive artifact/activity, which would catch the eye, draw the visitors into the **Middle-Class Grower's Ranch** setting, and impede their progress further down Jackson Street. Included here would be the house and outbuildings, barns, sheds,

and a blacksmith shop. Such small "ranches" were historically found in town or out of town on 2 to 10 acres with the home located near the street. The house should be a modest vernacular home of the period. The interpretive options for this cluster are many but the intent is to involve the public directly in the day-to-day experiences of the average ranch family. In addition to the interpretation of farm work, this setting within the Historic Area Zone is to include children's play activities. The play area/equipment should be presented in a historically appropriate way.



Temporary refreshment "stands" (selling only beverages, frozen juice bars, etc.) should be allowed during the hot summer months. These stands must be of a historic/interpretive nature and scattered in the areas of high visitor use. One example of such a facility might be a child's lemonade stand out in the front yard of the ranch house.

MIDDLE-CLASS GROWER'S
RANCH FACILITY:
Charlebois Ranch blacksmith
shop, Riverside (c. 1983).

Moving into the groves away from the farm, **historic grove demonstrations** and the **varietal collection** are to be presented. Not only will visitors be asked to view these citricultural techniques here, or elsewhere in the park, but they will be allowed to test their own skill at these tasks. The historic, commercial, and exotic varieties of citrus will be available for special tour interpretation, both seeing and tasting allowed. The citrus demonstration areas are shown on the plan but the ultimate configuration and extent of these areas should be defined in a precise plan for demonstration grove development. They will cover approximately 15 to 20 acres. There will need to be further detailed planning of these areas before planting. Ideas about their form, content, and facility requirements are presented here as a preliminary guideline.

The demonstration groves should be designed in such a way that the public feels like they are in the groves and are being exposed to historic and working agriculture without giving them access to the majority of the plantings. Some examples on how this might be done are the Los Angeles Zoo, the Los Angeles County Arboretum, and the Maui Tropical Plantation. These parks encompass a variety of geographic areas or tropical fruit species, respectively, just as this park might present many varieties of citrus and farming techniques.

These areas should include an in-field nursery and a container nursery. The in-field nursery could contain a seed tree collection from which seed could be collected and cleaned, then germinated to form a certified collection of mother trees (virus free). The bud wood from these trees would then be used for grafting. A small greenhouse would be necessary for seed germination.

To properly depict not only the commercial importance of citrus production, but the value of less commercially viable citrus varieties, a varietal col-

lection of citrus should be established and displayed in the park. This should include four trees of each variety to be shown (a varietal repository germ plasma collection).

Other demonstration areas would include sections of the groves where either historic or modern pruning, irrigation, Integrated Pest Management, picking, weed control, etc. might be in progress. To prevent soil damage (compaction), clearly marked pathways designed to accommodate foot traffic should be provided. Boardwalks or deep backfills of organic shavings, for instance, could be used to protect tree roots from damage while being visually pleasing. Guides should be provided for specific demonstrations, although park patrons could be allowed to tour the groves on their own.

Frost protection systems should be shown. Because of their historical value, traditional grove heaters, such as smudge pots, should be demonstrated in the park, as well as wind machines and water systems. The smudge pots are most interesting at night and should be used then, if possible. At least the two most efficient heaters should be retained and used for demonstration, the Lazy Flame and the Return Stack.

If there is a "U-Pick" concession area, it should be seasonal only and not available on a regular basis. This is because of potential damage to the trees. To limit liability, all picking in this area should be done from the ground. The fruit left in the tops of the trees could be picked later by the professional pickers.

A final important function of the demonstration groves and other groves on site, is to allow the public to be exposed to the methods and results of agricultural research. An agreement with UCR could be pursued to determine the best approach to incorporating some of their current and future research projects in the park and how these ac-



GROVE WORKER:
Worker for the Arlington Heights Fruit Company in a photo taken during the prime interpretive period.

tivities should be shown to the public. The historic contributions, as well as the current work, of the Agricultural Experiment Station, UCR, must be interpreted.

After their experiences with what the groves and the work really required of a field hand, the people will enter the **Workers Camp** setting. The intent of this setting is also to involve the visitor in the day-to-day activities of and with the people who may have lived there in the past. The unique characteristics of the various ethnic worker's groups lend themselves to a variety of experiences and interpretive methods.

Located in a grove near the wash, off of the major streets as it might have been, the workers camp, as described in the Interpretive Element, can be accommodated on a 1 to 3-acre site. Included would be a garden, dining room, sleeping rooms, reception room, foreman's rooms, water tank and cistern, various workshops and barns, and bunkhouse as was identified on maps of historic Osborn Camp and other camps of the period. It is recommended that the dining room be used as an interpretive food service facility.

Architecturally, as many of the ethnic styles that existed and would be believable should be grouped within this camp (unless an intact historic camp could be moved to the site). Historic precedent does exist for multiple ethnic groups to be housed in one camp and would visually sensitize the people immediately to the variety of peoples involved.

Within or near the camp, a "**company store**," as was found on the large working citrus ranches, would offer the visitor a glimpse of the relationship between an owner of a large ranch and his workers. After learning the story of how the workers must work for the grower and spend their money at his store as well, the park guests will be afforded a view of the wealthy grower's house on the hill across the wash just

as a reminder of the chasm between some dreams and some realities. At this time, it is intended that this be a purely interpretive facility, but items for sale may be deemed appropriate for some interpretive aim in the future.

To round out the possibilities for interpretive experiences within this zone, areas have been provided for special outdoor events, the viewing and purchase of citrus trees to take home, and for simply relaxing in the shade of a windrow.

As shown on Map 11, the **outdoor events** area is planned on top of the underground reservoir. This open meadow will be available for everything from a family orange juice break to regularly scheduled special events such as an orange crate toy-making contest/exhibit or a citrus food fair. Vehicles would not be allowed on top of the reservoir.

When no activities are planned, the outdoor events area will serve as a welcomed open space relief from the citrus-enclosed historic settings. It will also act as an alternate pedestrian route between the various historic facilities and the nursery. One design option for guiding people's routes across this area is shown on Map 11. Pedestrians should be guided away from the reservoir pump station which sits at the northern corner of the reservoir. The pump station should be screened with citrus or other plant material on all sides.

Along the south edge of the underground reservoir, between the Gage Canal road and the reservoir itself, a few rows of trees, reminiscent of a windrow, will be planted to provide shade along one edge of the outdoor events area. Seating would also be provided in this shaded area.

Between the underground reservoir and the existing citrus, as shown on Map 11, a **container nursery** of citrus and citrus-related species should be

developed. This will provide the people with the take-home interpretive experience. A small greenhouse may be needed in conjunction with this use and may be built within this area.

To provide for visitor comfort, comfort stations should be developed in the Historic Area Zone as well as in other areas of the park, as discussed above. Provision for baby care should be made in both men's and women's restrooms.

Mockingbird Canyon Area Zone

This zone is the most passive visitor activity area in the park. On the existing shelf above the north shore of Mockingbird Reservoir, families and individuals, alike, can find some relief from the summer heat under the shade trees or watch the migratory birds on the reservoir in the fall. In addition to the shade trees, tables, and benches, some children's play equipment, such as a packing house roller slide or old

HOME TO CITRUS FOR MANY YEARS:

Clearing Mockingbird Canyon for planting with a four-mule Fresno Scraper (c. 1913). The operator is a Black man.



equipment, will complete this passive recreation setting. (See Map 11.)

For those adventurous hikers, or groups who may have come expressly to visit the natural area of the park, nature trails will be developed with trail signs and exhibits. Around the reservoir and into the natural area is the perfect setting in which to interpret, most actively, the California Advantage and the native flora and fauna of the park.

Informal discussions have occurred between DPR and the Riverside-Corona Resource Conservation District regarding the potential for the development of its interpretive program, called Project Earthprobe, within the park (see Appendix K). The district currently has some funds available for this project. Its program could be easily modified to support general plan interpretive objectives, to make the public aware of the California Advantage (soils, water resources, land use, etc.), and to interpret the flora and fauna of the Mockingbird Canyon Zone. The district, like DPR, encourages school groups to participate in its programs.

The district would like a small structure from which to stage its school tours and to house an administrative office. The district would require public access to this structure for schools, other agencies, local growers, etc. Proximity to the natural area of the park is also desired by the district. It is recommended that this facility, if included in the park, be separate from any DPR facilities due to the separate public access needs.

Taking all the above criteria into consideration, this potential use is located on the proposed plan for the park, overlooking the natural area with access from Jackson Street (see Map 8). This is a visible location from other areas in the park so the architectural style of the building will need to be in keeping with the historic theme for the park or be screened from view.

Park visitors and staff will benefit from this use and type of program in the park. This type of interpretation is an objective in the park so the visitors will have the opportunity to learn about these subjects through interesting, active exhibits, tours, etc. The staff will benefit from the close proximity of experts in soils and erosion control. The district will be a key resource for information and assistance with replanting the citrus, and with planning and planting the demonstration groves in the park. (See Unresolved/Future Issues within this element.)

To complete the visitors' experience in this zone, citrus could be introduced on the bluffs along Van Buren, if feasible. This would frame the views and reduce the noise from Van Buren in this and other zones of the park. It would also extend more of the citrus experience to the travelers on Van Buren. There is some question as to the availability of other than city domestic water to this area. Further planning is needed of the necessary irrigation system and other water sources, such as Gage Canal and Mockingbird Reservoir. If it is not feasible for groves to be introduced into this area, the vacant bluffs covered with native grasses should remain and be maintained to represent a small piece of California before it was transformed by citrus agriculture. In this scenario, the treatment along Van Buren should be considered and enhanced with appropriate native vegetation as well.

Operations Zone

Though the visitors' primary experience of the park will be completed within the zones described above, the park could not serve the public without the provision for adequate, efficient operations facilities.

The Operations Zone includes relocated Gage Canal operations facilities and the department's operations facilities in-

equipment, will complete this passive recreation setting. (See Map 11.)

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cluding the farming and other operations of the non-profit operating corporation (NPOC). (See Operations Element for more information.)

Gage Canal Company facilities, as currently being negotiated, will be located at the corner of the public portion of Jackson Street and the bypass road. One of the existing residences, 1811 Jackson Street, will be used as an employee residence for Gage. Access to these facilities will be from the bypass road.

Park operations facilities will also be accessible from the bypass road and from Irving Street including the existing residence at 1878 Irving that will be used as an operational facility by DPR or NPOC.

A third existing residence at 1879 Jackson Street is currently used as the temporary Chino Hills District Office and employee housing. The plans for this area are demonstration groves. This house will be removed after the necessary offices are constructed elsewhere.

The park operations facilities are intended to support all facets of the park including resource management, interpretation, administration, law enforcement, housekeeping, maintenance, visitor services, facilities, and any others that are now or in the future a part of this park.

Employees of the park, the farming staff, and park volunteers will be the primary users of the park operations area. Parking and other facilities must be provided for each of these groups. The following is a guide for the types of facilities needed to support the proposed plan.

1. **Adequate office/classroom space**, which includes space for the NPOC and volunteer programs.
2. **A repair shop/maintenance storage facility and parking** for all transit system vehicles.

Operations Zone

- Gage Canal Operations/
Residences
- Park Operation Facilities
 - Employee/Docent Parking
 - Non-Profit Corporation
Offices-Bypass Road
 - Groves/Demonstration
Groves
- Farm Management Facilities
 - Storage, Shops, etc.
- Insectary
- Collections Storage

3. **Park maintenance/housekeeping vehicles storage and shop.**
4. **Equipment storage and costume-changing areas** for docents.
5. **Farm operations facility** to house equipment and supplies and for administrative tasks.

These uses should be screened from the visitor areas using citrus groves and/or other historic plantings.

The existing residence on Irving may be used as offices or for other administrative functions. A key facility in the operations area will be an **artifact storage building** (also described in the Interpretive Element).

Such a facility will be on site with the other park operation facilities. It will include a nominal amount of storage and work space for staff and will be environmentally controlled and have appropriate security features.

Adequate storage for housekeeping and maintenance supplies and equipment in all the other appropriate zones will be provided. Operations, park service, farm, delivery, and historic transit vehicles may use park roads or pedestrian trails (at non-visitor use times) as necessary to operate the park efficiently. The top of the underground reservoir cannot be accessible to vehicles.

The one operations facility that may be open to the public, by special tour, would be the **insectary**. This use is needed by the farm staff to use integrated pest management methods in the groves; it may be of use to the University for research purposes; and it may be of interest to some park visitors. Its location, therefore, is recommended along the bypass road near the Historic Zone so that both staff and visitors could have relatively easy access.

Employee housing will be provided, if necessary, near the operations facilities.

Common Park Facilities

Some facilities such as shade structures, play areas, food services and restrooms will occur in several of the above described zones. Though mentioned previously, specific recommendations related to these items are listed below.

Shade Structures or tree-shaded areas will be provided frequently throughout the Historic Area Zone and Historic Knoll Zone (no more than 300 feet apart). Another key location where shade must be provided is where people cross the dam. A historic arbor, such as those used in old Riverside, may be appropriate. Pedestrians and vehicles should use separate routes to cross the dam. Careful implementation of this must be coordinated with the Gage Canal Company whose personnel must also cross the dam on a daily basis.

Play areas for children will be provided specifically in the picnic area overlooking Mockingbird Reservoir. As discussed earlier, play areas will be provided appropriately throughout the Historic Area Zone of the park as well.

Food Service Facilities in interpretive settings, all of which sell citrus juices in addition to other items, should be strategically located throughout the park at reasonable distances for visitors and provide seating and refreshments. In addition to the house/restaurant, a minimum of three such food service areas are recommended: one in the Workers Camp dining hall, one in the historic public sales area of the Packing House, and a third in or around the Middle-Class Grower's Ranch setting, as appropriate. These should all be within the Historic Zone in a historic setting and will need to provide seating nearby.

The recommended locations for these uses are not the only appropriate locations for food services in the park. Other or additional locations should be reviewed on a case by case basis as interpretive planning for the park progresses.

Restrooms in addition to those provided in the Orientation Center and the group picnic area, should be provided in the restaurant and in the Historic Zone of the park. Provision for baby care should be made in both men's and women's restrooms.

VII. DEVELOPMENT PHASING

A. Land Uses/Facilities

There are priorities for development phasing which relate to resource management, interpretation, operations, concessions and the existing site considerations. The following three phases represent the logical sequence of park development based on all the above influences. The park should be opened to the public following the completion of Phase II facilities. This is to ensure that enough facilities and programs will be in place to warrant a 3 to 4-hour visitor stay. This length of stay is one of the underlying assumptions of the economic analysis presented in the Operations Element and will help ensure a well attended and successful park from the day it opens. Some portions of Phase I may open to the public prior to the completion of Phases I and II.

The development of all projects identified as Phase I or Phase II will be substantially completed before development occurs on Phase III projects. At such time, the department will conduct a study to determine the feasibility of Phase III projects, considering visitor demand for such projects, economic viability, and operational impacts and capabilities. Based on the results of this study, the department will determine the primary use of facilities, structures, and spaces developed in

Phase III as concessions opportunities, interpretive venues, or adaptive/operations use facilities.

It is intended that this phasing act as a guide to development. Strict adherence to it, especially with regard to the historic structures, could lead to missed opportunities. If threatened historic structures or donated structures, which are specified in the general plan, become available out of sequence, the phasing will be adjusted to accommodate the facilities.

To be developed concurrently without regard to phasing are the relocated Gage Canal facilities, the bypass road, Irving Street improvements, and the development of Riverside-Corona Resource Conservation District facilities.

Phase I Facilities: (See Map 12)

Replanted and introduced grove areas including demonstration areas, as appropriate (further planning is to be done before planting demonstration groves)

Operational farm management structures required to maintain all the groves

Storage facility (climate controlled) for artifact and archive collections that will be acquired/developed immediately

All necessary roads and utilities

Interpretive displays

"Big Orange" fruit stand for citrus sales

Entrance structure sign

Group picnic area

Entry road, parking lot, and Dufferin improvements

Phase II Facilities: (See Map 12)

Orientation Center

Successful grower's home/restaurant

Family picnic areas

Operations facilities as needed to support the above facilities

Packing House

Water Office

Middle-Class Grower's Ranch

Workers Camp

Company Store

Outdoor events area

Security fencing, or other barriers around historic area water elements, as required

Operation facilities, as necessary, to support the above facilities

Phase III Facilities: (See Map 13)

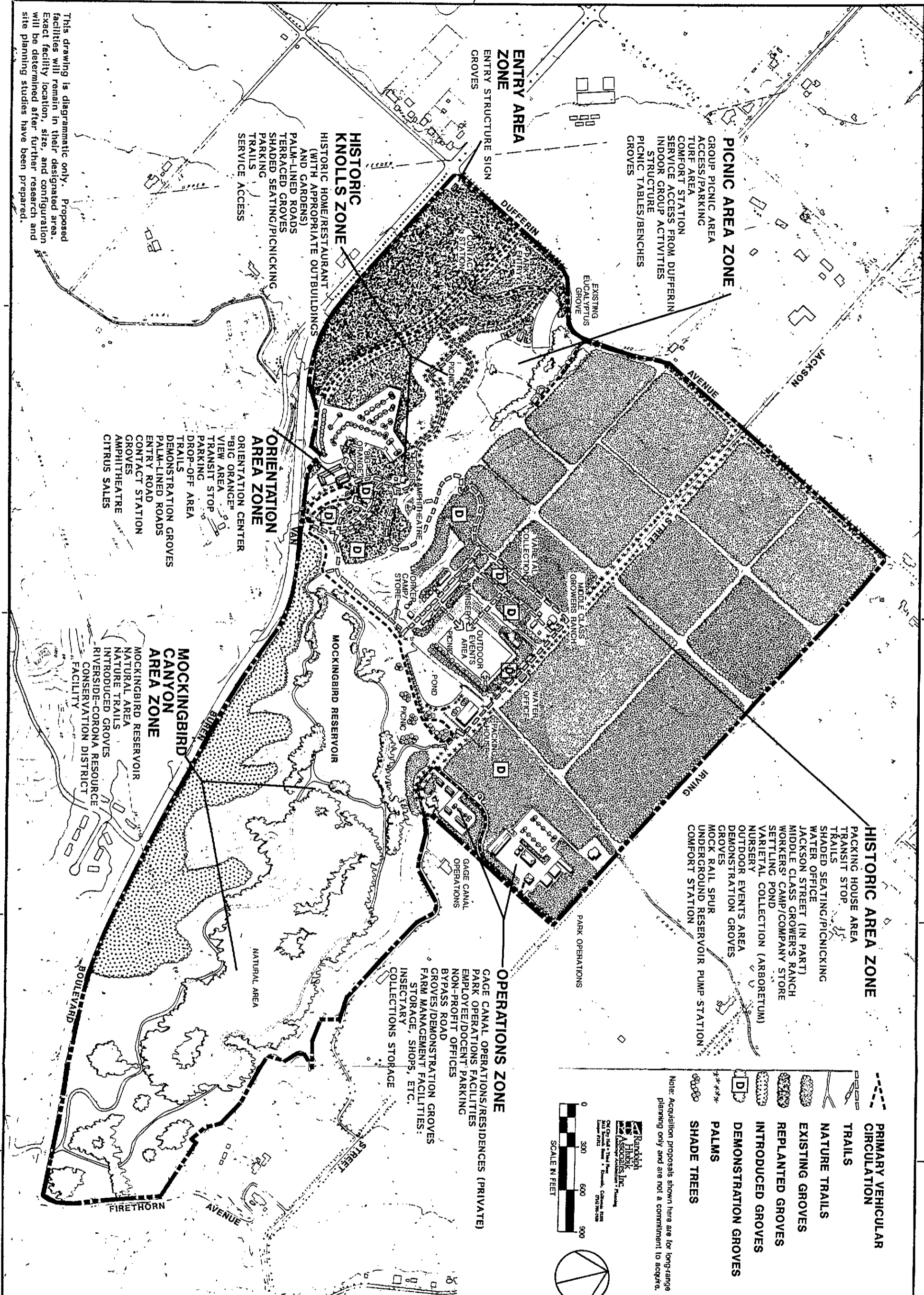
Early Citrus Settlement

Gardens/Arboretum

Based on the above phase development, a rough opinion of probable cost is presented in Appendix M.

B. Potential Future Uses/Facilities

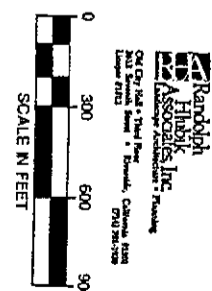
After the 20-year period of guidance that the general plan provides, expansion of some of the interpretive facilities may occur to keep the park changing and interesting and historically authentic. Expandability of settings and facilities should be kept in mind at all times.



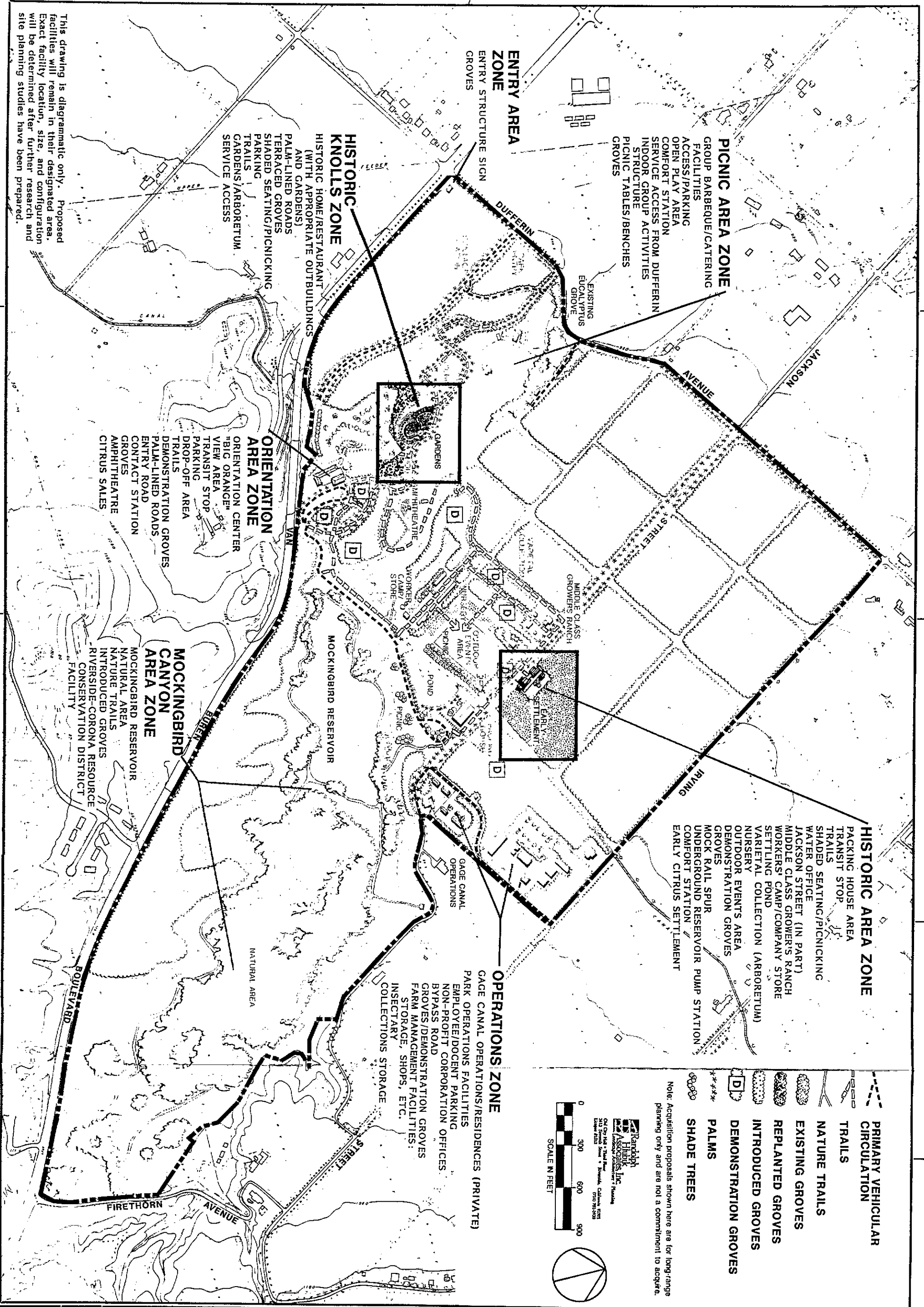
This drawing is diagrammatic only. Proposed facilities will remain in their designated area. Exact facility location, size, and configuration will be determined after further research and site planning studies have been prepared.

- PRIMARY VEHICULAR CIRCULATION
- TRAILS
- NATURE TRAILS
- EXISTING GROVES
- REPLANTED GROVES
- INTRODUCED GROVES
- DEMONSTRATION GROVES
- PALMS
- SHADE TREES

Note: Acquisition proposals shown here are for long-range planning only and are not a commitment to acquire.



DRAWING NO. 12 SHEET NO. OF	CALIFORNIA CITRUS STATE HISTORIC PARK GENERAL PLAN PHASE I AND II INTERPRETIVE FACILITIES		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	REVISIONS	DATE	DESIGNED
	APPROVED _____ DATE _____					DRAWN



PICNIC AREA ZONE
 GROUP BARBEQUE/CATERING FACILITIES
 ACCESS/PARKING
 OPEN PLAY AREA
 COMFORT STATION
 SERVICE ACCESS FROM DUFFERIN
 INDOOR GROUP ACTIVITIES STRUCTURE
 PICNIC TABLES/BENCHES GROVES

ENTRY AREA ZONE
 ENTRY STRUCTURE SIGN GROVES

HISTORIC KNOLLS ZONE
 HISTORIC HOME/RESTAURANT (WITH APPROPRIATE OUTBUILDINGS AND GARDENS)
 PALM-LINED ROADS
 TERRACED GROVES
 SHADED SEATING/PICNICKING PARKING
 TRAILS
 GARDENS/ARBORETUM
 SERVICE ACCESS

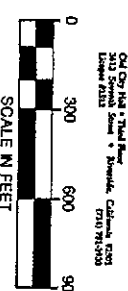
ORIENTATION AREA ZONE
 ORIENTATION CENTER
 BIG ORANGE™ VIEW AREA
 TRANSIT STOP
 PARKING
 DROP-OFF AREA
 TRAILS
 DEMONSTRATION GROVES
 PALM-LINED ROADS
 ENTRY ROAD
 CONTACT STATION
 GROVES
 AMPHITHEATRE
 CITRUS SALES

MOCKINGBIRD CANYON AREA ZONE
 MOCKINGBIRD RESERVOIR
 NATURAL AREA
 NATURE TRAILS
 INTRODUCED GROVES
 RIVERSIDE-CORONA RESOURCE CONSERVATION DISTRICT FACILITY

HISTORIC AREA ZONE
 PACKING HOUSE AREA
 TRANSIT STOP
 TRAILS
 SHADED SEATING/PICNICKING
 WATER OFFICE
 JACKSON STREET (IN PART)
 MIDDLE CLASS GROWER'S RANCH WORKERS' CAMP/COMPANY STORE
 SETTLEMENT POND
 VARIETAL COLLECTION (ARBORETUM)
 NURSERY
 OUTDOOR EVENTS AREA
 DEMONSTRATION GROVES
 GROVES
 MOCK RAIL SPUR
 UNDERGROUND RESERVOIR PUMP STATION
 COMFORT STATION
 EARLY CITRUS SETTLEMENT

OPERATIONS ZONE
 GAGE CANAL OPERATIONS/RESIDENCES (PRIVATE)
 PARK OPERATIONS FACILITIES
 EMPLOYEE/DOCENT PARKING
 NON-PROFIT CORPORATION OFFICES
 BYPASS ROAD
 GROVES/DEMONTSTRATION GROVES
 FARM MANAGEMENT FACILITIES: STORAGE, SHOPS, ETC.
 INSECTARY
 COLLECTIONS STORAGE

- PRIMARY VEHICULAR CIRCULATION
- TRAILS
- NATURE TRAILS
- EXISTING GROVES
- REPLANTED GROVES
- INTRODUCED GROVES
- DEMONSTRATION GROVES
- PALMS
- SHADE TREES



Note: Acquisition proposals shown here are for long-range planning only and are not a commitment to acquire.

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 www.randolphhubert.com

This drawing is diagrammatic only. Proposed facilities will remain in their designated area. Exact facility location, size, and configuration will be determined after further research and site planning studies have been prepared.

VIII. FUTURE ACQUISITION CONSIDERATIONS

The following discussion and all other comments related to future land acquisition are related to long-term planning purposes and are not a commitment to acquire.

With the passage of the California Wildlife, Coastal, and Parkland Conservation Act of 1988, \$10 million has been designated as a grant to the city of Riverside for acquisition purposes related to California Citrus SHP. This will allow for the immediate consideration of the following acquisition priorities.

A portion of this \$10 million will be used to augment state funding, as necessary, to acquire ongoing acquisition parcels. Additional acquisitions for this unit should relate to preserving viewsheds from the park, or public services, operations, and interpretive needs. Land conservation groups could also help achieve this goal, allowing state acquisition funds to go further. This approach should be pursued. To that end, it is recommended that acquisition/conservation take place in the following order:

First priority - Preservation of the citrus around the intersection of Van Buren Boulevard and Dufferin Avenue and along Dufferin Avenue adjacent to the park, which adds to the historic character of the park entrance.

Second priority - Preservation of the views from the site to the hills to the south from the further encroachment of development.

Third priority - Conservation of additional groves to the north and east of the park, within the viewshed from the park. This viewshed from the park is approximately bounded by Cleveland Avenue and Monroe Street.

Land needed in the future for park purposes may be acquired as necessary. (See Map 14)

Acquisition Considerations

- First Priority - Citrus near park entry along Dufferin Avenue
- Second Priority - Viewshed to south of park
- Third Priority - Groves surrounding the park

IX. UNRESOLVED/FUTURE ISSUES

Several items are still in the negotiation stages at this time that effect the proposed plan for the park.

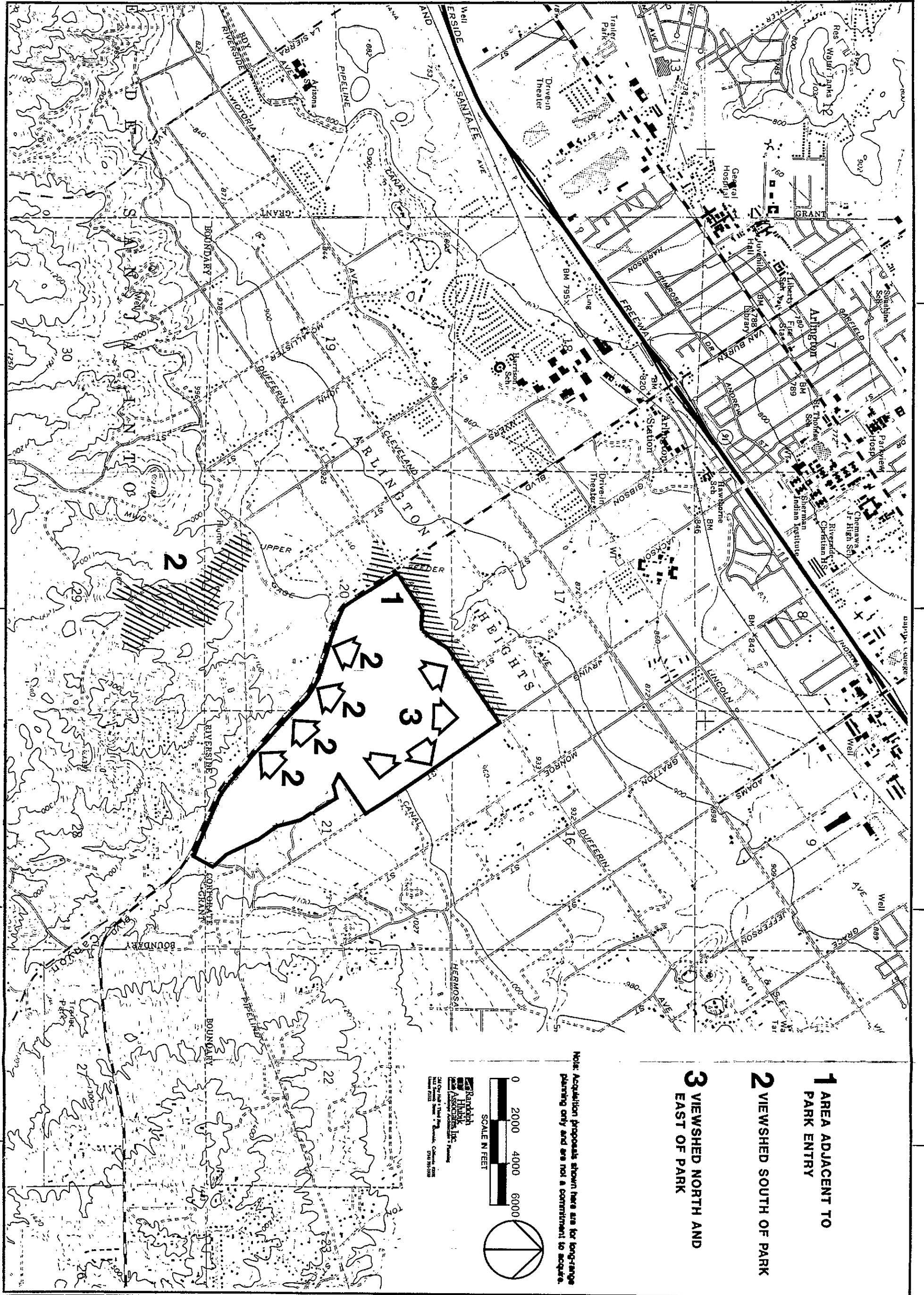
In the event that the Gage Canal operations facilities are not relocated to a new site in the park, the packing house facilities will need to be relocated. In the event that Jackson Street is not dedicated to the park, this street would continue to handle public through-traffic, and the Early Settlement will need to be relocated. Location of a possible second underground reservoir must be taken into account. The agreed-upon location will be determined in the lease agreement to be entered into with the city. In the event that a second underground city reservoir is located adjacent to the first, the Middle-Class Grower's Home will need to be relocated. See Map 15, which identifies a Back-Up Plan for the park if none of these issues are resolved to allow the implementation of the proposed plan.

Further discussions will occur with UC Riverside and the Riverside-Corona Resource Conservation District on their respective roles in the development, interpretation, and operations of the park.

Future Issues

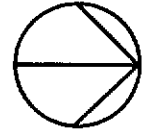
- Gage Canal Company re-location
- Cooperation with UCR and Riverside-Corona Resource Conservation District
- Proposed underground reservoir
- Jackson Street Dedication
- Fruit rinds from juicing

If there is considerable fresh juice sold in the park, disposal of the rinds might be a problem. Most growers broadcast the rinds back through the groves. This would be the most conservation-oriented approach. This method may not be appropriate in the park, however, because of health issues and esthetics, but should be used if possible. Other options are normal garbage truck pick-up, a disposal pit, or other method of waste management.



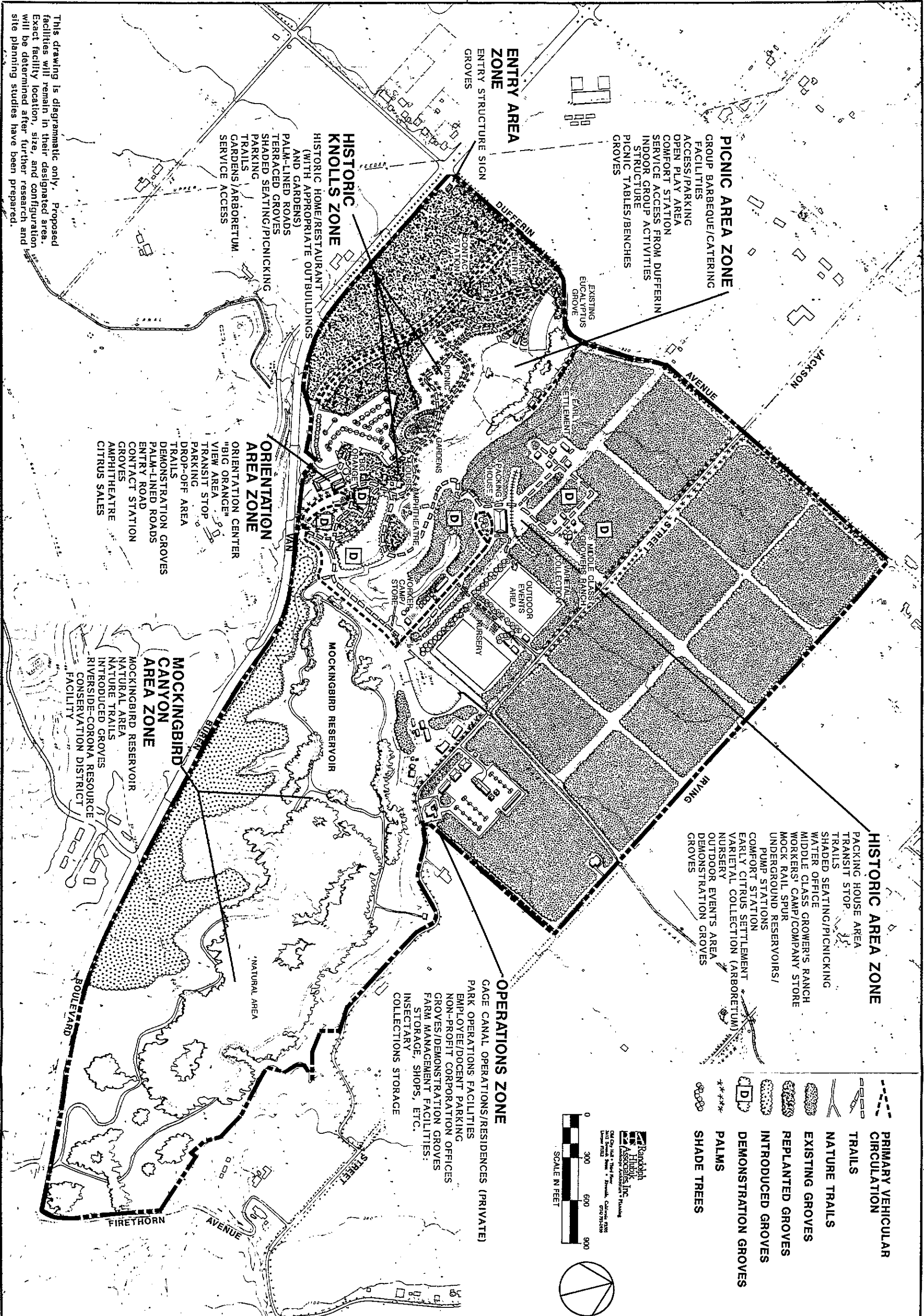
- 1** AREA ADJACENT TO PARK ENTRY
- 2** VIEWSHED SOUTH OF PARK
- 3** VIEWSHED NORTH AND EAST OF PARK

Note: Acquisition proposals shown here are for long-range planning only and are not a commitment to acquire.



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DRAWING NO. 14 SHEET NO.	CALIFORNIA CITRUS STATE HISTORIC PARK GENERAL PLAN ACQUISITION PRIORITY	RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION APPROVED _____ DATE _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">REVISIONS</th> <th style="width: 50%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DATE				
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 OPEN PLAY AREA
 COMFORT STATION
 SERVICE ACCESS FROM DUFFERIN
 INDOOR GROUP ACTIVITIES STRUCTURE
 PICNIC TABLES/BENCHES GROVES

HISTORIC KNOLLS ZONE
 HISTORIC HOME/RESTAURANT (WITH APPROPRIATE OUTBUILDINGS AND GARDENS)
 PALM-LINED ROADS
 TERRACED GROVES
 SHADED SEATING/PICNICKING
 PARKING
 TRAILS
 GARDENS/ARBORETUM
 SERVICE ACCESS

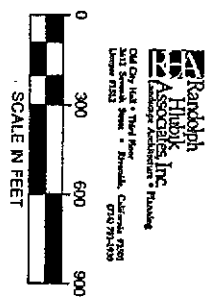
ORIENTATION AREA ZONE
 ORIENTATION CENTER
 "BIG ORANGE"
 VIEW AREA
 TRANSIT STOP
 PARKING
 DROP-OFF AREA
 TRAILS
 DEMONSTRATION GROVES
 PALM-LINED ROADS
 ENTRY ROAD
 CONTACT STATION
 GROVES
 AMPHITHEATRE
 CITRUS SALES

MOCKINGBIRD CANYON AREA ZONE
 MOCKINGBIRD RESERVOIR
 NATURAL AREA
 INTRODUCED GROVES
 RIVERSIDE-CORONA RESOURCE CONSERVATION DISTRICT FACILITY

HISTORIC AREA ZONE
 PACKING HOUSE AREA
 TRANSIT STOP
 TRAILS
 SHADED SEATING/PICNICKING
 WATER OFFICE
 MIDDLE CLASS GROWERS RANCH
 WORKERS' CAMP/COMPANY STORE
 MOCK RAIL SPUR
 UNDERGROUND RESERVOIRS/
 PUMP STATIONS
 COMFORT STATION
 EARLY CITRUS SETTLEMENT
 VARIETAL COLLECTION (ARBORETUM)
 NURSERY
 OUTDOOR EVENTS AREA
 DEMONSTRATION GROVES
 GROVES

OPERATIONS ZONE
 GAGE CANAL OPERATIONS/RESIDENCES (PRIVATE)
 PARK OPERATIONS FACILITIES
 EMPLOYEE/DOCENT PARKING
 NON-PROFIT CORPORATION OFFICES
 GROVES/DEMONSTRATION GROVES
 FARM MANAGEMENT FACILITIES:
 STORAGE, SHOPS, ETC.
 INSECTARY
 COLLECTIONS STORAGE

- PRIMARY VEHICULAR CIRCULATION
- TRAILS
- NATURE TRAILS
- EXISTING GROVES
- REPLANTED GROVES
- INTRODUCED GROVES
- DEMONSTRATION GROVES
- PALMS
- SHADE TREES



DRAWING NO. 15 SHEET NO.	CALIFORNIA CITRUS STATE HISTORIC PARK GENERAL PLAN BACKUP PLAN		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS	DATE	DESIGNED
	APPROVED _____ DATE _____						DRAWN
							CHECKED

Operations Element

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Operations Element

This element defines how operations will be carried out to manage the park and maintain its facilities; protect the resources; serve park visitors and provide interpretation; enforce the law and insure proper park use; and implement statewide standards for maintenance, safety, equipment management, signing, communications, and law enforcement.

The Operations Element outlines broad operational objectives for the unit to implement the general plan. It assesses the impact of the general plan's resource management policies and land use/facilities proposals on the unit's existing operations. It identifies existing or potential operations problems and strategies for solving them.

California Citrus State Historic Park is a somewhat unique development for the State Park System. It will be one of the few historic units of the State Park System developed from "scratch" to interpret a significant part of California History - the Citrus Industry and the California Dream. For this park unit to achieve its potential, potential operational snags must be identified early and planned for. The following will serve as general guidelines for operational development of the unit.

I. DESCRIPTION OF EXISTING OPERATIONS

California Citrus State Historic Park is currently operated by staff from Chino Hills District Office, which also operates Chino Hills State Park and Pio Pico SHP. The district office is located at 1879 Jackson Street in one of the existing residences that serve as employee housing also.

The major operational responsibility at the park is the management of about 150 acres of citrus groves. The majority of the groves are managed by leases back to

the original owners. There are, however, about 30 acres of groves that are directly managed by park personnel. A budget change proposal concept statement has been submitted for fiscal year 1989-1990, providing for a resource ecologist to oversee grove management and equipment necessary for grove maintenance. There are currently no public facilities within the park.

Operational Objectives

- To insure proper management of resources
- To provide adequate staff
- To insure adequate maintenance and quality of facilities
- To minimize law enforcement problems by well-planned patrols, public information, and trained personnel
- To create an economic structure that can respond to the need for quality farming, extensive interpretive facilities, and staffing requirements
- To provide an environment free of safety hazards and threats to public health
- To encourage repeat visitation

II. OPERATIONAL OBJECTIVES

The operational objectives, when achieved, are the support and implementation of all resource policies and interpretive and land use objectives. In addition, there are maintenance, law enforcement, economic, and health and safety issues to be addressed.

A. Resource Management

One of the main objectives of operations of CCSHP is to preserve the citrus groves from any destructive effects of development and high visitor use of the park. Therefore, the operating structure must insure the proper management of the citrus resource.

An additional operational objective is related to the management of the Mockingbird Canyon Zone within the park. The Resource Element of this plan outlines exotic species control and native plant restoration as the major operational programs for this area. Staff qualified to carry out these policies must be provided.

Quality maintenance of existing and introduced historic and cultural resources is an operational objective that will assure their value and usefulness over time.

B. Interpretation

The Interpretive Element has outlined the interpretive objectives for the park. All operational efforts should directly support the implementation of those objectives. This will affect most

areas of operations, but especially staffing, which will need to be at a high level and of varied expertise since active interpretive methods are to be encouraged in this unit. Interpretive and collections staff persons will be necessary for tours, talks, potential living history enactments, orientation activities, special events programming, collections care, etc. Maintenance staffing may be higher in comparison to other state parks.

To make the interpretive theme come alive and meet the interpretive objectives, the operating structure as outlined will supply some funds not normally available for interpretation.

Active interpretation and other methods can be enhanced directly by funds made available by a non-profit operating corporation (NPOC). Interpretive sales, when operated directly by the NPOC, are also a more direct benefit to the interpretive aims of the general plan, as the aims of the NPOC are more closely aligned with the department than those of a private contract concessionaire.

C. Land Use/Facilities

It will be the objective of operations to maintain the programs that encourage appropriate interaction between the public and the park's resources, such as demonstration groves, entry road, nature trails, etc. Staff responsibilities may include enforcement of grove areas closed to public access for resource protection purposes, monitoring vandalism of trees and facilities, and washing dust off citrus trees in heavily traveled areas such as the entry road and trails for the health of the trees.

Maintenance of proposed facilities will be more effective if operational facilities are in place when the park opens. Park administrative facilities should be constructed as part of initial development. The storage building for collections will be built onsite as soon

as possible so that artifacts can be stored properly.

D. Maintenance

It is the objective of park operations to insure that facilities are adequately maintained. The numbers and types of facilities, both public and administrative, have been documented elsewhere in this plan. The life-span of public facilities is directly related to the quality of the facility and maintenance provided. Maintenance and housekeeping is a primary operational concern. The park must have the appropriate level of maintenance personnel to adequately maintain all facilities in top condition at all times. Housekeeping and preventive maintenance properly performed will save the department future expense to repair damage. When quality facilities are constructed and maintained, vandalism is minimized.

Historic facilities may involve unique maintenance procedures requiring special maintenance facilities in the park (i.e., stables, hay storage, vehicle repair, tool/equipment repair). The appropriate storage and maintenance facilities will be required for the historic transportation system, once it is defined.

E. Law Enforcement

Visitation is expected to approach a maximum of 318,000 people per year with a probable maximum of 920 persons visiting in any one day. The possibility will exist for auto burglaries, petty theft, resource management violations, and traffic violations. It must be the objective of park management to provide a quality experience for the visitor. Therefore, law enforcement problems should be minimized through well-planned patrol, public education and information, and proper training of enforcement personnel. These numbers of visitors will make it necessary for emergency personnel to be available for first aid, lost children, and public information.

F. Economic

As economic viability becomes more of an issue for all organizations, including governmental agencies, operational objectives related to the economics of this unit have been included. Several economic objectives have been defined for this park as follows:

- To provide for a stable funding source to augment the budgeting process for operational needs.
- To create an assured sinking fund, an investment fund established such that its gradual accumulations will eliminate any debts incurred in bad years.
- To create a similar fund for continued upkeep and change of exhibits and programs.
- To create a tiered fee structure that will encourage group use and allow for all ages to attend the park.
- To provide concessions in the park.
- To foster a docent program.
- To provide for receiving grants.
- To secure the initial capital to do as many Phase I and II facilities as possible prior to park opening.

The discussion below of the management structure will examine how some of these objectives can be met.

G. Health and Safety

The objective of park operation should be to provide an environment free of safety hazards and threats to the public health. Final designs for the park and its facilities will be monitored with these considerations in mind. Once visitors are in the park, if safety or health-related problems are recurring in

a given area, steps will be taken to correct the problem.

The area proposed for park development has no sewage facilities. The nearest sewer line is one mile away at Lincoln Street. With a peak daily attendance of 920 people, a septic system is not feasible. To comply with public health standards, a complete sewer system must be established for visitor use before the opening of the park.

The entrance to the park will be from Van Buren onto Dufferin. Traffic on Van Buren travels at speeds up to 55 MPH. There is no traffic signal at the corner of Van Buren and Dufferin. The expected increase in traffic turning left off of Van Buren onto Dufferin will make a traffic signal necessary to prevent traffic problems and accidents.

H. Visitation

The operational objective for visitation is to attract visitors and to serve them well once they have come so that they come again. The estimated visitation of 318,000 people per year, with a probable maximum daily attendance of 920 people, is based on the assumption that the park is promoted locally and statewide to encourage first-time and repeat visitation. Staffing will be required to assure that promotional materials and special events are planned for the park. Implementation of the general plan with these visitation levels will demand a well-organized and staffed operation. Lost children, first aid, public information, law enforcement, fee collection, traffic control, and food service are just a few of the operational challenges facing park management to insure a quality visitor experience. These challenges are magnified by high visitation.

III. OPERATING/MANAGEMENT STRUCTURE

The overall management structure for California Citrus State Historic Park should address the need for extensive interpretive enrichment, which the

historic/interpretive nature of this park requires to keep it alive and vital, and the need for professional maintenance of the citrus resource.

The unique nature of the citrus as a renewable cultural resource on site affords an opportunity, through its management by a non-profit operating corporation (NPOC), to provide this enrichment for the park. The revenue earned from the citrus sales, and all other NPOC funds, will be used to benefit the park.

A. State

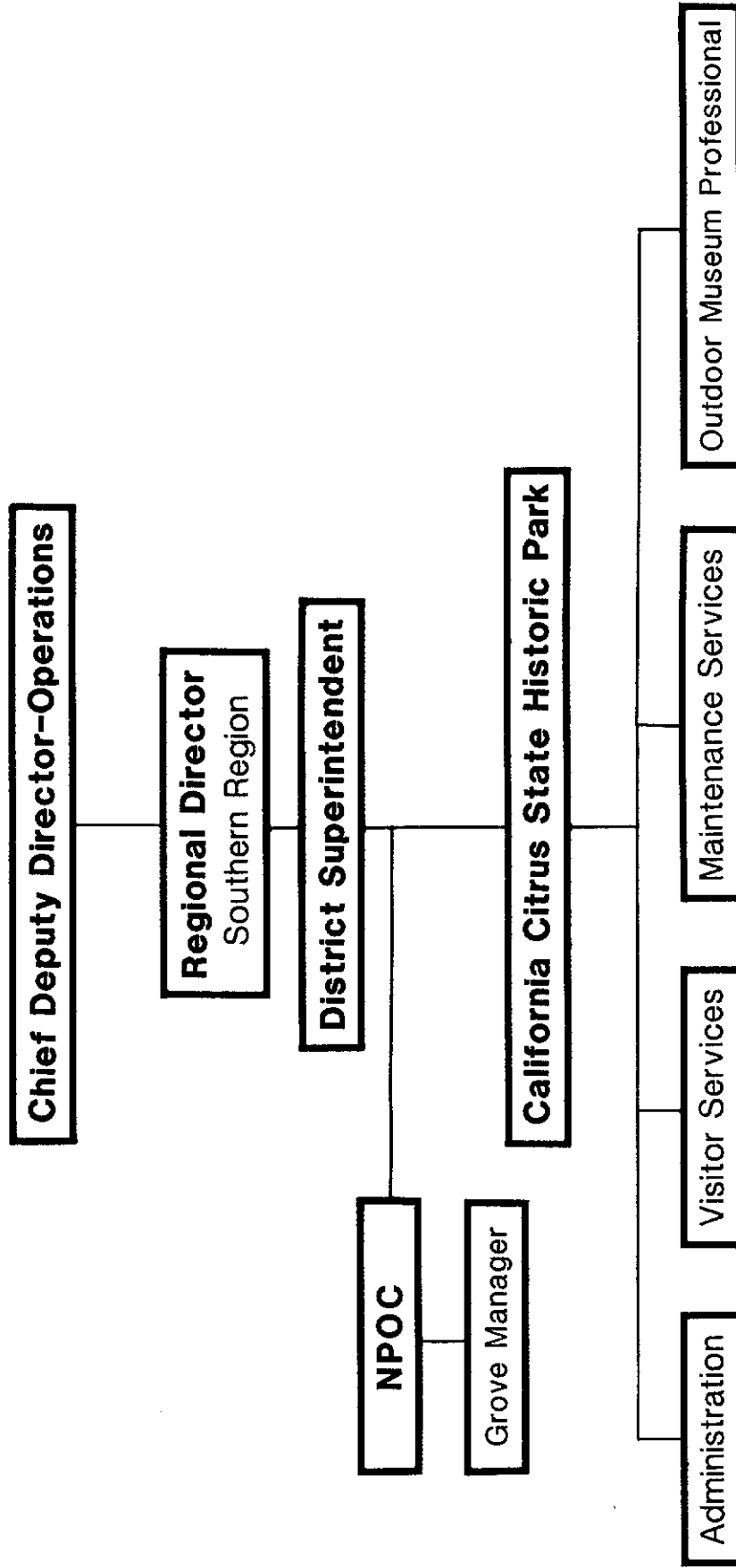
The State Department of Parks and Recreation is the owner/operator of the unit. Responsibility for development, staffing, and operation of the park rests with the state. The operational responsibilities are carried out by personnel at the unit level who are supervised by a district superintendent who reports to one of five regional directors. At the unit level, operating functions are divided into visitor services, maintenance services, and administrative services. In addition, as indicated on the following organizational chart, an outdoor museum/interpretive professional is required for this unit.

The department will be assisted with some aspects of the operations of this unit by the NPOC, as discussed below. The state will appoint the board of the NPOC to insure that the state's level of quality and commitment to serving the citizens is maintained. All other operations not specified below will be the responsibility of the department.

B. Non-Profit Operating Corporation (NPOC)

The board of the NPOC, appointed by the district superintendent or his/her designee, will be composed of interested citizens and those related to the citrus industry. It is recommended that a rep-

ORGANIZATIONAL CHART
Park Operations Organizational Structure



representative from UCR (knowledgeable in citrus integrated pest management) be a member of the board as well.

The major areas of operations that the NPOC will manage are directly related to the citrus resource.

- (a) A professional citrus farm manager will be retained to administer the commercial citrus grove farming and fruit sales.
- (b) Other citrus-related product sales, such as trees, rootstock, beneficial insects, etc., may be managed by the above or an additional person knowledgeable in citrus nursery products.
- (c) A third unique aspect of citrus management in the park may be the designated demonstration groves. As some of these areas may require historic farming methods for interpretive aims, volunteers or special employees may be required from the NPOC.

The overall park operating structure insures the continued health and conservation of the citrus groves in the park by requiring the groves to be managed by a professional through the NPOC. Groves require a constant influx of funds to manage them and to retain their health and vigor. The groves also create an income stream, most years, from the sale of the fruits produced.

The NPOC will retain the revenue from the citrus to reinvest in this, the most valuable resource of the park. Many contractual agreements not normally entered into by the State then become the responsibility of the NPOC and the state to execute (see Concessions Element). Such agreements might include, but are not limited to, contracts with fruit packing houses, field hands, and farm supervisors. In poor citrus years, the NPOC may also borrow funds, if needed, to maintain and protect the groves.

The NPOC has the option to provide the above staff, as necessary, through volunteers or as paid staff of the NPOC. The citrus manager will be a paid professional, skilled in IPM farming practices, to insure professional care for this resource.

As a part of responsible grove management, the NPOC will retain a portion of the grove revenues annually in trust for the purpose of saving, retaining, and maintaining the groves in bad economic or bad weather years.

Other sources of NPOC funds may come from fundraisers, grants, gifts, or operation of in-park interpretive sales and activities, such as, bookstore/giftshop, juice sales, special events, etc.

C. Other Entities

Two other primary entities will be carrying on operations in the park: the City of Riverside Public Utilities Department and the Gage Canal Company. The city will be carrying on any required operational activities with regard to the underground domestic water reservoir and related pipelines. The Gage Canal Company will be continuing its operations of the canal, dam, and Mockingbird Canyon Reservoir and all other current operations.

These two entities will coordinate by scheduling routine operation tasks. Each party will notify the others of any emergency or other non-scheduled operational activities so that the public in the park can be managed appropriately. An emergency operational plan/system should be developed before the park opening so that each entity is in agreement and understands how potential emergencies will be handled.

If the Riverside-Corona Resource Conservation District develops Project Earthprobe in the park, coordination of tour times and groups will be necessary. (See the Land Use and Facilities Ele-

ment, Proposed Land Use and Facilities section, for a discussion of this program.)

IV. ECONOMIC ANALYSIS

Revenue at California Citrus SHP will be derived primarily from visitor expenditures on admissions, food and beverage service, and merchandise. This section presents estimates of visitor spending on these items, followed by a projection of expected operating costs and net income. Special legislation will be sought to allow all revenues to be used to offset operating costs. (The Concessions Element contains information regarding proposed concessions.)

A. Estimated Visitor Expenditures

The level of visitor spending achieved at the park will depend on length of stay and admission pricing policy, although the quality and appeal of food and merchandise offerings will also be influential. As to admission pricing, fees of \$4.00 per adult and \$2.50 for children have been established as the planning objective, which would cover entrance to all components of the park including general admission to the exhibit areas, orientation theater, and the internal shuttle system, but may not include the group picnic area. Allowing for an attendance mix of three adults (age 12 and over) to one child, as suggested by comparable experience, together with discounts to organized tour groups and senior citizens and free admission for schools (in conformance with state park policy equivalent to 13 percent of the weighted average admission price which is about \$3.65 at a 3:1 attendance mix), the effective average per capita gate revenue would amount to \$3.15, as shown in Table E.

With respect to other visitor expenditure categories, the table shows estimates of \$1.75 for food and beverages and \$2.00 for merchandise. The estimate for merchandise spending, it should be

Table E -

**ESTIMATED VISITOR-GENERATED REVENUE FOR
CALIFORNIA CITRUS SHP¹
1991**

	<u>Performance Level</u>		
	<u>Low</u>	<u>Probable</u>	<u>High</u>
Estimated Per Capita Visitor Spending			
Admissions ²	←————	\$3.15	————→
Food and Beverage	←————	1.75	————→
Merchandise			
Gifts and Souvenirs	←————	1.50	————→
Citrus Products ³	←————	<u>0.50</u>	————→
Total	←————	7.00	————→
Estimated Total Gross Revenues (thousands) ⁴			
Admissions	\$734	\$1,002	\$1,345
Food and Beverage			
From Park Visitor Spending	408	557	747
Increment to Restaurant Sales ⁵	300	300	300
Merchandise			
Gifts and Souvenirs	350	477	641
Citrus Products ³	<u>117</u>	<u>159</u>	<u>214</u>
Total	\$1,909	\$2,495	\$3,247

¹ In constant 1988 dollars.

² Based on admission fees of \$4.00 per adult and \$2.50 per child, an attendance mix of three adults (age 12 and over) to one child, and an average discount factor of 13 percent to allow for group admissions, annual passes, and senior citizens discounts, plus free admission to schools.

³ Excludes **roadside stands**.

⁴ Based on low attendance volume of 233,000, probable of 318,000, and high of 427,000.

⁵ Represents additional patronage generated from outside the park at \$3,000 per seat.

Source: Harrison Price Company.

noted, refers to in-park sales only and excludes sales of citrus fruit at a pre-admission-fee sales structure or at the Big Orange stand planned for the park. When these estimates are added to projected admissions spending, combined visitor expenditures on all items accordingly comes to \$7.00 per capita. The latter figure is consistent with the envisioned quality of this park and the expected 3-hour average visitor stay.

B. Estimated Total Gross Revenue

Application of attendance forecasts (refer to Land Use Element) to the aforementioned per capita figures yields total gross revenue as indicated in Table E. Under the probable attendance forecast, admissions revenue will amount to roughly \$1 million, while merchandising revenue will come to \$636,000. For the food category, some \$557,000 will be generated by park visitors in the refreshment stands and in the restaurant during daytime hours. Since it is planned, however, that the restaurant may remain open in the evening, substantial additional income may be realized from dinner trade. A good-quality restaurant offering a unique historic ambience should be able to achieve average sales of \$3,000 annually per seat from evening patronage, or \$300,000 per year for a 100-seat facility, bringing combined food and beverage revenue to \$857,000.

Overall gross revenues generated by visitor spending at the park thus would amount to approximately \$2.5 million under the probable attendance assumption. Projected total gross revenues under the low attendance assumption are about \$1.9 million, while the high attendance assumption yields total gross revenues of roughly \$3.2 million.

C. Other Potential Revenue

There are two additional sources of revenue potentially available to California Citrus SHP that have not been itemized in this analysis. A non-profit

operating corporation will be established to manage the park's citrus farming and fruit sales operations. A NPOC as part of the park's management structure has several important benefits: (1) it would facilitate citrus production and sales at the park site, to be discussed subsequently; (2) it could provide for the training of docents and other volunteer labor that can be instrumental in reducing operating costs; and (3) it would serve as a vehicle for obtaining grants and other donated funds. Second, there is the possibility of attracting corporate sponsorships of certain facilities or programs at the site.

Revenue generated from grants/donations and corporate sponsorships is contingent on the appropriateness of a corporate presence in a public recreation context for which there are several precedents, such as the Alabama Space and Rocket Center in Huntsville. This is a unit of the Alabama state park system that has received substantial corporate financial assistance in developing exhibitry and interpretive programs. This analysis has been confined to visitor-generated revenue and has made no allowances for grants or sponsorships that could have a measurable impact on overall operating finances.

D. Estimated Net Operating Revenue

Gross revenues were converted in Table F into net operating revenue to the park. The park would receive all admissions revenue, but only a portion of food/beverage and merchandise revenue on the assumption that the latter facilities would be concessionaire-operated. Prevailing concession fees, expressed as a percentage of total gross sales, vary widely within the State Park System, variables including the type of business, concessionaire participation in the construction and furnishing of facilities, the length of the concession agreement, and the relative attractiveness of the concession opportunity as a

Table F.
OPERATING REVENUE AND EXPENSE STATEMENT
CALIFORNIA CITRUS SHP¹
1991
(thousands)

	<u>Performance Level</u>		
	<u>Low</u>	<u>Probable</u>	<u>High</u>
Estimated Net Revenues			
Admissions (at 100 percent of gross admissions revenues)	\$734	\$1,002	\$1,345
Food and Beverage (at 17 percent of gross food revenues)	120	146	178
Merchandise (at 10 percent of gross merchandise revenues)	<u>47</u>	<u>64</u>	<u>86</u>
Total	\$901	\$1,212	\$1,609
Estimated Operating Expenses			
Park Operations and Equipment	\$175	\$175	\$175
Wages and Salaries			
Permanent Staff	380	380	380
Seasonal/Part-Time Staff ²	38	46	57
Interpretive Activities and Exhibit Operations (allowance) ³	400	500	600
Internal Transportation System (allowance)	80	100	120
Marketing and Promotion (at 8 percent of total net revenues)	<u>72</u>	<u>97</u>	<u>129</u>
Total	\$1,145	\$1,298	\$1,461
Net Operating Income	\$(244)	\$(86)	\$148

¹ In constant 1988 dollars.

² At 10 to 15 percent of permanent staff salaries.

³ Includes allowances for shows, demonstrations, festivals, and other interpretive content.

Source: California Department of Parks and Recreation and Harrison Price Company.

business enterprise. Fees may be as high as 20 to 30 percent of gross sales in some instances and as low as 1 to 2 percent in others. For planning purposes, this analysis has assumed an average concession rate of 17 percent on food operations (which would be higher for refreshment stands than for the restaurant) and 10 percent on merchandise. Though obviously subject to negotiation, rates of this magnitude are considered reasonable given current market standards.

On this basis, aggregate net revenue to the park at the probable attendance level amounts to about \$1.2 million. Forecasts for the low and high attendance levels are \$901,000 and some \$1.6 million, respectively.

E. Estimated Operating Expenses

The estimated cost of operating California Citrus SHP is also delineated in Table F (not reflecting the operating costs related to citrus farming), based on discussions with state park authorities and the experience of comparable private sector theme parks. As shown, \$175,000 annually has been estimated for park operations and equipment. This includes scheduled maintenance, housekeeping, utilities, office supplies, and other miscellaneous recurring costs. Permanent staff salaries have been estimated at \$380,000 per year, which allows for 14 full-time positions, including rangers, maintenance staff, tour guides, a resource ecologist, and a groundskeeper. An allowance for supplementary seasonal or part-time personnel has been factored at 10 to 15 percent of permanent employee salaries over the range of performance assumptions. Requirements in this area vary with attendance volume at the park.

The largest single expense item is the cost of programming--labor, materials, and various contract services associated with the interpretive exhibits, Orientation Center, shows, festivals, and demonstrations. An estimated \$500,000

per year would be needed for programming under the probable attendance assumption. This would decrease to about \$400,000 under the low attendance assumption and increase to about \$600,000 under the high attendance assumption. These estimates should be considered minimums. Without expenditures of this magnitude on programming, attendance projections cannot be met without substantive reduction (or elimination) of the gate charge.

Equipment needs for the internal transportation system are comparatively modest (two or three 50-passenger vehicles), but there will be expenses for fuel, maintenance, and driver wages to operate the system. Assuming a motorized system, total expenses for this park component are estimated at \$100,000 per year at the probable attendance level. Shuttle frequency and capacity will vary with attendance. The budget requirement has estimated at \$80,000 per year with low attendance and at \$120,000 per year with high attendance.

The final expense item noted in the table is an allowance for marketing and promotion, including group sales generation, local advertising, and cooperative promotional programs with independent agencies as visitor and convention bureaus serving the regional area. At a typical planning factor of 8 percent of total net revenues, marketing costs would amount to between \$72,000 and \$129,000 annually depending on the attendance levels.

Aggregate operating expenses total \$1.3 million per year under the probable attendance estimate. The estimate for low attendance amounts to about \$1.1 million, while the high attendance estimate is \$1.5 million.

F. Estimated Net Operating Income

Deduction of all operating expenses from net revenue yields a moderate operating deficit of \$86,000 per year at the mid-

range attendance level, as shown in Table F. A substantially higher deficit of \$244,000 is associated with the low attendance level, while at the high attendance level an operating surplus of \$148,000 is indicated. The break-even point in operations accordingly lies slightly above the probable attendance estimate.

G. Estimated Citrus Production

Some 200 to 300 acres will be available at the park for citrus farming, for which an average annual yield of 500 boxes of fruit per acre is estimated. Using a conservative 250 acres, 125,000 boxes could be produced each year, as shown in Table G. At an average weight of 55 pounds per box, approximately 6.9 million pounds of fruit is estimated. For the purpose of this estimate, it has been assumed that citrus fruit would be sold at a citrus sales structure in the park which is visible from surrounding roadways, such as a roadside stand. If no such facility is developed within the park, the following projected revenues may be reduced. Orientation Center sales have already been included in the visitor expenditures discussed earlier. It is estimated that about 40 percent of total on-site production, or 2.75 million pounds a year, could be sold at a fruit stand. The remaining 4.1 million pounds would then be sold through traditional cooperative packing house channels.

H. Estimated Citrus Operating Revenues and Expenses

Table H presents projected revenues and expenses for citrus farming operations. For fruit sold on-site (roadside stand and Big Orange), an average retail sales price of 20 cents per pound would yield total annual gross sales of \$550,000. Farming costs are estimated at \$2 per box, or \$100,000. The cost of picking, hauling, and packing (all of these operations to take place on-site) is estimated at \$3 per box, or \$150,000. Added to these production costs are

per year would be needed for programming under the probable attendance assumption. This would decrease to about \$400,000 under the low attendance assumption and increase to about \$600,000 under the high attendance assumption. These estimates should be considered minimums. Without expenditures of this magnitude on programming, attendance projections cannot be met without substantive reduction (or elimination) of the gate charge.

Equipment needs for the internal transportation system are comparatively modest (two or three 50-passenger vehicles), but there will be expenses for fuel, maintenance, and driver wages to operate the system. Assuming a motorized system, total expenses for this park component are estimated at \$100,000 per year at the probable attendance level. Shuttle frequency and capacity will vary with attendance. The budget requirement has estimated at \$80,000 per year with low attendance and at \$120,000 per year with high attendance.

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Aggregate operating expenses total \$1.3 million per year under the probable attendance estimate. The estimate for low attendance amounts to about \$1.1 million, while the high attendance estimate is \$1.5 million.

F. Estimated Net Operating Income

Deduction of all operating expenses from net revenue yields a moderate operating deficit of \$86,000 per year at the mid-

Table G

**ESTIMATED CITRUS PRODUCTION
AT CALIFORNIA CITRUS SHP
1991**

	<u>Total Amount</u>
Total Production	
Boxes (250 acres at average of 500 boxes per acre)	125,000
Pounds (at 55 pounds per box)	6,875,000
Distribution of Total Production	
On-Site Sales (at 40 percent) ¹	
Boxes	50,000
Pounds	2,750,000
Sales to Packing House (at 60 percent)	
Boxes	75,000
Pounds	4,125,000

¹ Includes sales at park gift shop, juice stands, and roadside sales center.

Source: Entomological Services, Inc., and Harrison Price Company.

Table H

**NET INCOME GENERATED BY CITRUS FARMING
AT CALIFORNIA CITRUS SHP¹
1991**

	<u>Marketing Channel</u>		<u>Total</u>
	<u>On-Site Sales</u>	<u>Sales to Packing House</u>	
Estimated Gross Revenues	\$550,000 ²	\$300,000 ³	\$850,000
Estimated Production Costs			
Farming (at \$2.00 per box)	100,000	150,000	250,000
Picking, Hauling, and Packing (at \$3.00 per box)	150,000	--	150,000
Sales Costs (at 20 percent of gross revenues) ⁴	<u>110,000</u>	<u>--</u>	<u>110,000</u>
Total Costs	\$360,000	\$150,000	\$510,000
Net Income	\$190,000	\$150,000	\$340,000

¹ In constant 1988 dollars.

² Assumes 2.75 million pounds at an average retail price of 20 cents per pound.

³ Assumes 75,000 boxes at an average net return from packing house of \$4 per box.

⁴ Includes sales labor, utilities, maintenance, and miscellaneous.

Source: Entomological Services, Inc., and Harrison Price Company.

Table I

**ESTIMATED NET OPERATING INCOME
AT CALIFORNIA CITRUS SHP¹
1991
(thousands)**

	<u>Performance Level</u>		
	<u>Low</u>	<u>Probable</u>	<u>High</u>
Net Income From Park Operations	\$(244)	\$(86)	\$148
Net Income From Citrus Production	<u>340</u>	<u>340</u>	<u>340</u>
Residual Income²	\$96	\$254	\$488

¹ In constant 1988 dollars.

² Represents residual funds available for periodic refurbishing of park facilities and interpretive programs.

Source: Harrison Price Company.

sales expenses, including labor, maintenance, and utilities. Sales costs are forecast at 20 percent of gross sales, or \$110,000 per year, bringing overall expenses for fruit produced and sold on-site to \$360,000. Net annual income from this source accordingly amounts to \$190,000.

For fruit sold off-site to a commercial packing house, a net return to the park of \$4 per box is estimated (after packing house costs for picking, hauling, and packing). This will result in total revenues of \$300,000 through this marketing channel. Deducting the \$2 per box farming cost from this total, or \$150,000, net income amounts to \$150,000 per year.

Combined net income from both on and off-site citrus sales would be \$340,000 annually. There are obvious financial incentives to pick and pack fruit at the park itself rather than selling to an outside cooperative; however, there are also limits to the amount of fruit that can be sold on-site. The foregoing analysis is believed to be a reasonable and conservative scenario given these considerations.

I. Aggregate Net Operating Income

A summary of net income generated from park operations and citrus production is presented in Table I. A residual operating surplus is possible under all attendance levels with the offsetting contribution of citrus sales. This surplus, which amounts to \$254,000 at the probable attendance level, would be available for maintenance and preservation above and beyond normal of the citrus resource, the periodic refurbishing of park facilities, and interpretive programs. Reinvestments in facilities and programs are required in today's competitive recreation climate to stimulate repeat visitation and maintain the high quality physical and program standards set by the State Park System. This is especially true in Southern Califor-

nia where the market is saturated with recreational opportunities.

The opportunity to produce and market citrus fruit at a public park underscores the need to establish the non-profit operating corporation (NPOC) to manage the citrus operation. The special challenges inherent in managing farming operations are outside the general mandate of public recreation authorities and require expertise ordinarily associated with the private sector. The NPOC can enlist the cooperation of the citrus industry to make the park an informative and entertaining exhibition of this important aspect of California's history and development.

V. SPECIAL CONSIDERATIONS

A. Grove Management

As discussed earlier, the care of the citrus groves in the park is one of the highest resource management priorities. Though the NPOC is responsible for the management of the groves, the department should assure that the agricultural practices that are intended to be used in the park are carried out. In addition to simply caring for the groves, it is the intent of the state to use Integrated Pest Management techniques. These techniques will reduce the possible problems of having the public near the groves. (See Citrus Management Plan, Appendix F.)

Integrated Pest Management or IPM, is a decision-making process in which a variety of strategies, including pesticides, cultural methods, plant resistance, pest-specific diseases and hormones, pest sterilization, and naturally occurring or introduced pest predators or parasites, are used to protect a crop. The key to an effective IPM program is the selection of the pest control strategy which will maintain

the pest below economically damaging levels while having the least negative impact on the other aspects of crop management and the environment.

IPM involves continuous information gathering and evaluation, and is flexible in such a way as to prevent pests from reaching crisis levels. This often requires that a greater number of decisions be made about alternative control tactics. In IPM, the risk to return on investment is lowered by knowing what is happening in your grove and what to expect next, while conventional pest management relies almost exclusively on pesticides in an attempt to control pests (although pesticides are used sparingly in IPM). (Richard Strong, Association of Applied Insect Ecologists)

To assure IPM is implemented in the park, the general plan includes a citrus management plan (see Appendix F). The plan will be implemented in the unit following adoption of this general plan. Over time, IPM techniques and strategies may be improved. The citrus manager for the park should keep current on such issues and update the practices in the park if the change results in better management of the resource and is not harmful to the public.

Citrus is a renewable resource and removal of poor or diseased trees is an ongoing part of responsible citrus management. Any references in this document to "preserving" groves should be taken to mean that quality grove management will be maintained in the park.

B. Gage Canal Operations

The Gage Canal Company has operational facilities as an inholding in the park. These facilities are located in an area planned for the historic packing house

Special Considerations

- Grove Management
- Gage Canal Operations

reconstruction. These facilities must be moved so that they do not interfere with park operations or planned development. It has been proposed to exchange property with the Gage Canal Company, building in-kind facilities at another location. Legislation will be introduced to make the change possible.

The company is required to monitor the level of water in Mockingbird Reservoir as a result of settlement of a lawsuit against the Gage Canal Company and to care for the canal itself. For them to continue their normal operations, company employees must drive across the dam periodically and also have access to valves located in the park. Coordination of operations schedules and visitor activities are essential to provide Gage Canal employees access to perform their duties without interference.

Volunteers

- Essential to successful park operations
- Recruit
- Train
- Manage
- Costume

VI. VOLUNTEERISM

Volunteers will be essential to the successful operation of California Citrus State Historic Park. The interpretation envisioned for this park would rely heavily on volunteers from the community. Carefully planned coordination of the volunteers will be necessary to insure the success of the volunteer program and therefore the success of the interpretive programs. Park staff will be provided to manage the volunteer program. This staff person(s) will work closely with the outdoor museum/interpretive professional to ensure all interpretive efforts are coordinated.

Volunteers may also assist in staffing the Orientation Center, conduct guided tours, provide public information and assistance, and help with special events.

The recruitment, training, and organization of volunteers should begin well in advance of the park's opening and should be done by park personnel specifically hired for that purpose. Extensive training programs and classes in citrus history should be developed. Volunteers

in the Historic, Orientation, Invitation and Knoll Zones could be attired in appropriate historical dress.

VII. STAFFING AND EXPERTISE REQUIRED

Sufficient staffing must be provided before the park's opening. Staffing should be budgeted before the park's opening. Waiting until after development to budget for staffing could jeopardize the success of the park unit.

As outlined in the operational objectives, staffing should be commensurate with the level of park development and expected visitation. Proper staffing levels will provide the services necessary to fulfill the policies and objectives stated in the Interpretive, Land Use/Facilities, and Resource elements of this plan.

The staff could include:

- An outdoor museum professional.
- State park interpreters and resource ecologist. (These positions will provide research, interpretive planning, and the acquisition, curation, and storage of artifacts.)
- Head Park Ranger, full-time administrator for the park. (This position should be provided as soon as possible.)
- A staff person to promote and program the multi-use facilities, special events programs, and activities as they relate to enhancing the interpretive experiences.
- Law enforcement personnel, added as visitation increases.
- Maintenance personnel commensurate with the facilities that are completed and in proportion to increasing attendance.

Potential Problems

- Direct Trail Access
- Visitor Contact with Mockingbird Canyon Reservoir
- Current local community use of park
- Off-highway vehicles
- Stray and wild animals
- Trespass and trash dumping

VIII. POTENTIAL PROBLEMS AND SOLUTIONS

A. Trail Access to the Park

The County and the City of Riverside have proposed trails connecting to the park. One county trail would run along the edge of the Gage Canal through the center of the unit. A recommendation for a trail connecting further upstream in Mockingbird Canyon has also been made.

The proposed trail connection, if built by the county, to upper Mockingbird Canyon under Van Buren may be made via an existing culvert with access to the natural area and Mockingbird Reservoir only. The effects of such use on the natural area or the Historic Area Zone should be monitored and may be denied if the impact is too great.

The county proposed trail along the Gage Canal should be routed along public streets to the park entrance, for ease of access to the unit and to maintain security.

The Gage Canal road gives access to the park from Irving Street and Van Buren Boulevard. To prevent access into the park, a fence and gate should be erected at the irrigation canal and on both streets. The fencing of the park's high-use areas is required by legislation (see the Land Use Element).

The trail connection to upper Mockingbird Canyon under Van Buren may be made, with access to the natural area and Mockingbird Reservoir only. The effects of such use should be monitored and may be denied if the impact on the natural area or the Historic Zone is too great.

B. Mockingbird Reservoir

The Mockingbird Reservoir is located on part of the land leased from the City of Riverside. It must be used as a passive water amenity only, with no public water contact. Currently, the reservoir is

operated by the Gage Canal Company, which is responsible for maintaining the water level. Problems could occur once the public is allowed in this area. The reservoir contains fish, and is capable of supporting water activities. Use of this water is restricted due to Gage Canal operations needs. This general plan does not provide for water-contact recreation. Enforcement of this restriction could be a part of law enforcement efforts in the park if public pressure mounts to use the reservoir. Along with law enforcement, the installation of plant materials along the banks of the reservoir could help deter people from the water.

C. Community Use

The park is currently used by local residents for recreational activities such as walking, jogging, and horseback riding. Legislation requires that the high-use historic areas of the park will have controlled access to and from the surrounding residential areas. The Mockingbird Canyon Area Zone may continue to allow direct pedestrian/equestrian access. Monitoring of this zone should be done to insure that the natural resources are not threatened. If a threat or deterioration of the zone is found, appropriate access control measures should be taken.

D. Off-Highway Vehicles

Off-highway vehicle use is not a major problem today, but it could be a future problem. It is recommended that access routes into the park be gated and signed to prohibit such access. (Refer to Resource Element policy section.)

E. Animal Control

Dogs and other pets, loose or in the company of their owners, will be a continued enforcement problem. It is recommended that signs be posted at entrance points and that enforcement actions are taken. If feral animals become a problem, a coordinated program

will be developed with the City and County of Riverside. (Please refer to Resource Element policy.)

F. Enforcement

Residential areas bordering the park will require that park staff carefully monitor park boundaries for trespass and trash dumping.

Concessions Element

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Concessions Element

I. DEFINITION

A concession is defined as the authority to permit specific uses of State Park System lands and/or facilities for a specified period of time. The intent is to provide the public with goods, services, and facilities the department cannot provide as conveniently or efficiently, or to permit limited use of State Park System lands for other purposes, compatible with the public interest and consistent with the Public Resources Code.

As described in the Operations Element, concessions at CCSHP will be operated in the following manner. Certain concessions may be operated by the Non-Profit Operating Corporation (NPOC) in addition to those that may be contracted for by the state. Some activities in the park, such as citrus farming and the sale of citrus products produced in the park, will be operated directly by the NPOC. Other services, such as food service, may be operated as a concession.

The NPOC may be empowered, through special legislation, with the authority to administer the concessions and recapture any profits for the good of the park, which includes but is not limited to, improvements and development of the park.

II. PURPOSE

The purpose of entering into concessions agreements is for the provision of products, facilities, programs, and management and visitor services that will enhance visitor use, enjoyment, safety and convenience. Such concessions should not create an added financial burden on the state and, wherever possible, shall either reduce costs or generate revenues that aid in maintaining and expanding the State Park System. In carrying out this policy, the department and its operating agents must adhere to the provisions of the Public

Resources Code that forbid commercial exploitation of resources in units of the State Park System and that limit the kinds of improvements and activities that are allowed in a historic park unit.

III. COMPATIBILITY WITH UNIT CLASSIFICATION

There are both general policies and policies specific to historic units that must be observed when identifying and approving concessions. The following are general statements of concession policies for the State Park System:

POLICY A: Insures that concession developments are consistent with the purpose(s) for which the unit was established and classified, and in conformance with the general plan for the unit.

POLICY B: Insures that all concessions provide needed and appropriate visitor service at a fair and reasonable price to users; allows entrepreneurs an equitable profit; and insures the State Park System of an adequate return.

POLICY C: Avoids duplication of visitor facilities or services that are adequately provided outside unit boundaries.

POLICY D: Allows for a wide variety of purposes and types of concessions.

POLICY E: Encourages private investors to fund and develop user facilities on a long-term concession contract.

POLICY F: Solicits non-profit corporations to develop and operate user facilities, particularly when such facilities are provided in conjunction with restoring and interpreting historical units.

POLICY G: Requires evaluation of potential concession services to determine whether such services are appropriate and will expand visitor enjoyment.

Appropriate concession activities for historic units are limited to:

1. Concessions that are interpretive or historic in nature, and that reflect the established primary periods;
2. Special events sponsored by non-profit associations to produce revenue for planned development, programs, and maintenance of the facility; and
3. Commercial/retail-type concessions that consider:
 - a. Planning and development guidelines (including compliance with historical and interpretive prime periods),
 - b. Land use and development plans (including compliance with strict architectural and engineering requirements,
 - c. Public needs (whether the services and goods are offered by nearby local business),
 - d. Compatibility with state development,
 - e. Economic feasibility (benefits vs. costs to the state), and
 - f. Plans showing: (1) How proposed development relates to other development and the total environment, (2) Recreation needs, and (3) Conformity to state and local codes, laws, regulations, and ordinances.

IV. CURRENT CONDITION

There are currently no concessions agreements for facilities or services within CCSHP. There are, however, lease agreements with former landholders for the production of citrus. These agree-

ments are all short term and therefore encourage only minimal maintenance and improvement investment on the part of the leasees. This is a threat to the long-term health of the groves, which are this unit's most valuable cultural resource. A long-term management arrangement will be required to preserve this resource.

V. PROPOSED CONCESSIONS

All concessions recommended at this unit are interpretive in nature and are in keeping with the theme and interpretive periods. Citrus, citrus products, and their history lend themselves to interpretation through appropriate concessions. Direct fruit sales and sales of citrus nursery items, citrus by-products and honey are all proper concession activities. In addition, sales of symbolic image items such as citrus labels and other art, souvenirs of the citrus belt, and printed material are also appropriate.

Food service, while required by the nature of this park, will serve an interpretive function. A restaurant in a period "mansion" featuring California cuisine would be acceptable as would "work camp" dining hall meals, "field lunches," or children's lemonade stands.

Recommended interpretive food concessions are:

Proposed Concessions

- Direct fruit/juice sales
- Citrus nursery items sales
- Citrus by-products sales
- Honey production/ sales
- Citrus label sales
- Souvenirs/ books/ art sales
- Restaurant in historic house
- Historic transportation system operations
- Food service throughout the park

- Adaptive reuse of a historic residence as a restaurant that will serve food reminiscent of the period and specialties inspired by citrus.
- Juice/food facilities throughout the park to provide visitors refreshment from the warm summer climate.
- Direct sale of fruit to the public through gift shop, Big Orange fruit stand, Packing House, etc. (could be sold through NPOC).

Other recommended interpretive concessions are:

- Specialty nursery sales of citrus stock, varieties, rootstock, and other items directly related to the care and cultivation of citrus. This could be done in several locations including the nursery, the insectary, the historic research greenhouse, and the Orientation Center. (These items may also be run by the NPOC.)
- Citrus memorabilia and historic items could be sold through a gift shop/bookstore in the Orientation Center.
- If the historic transportation system were operated as a concession, drivers could be trained interpreters. This system may be operated by the state.

These concessions are an integral part of the general plan for this unit. They complete the visitor's interpretive experience by letting the visitor taste, touch, and take home a valuable piece of California's citrus heritage.

VI. POTENTIAL FUTURE CONCESSIONS

As this park develops and matures, there may be the opportunity and need for additional interpretive concessions. Specific commercial retail and services proposals shall be studied on a case by case basis upon submission of these future proposals to the department. The department's Operations Division and Concession Programs Division will work closely with the representative of the CCSHP and/or the non-profit corporation to determine the feasibility of the proposed activity. Compliance reviews will be made by the Office of Interpretive Services, and the Development, Acquisition, Planning, and Resource Protection divisions. Final approval will rest with the director of the Department of Parks and Recreation.

Potential Concessions

- Wooden crate making/sales
- Orange crate "children's art"
- Sale of beneficial insects
- Bed and breakfast accommodations
- Horse-drawn bus to downtown
- "U-Pick" fruit sales
- CCSHP citrus label production and sales
- Varietal fruit/ juice tasting
- Street car/trolley ride
- Citrus candy-making/sales
- Marmalade-making/sales
- Special rose variety sales
- Tours of the citrus points of interest in the area
- Citrus by-products production/sales
- Ethnic restaurants
- Mail order/catalog sales

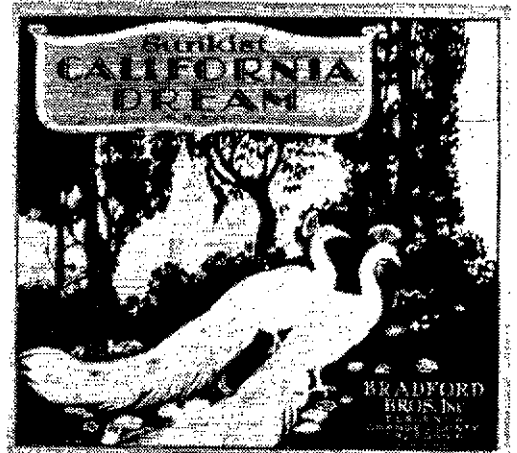
In addition to those concessions discussed above, the following list of potential future concessions has been suggested through the planning process by the planning team, the CAC, and the public:

- * Honey production/sales.
- * Wooden citrus crate-making and sales.
- * Orange crate "children's art" (scooters, airplanes, boats, etc.).
- * Sale of insects from IPM insectary for home use of IPM.
- * Bed and breakfast, or roadside inn accommodations as would have been available to the many newcomers and tourists to the citrus belt.
- * Horse-drawn bus, similar to the one at Frank Miller's Mission Inn, to connect park groves with downtown Riverside.
- * "U" Pick Your Own Citrus (not favored by local public but highly recommended by planning team).
- * Production and sales of the California Citrus State Historic Park citrus label, reproductions of historic labels, and other printed advertising materials of the period.
- * Varietal fruit or juice tasting and the creation of new citrus drinks.
- * Street car/trolley ride.
- * Citrus candy-making/sales
- * Marmalade-making/sales.
- * Development and sales of a special rose variety.
- * Tours of working packing houses and other citrus-related sites in the area.

- * Production and sales of citrus by-products, other than food, such as perfumes, cleaners, etc.
- * Ethnic restaurants representative of the laborers' traditional foods.
- * Mail order/catalog sales of citrus products as would have been done during the prime interpretive period.

Environmental Impact Element

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Environmental Impact Element

I. INTRODUCTION AND SUMMARY

A. Introduction

This Environmental Impact Element has been prepared as a component of the general plan for the California Citrus State Historic Park. This document presents an objective assessment of the individual and collective impacts associated with the development of this new state historic park. The State Department of Parks and Recreation is the lead agency responsible for preparation of environmental documentation in compliance with the California Environmental Quality Act. The state will also have responsibility for approval or denial of the project. Environmental consultation has been provided by Michael Brandman Associates (MBA).

B. Summary

Class I Impacts: Unavoidable Significant Environmental Impacts

There are no unavoidable significant environmental impacts associated with implementation of the proposed California Citrus State Historic Park General Plan.

Class II Impacts: Mitigable Significant Environmental Impacts

Impact: Park development will open Mockingbird Canyon, an identified habitat of the Stephens kangaroo rat, to public visitation, and eliminate the potential designation of this area a nature preserve for the rat's habitat.

Mitigation: Facilities in Mockingbird Canyon will be limited to nature trails and appropriate signs. No structures or vehicles will be permitted. Only passive uses will be allowed. Use of the Canyon will be monitored, and patrols established.

Comment: With careful enforcement and monitoring, impacts can be reduced to a

Class II Impacts (Continued):

level of insignificance. Retention of the nature preserve designation (v. natural area) may assist in this.

Impact: Visitation in the area of Mockingbird Reservoir will increase the risk of unauthorized entry, and create pressure for recreational use.

Mitigation: Use of Mockingbird Reservoir will be strictly limited to passive viewing. Patrols will be used to enforce this regulation.

Comment: Ongoing patrol may be required to ensure compliance, particularly during hot summer months.

Impact: Pad development and activities over the underground domestic water reservoir may result in contamination of the water supply.

Mitigation: Loads atop this reservoir will not exceed the 100 lbs. per square foot tolerance, and no vehicles will be allowed. The area will remain an open meadow for outdoor events.

Comment: Impacts can be wholly avoided through these measures.

Impact: The park entry off Dufferin is not configured to accommodate projected circulation. Long-term increases in traffic on Van Buren north of Dufferin may exceed design capacity before 1996.

Mitigation: Dufferin will be improved to create turning lanes for ingress and egress.

Comment: Impact can be wholly avoided through this measure.

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Comment: With careful enforcement and monitoring, impacts can be reduced to a

Class II Impacts (Continued):

Impact: On-site soils are highly erosive.

Mitigation: A variety of erosion control measures shall be incorporated into park development and maintenance plans.

Comment: Impacts can be mitigated to a level of insignificance.

Impact: Mockingbird Canyon lies in the designated dam inundation area from Mockingbird Reservoir.

Mitigation: An evacuation plan shall be developed. The canyon shall be closed to the public during periods of heavy rain approaching a 100-year flood. Trails will be sited in upland areas of the canyon to the extent feasible.

Comment: Partial mitigation only. Dam failure could be caused by unanticipated earthquake activity.

Impact: Park activities may conflict with the operations of the Gage Canal Company in maintaining the Gage Canal.

Mitigation: If feasible, facilities used by the Gage Canal Company will be moved offsite. In either event, Gage Canal employees will have full access to necessary facilities. Visitation will be prohibited in the vicinity of these facilities.

Comment: Communication between park staff and canal employees should ensure avoidance of this potential impact.

Class III Impacts: Adverse But Not Significant Effects

Impact: The hills west of the park are not protected by Proposition R and could be developed, diminishing esthetic vistas from the park.

Class III Impacts (Continued):

Mitigation: This viewshed is a priority for future designation by the state. Prompt action would preclude incompatible development.

Comment: Complete mitigation.

Impact: Widening of Dufferin may necessitate removal of several mature palm trees.

Mitigation: Any trees removed will be relocated or replaced.

Comment: Residual impact not significant.

Impact: Park development will increase the risk of petty crime and fire hazards on site and in adjacent neighborhoods.

Mitigation: Park staffing will include enforcement personnel to prevent and respond to on-site incidents. City police and fire departments are able to handle area-wide incidents.

Comment: Residual impact not significant.

Impact: Increased visitation will expose citrus groves to stress and disease.

Mitigation: Integrated pest management techniques coupled with close monitoring will be employed to maintain the health of citrus groves.

Comment: Complete mitigation.

II. PROJECT DESCRIPTION

A general description of the proposed project can be found in the Summary section of the general plan. A detailed

discussion of the location of the study area is found in the Land Use and Facilities Element of the general plan.

Detailed and comprehensive descriptions of the proposals for California Citrus State Historic Park are provided in the preceding elements of the general plan. The elements of the General Plan provide in-depth analysis of policies and goals pertaining to the following:

1. Resources, page 25.
 - a. Natural Resources, page 26.
 - b. Cultural Resources, page 36.
 - c. Esthetic Resources, page 57.
 - d. Recreation Resources, page 58.
2. Interpretation, page 73.
3. Land Use and Facilities, page 138.
4. Operations, page 195.
5. Concessions, page 205.

III. EXISTING ENVIRONMENTAL CONDITIONS, IMPACTS AND MEASURES

A. Topography

Existing Conditions

The topography of the study area is discussed in the Resources Element, beginning on page 24.

Environmental Effects

Impacts associated with implementation of the proposed general plan will not have a significant effect on topographic characteristics of the site. Minor grading will be accomplished to create building pads, access roads, and trails within the park; however, these activities will be limited in scope. All major topographic features, including the arroyo, the prominent knolls, the terraced groves and foothills, will be incorporated as natural elements in the general plan, and either left in their

existing condition or modified slightly to permit human use and access.

Mitigation Measures

- All grading required to prepare building pads shall comply with applicable state, city and county standards and ordinance governing earthwork operations. Requirements including hours of operation, maintenance and sophistication of equipment, erosion control, desilting, and other aspects of pad preparation shall be observed during the park implementation phases.
- Earthwork in Mockingbird Canyon shall be limited to those steps required to provide for a natural trail system with appropriate signage. No heavy equipment shall be permitted in Mockingbird Canyon, nor shall there be any displacement of other than surface soils for the construction of the trails.
- All earthwork on site shall be accomplished in a manner to limit the total volume of soil movement, and to achieve a balance in the amount of cut and fill materials.

B. Geology and Soils

Existing Conditions

Geologic conditions affecting the study area are discussed in the Resources Element of the general plan, beginning on page 26.

Soil types and capabilities within the study area are also discussed in the Resources Element, beginning on page 27.

Environmental Effects

As indicated in the Resource Element, no faults have been mapped on the subject property, and onsite ground rupture is not anticipated. As at other locations throughout California, future visitors

and employees of the project can be expected to experience minor to strong ground motion during regional earthquakes. Earthquakes generated by either of the nearby fault systems have the potential to cause property damage and bodily harm. However, proximity to the San Jacinto and Elsinore fault zones is not considered to be a significant adverse effect.

The presence of soils characterized by moderate-to-high erosion potential is a significant design consideration to be reflected in proposed park development plans. Grading activities and visitation may increase erosion hazards throughout the site, particularly on the hillocks where high erosion hazard has been identified, and may exacerbate siltation deposition in the reservoir.

Mitigation Measures

- Preconstruction soils tests shall be performed on all areas proposed for building pads, roads and trails, and other active use areas to assess foundation stability and erosion potential.
- Measures shall be undertaken consistent with the findings of the preconstruction soils testing to ensure that appropriate foundation work and erosion control measures are incorporated into all structures, landscaping, and other improvements proposed within the park. Particular attention shall be given to the area of the hillocks, where Fallbrook sandy loam, with a high erosion hazard, predominates.
- To control erosion associated with drainage of new facilities on site, areas that are disturbed and not developed or replanted in citrus shall be planted with erosion control plant materials.
- Erosion control measures and regulations, as identified in items 1

and 2 above, shall be in accordance with applicable city, county and state standards.

- All grading shall be conducted in conformance with the aforementioned erosion control measures.
- Appropriate vegetative cover shall be provided on the exposed walls of Mockingbird Canyon to reduce existing siltation. The overflow waterway within the reservoir shall be provided with an impervious liner to reduce surface erosion in the downstream portion of the dam.
- Soil creep in the area of the bluffs shall be monitored and appropriate measures taken if movement is found to represent a threat to public health, safety, or welfare.

C. Hydrology and Water Quality

Existing Conditions

The hydrology of the study is discussed in the Resource Element, beginning on page 25. Further discussion regarding Gage Canal, a major drainage feature within the study area, is contained in the "Existing Land Use and Circulation" portion of the Land Use and Facilities Element, beginning on page 127.

Environmental Effects

All primary elements of the existing hydrologic system, including the arroyo, Gage Canal, and Mockingbird Reservoir, will be incorporated in their present condition, and for their present uses, as passive components of the proposed general plan. Irrigation of park citrus orchards will be by the historic means, which is diversion of needed flows from Gage Canal. Some areas may be irrigated with city water to allow for demonstration of modern irrigation techniques. No additional waterways or stream diversions are proposed.

From the standpoint of the park plan, then, environmental effects on hydrology will not be significant. However, the Mockingbird Canyon Area Zone will be open to the public. This reservoir is also suitable for (but not planned for) bodily contact and recreational uses, including fishing. Public access to this zone will increase the potential risk of unauthorized use of the reservoir. It may also heighten public pressure for a change in policy to permit recreational use of the reservoir.

As noted in the Resource Element and shown in the "Existing Land Use" map, the area downstream of Mockingbird Reservoir is identified by the city as subject to inundation in the event of dam failure. Because passive visitation will be allowed in this area, a safety hazard will be present due to potential dam failure.

Mitigation Measures

- The Gage Canal Company, which is responsible for monitoring the water level in Mockingbird Reservoir and for the care and maintenance of Gage Canal, shall have continued access to facilities located in the proposed park that are necessary for the performance of these tasks. Operational schedules shall be developed to ensure that these tasks can be performed with minimal inconvenience to either Gage Canal employees or park operations staff and visitors.

- Before construction starts, the potential dam inundation area shall be plotted. Any structures and facilities planned in the area of potential flooding shall be sited for maximum protection in the event of dam failure. The dam itself shall be monitored on a regular basis. An activity within the inundation area shall be prohibited when a risk of dam failure has been identified.

- The use of Mockingbird Reservoir shall be restricted to the purposes that serve Gage Canal operations. Recreational uses shall be prohibited. The reservoir shall be monitored by appropriate enforcement personnel to prevent unauthorized access to or use of the reservoir. Public visitation to this area shall be regulated in accordance with the success of this program.

D. Cultural Resources

Existing Conditions

Existing cultural resources within the study area are discussed in the Resources Element of the general plan, beginning on page 36.

Environmental Effects

California Citrus State Historic Park is specifically designed to celebrate the citrus heritage of California. In the Arlington Heights location, the park will benefit from its proximity to the "Mother Tree" from which all California citrus industry ultimately sprang. Creation of the park ensures that the facilities, cultural ambience, and production of citrus crops will continue in this location, even as these resources are lost to development pressures in other parts of the state. There is no significant adverse environmental effect on cultural resources associated with the proposal; rather, the effect will be of a positive nature.

Mitigation Measures

- During the construction process, a department archeologist or appropriate cultural resource person shall be present to monitor all grading operations. If cultural resources are unearthed, grading operations shall be temporarily halted until appropriate measures are determined. If warranted, a program of resource recovery and

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salvage shall be undertaken. Any artifacts obtained in this manner shall become the property of the State of California and shall be made available to an institution designated by the state for research and display purposes.

E. Biological Resources

Existing Conditions

Biological resources within the study area are discussed in the Resource Element, beginning on page 28. A detailed discussion of existing agricultural uses is also found in the Resources Element, beginning on page 32.

Environmental Effects

The general plan calls for preservation of the existing natural area above Mockingbird Reservoir as a "wildlife open space" (natural area). Facilities in this area, which is used as a refuge and forage area by wildlife and also contains a majority of native plant species, will be limited to trails and accessory signs and exhibits. Visitation in this area will be monitored and regulated by Department of Parks and Recreation staff to ensure that existing biotic values are maintained. Apart from the area immediately adjacent to the reservoir (where non-native species may be retained for esthetic values), non-native species will be removed from the natural area, and the area will be allowed to repopulate with native vegetation.

The introduced Mexican fan palms along the roads north of the dam will be retained as representative elements of the cultural heritage and lifestyle characteristic of the early citrus development era. Likewise, the windrows, which function effectively as windbreaks to protect the citrus groves, will be retained as authentic and esthetic components of the citrus operation.

Effective grove management will be a priority in the proposed park. To minimize the impact of visitors, a policy of controlled access has been recommended, in which the majority of public/grove interaction would occur within centralized demonstration areas. Trail systems would be limited, carefully monitored, and rotated to permit resting of the citrus resource. Efficient irrigation and frost-protection techniques are recommended to facilitate proper growth and care of the citrus groves. Additionally, an integrated pest management program has been recommended as a means to control crop damage and disease from insects and weeds without causing secondary chemical pollution.

Development of the already disturbed portions of the proposed park site would have no significant adverse effect on the Stephens kangaroo rat (Friesen, July 1988), a state-listed endangered species. Mockingbird Canyon has been identified by both the State Department of Fish and Game and the County of Riverside as a candidate for status as a nature preserve to protect the Stephens kangaroo rat. Additionally, the County of Riverside has enacted an emergency ordinance (the Stephens Kangaroo Rat Habitat Conservation Plan) to reduce the threat of further endangerment to this state protected species. Although the park lies north of this area, the fact that the northern limits of the Stephens kangaroo rat habitat have not yet been precisely defined indicates that visitation into the Mockingbird Canyon Area Zone would have a potentially adverse impact on the habitat. If it is ultimately determined that Stephens kangaroo rats are present on the site, the park may be subject to fees payable to the County of Riverside, as well as requirements for obtaining a permit from the U.S. Fish and Wildlife Service for the taking of Stephens kangaroo rat habitat.

Mitigation Measures

- A qualified biologist shall be retained to prepare a survey of the site to determine if the rat is present in the park.
- If the Stephens kangaroo rat is found on site, a determination shall be made as to whether the proposed Park is exempt from, or subject to, the Riverside County Habitat Conservation Plan Emergency Ordinance. Based on the finding, relevant fees shall be paid or waived, as appropriate. Additionally, any permits required from the U.S. Fish and Wildlife Service or other agencies shall be obtained before any improvements are begun in the park.
- The Department of Parks and Recreation shall work with the Department of Fish and Game to integrate, to the extent possible, the various objectives for uses within the Mockingbird Canyon Area Zone, including the values of habitat preservation and public enjoyment and education.

F. Land Use and Relevant Planning

Existing Conditions

Existing land uses within the study area are described in the "Existing Land Use and Circulation" portion of the Land Use and Facilities Element and illustrated in the "Existing Land Use" map.

Environmental Effects

Due to an ongoing land acquisition program in place since 1983, the majority of the lands within the proposed park boundary are owned by the State Department of Parks and Recreation. Some of the land is owned by, and will remain in the ownership of, the City of Riverside Public Utilities Department. Most of the city's landholdings will be incorporated into the

park through a land-lease between the state and the city; excluded from this arrangement will be the Gage Canal, the settling ponds, and the Gage Canal Operations Yard. These specific areas will remain outside the land lease to permit the Gage Canal Company to continue to use its facilities on the site. In addition to the state and city lands, there are several parcels proposed to be within the park that remain in private ownership, and negotiations are underway regarding acquisition of these lands.

Most of the land uses established on the site will remain in their present configuration and use. There will be a conversion of the fallow fields on the western boundary to citrus groves, and a conversion of a portion of the fallow open space and small grove in the northwest corner to serve as the entry sign structure. The knoll area will retain its existing topography and palm-tree lined roads, and will be the site of the Orientation and Historic Knoll area zones, including multiple uses anchored by the Orientation Center. The underground water storage will remain in situ, but improvements will enable the surface to serve as an outdoor events area. The canal operations yard will be relocated, to the opposite side of Jackson Street from its present location, paving the way for interpretive uses in its existing location. Mockingbird Canyon will be established as a natural area, continuing in its present uses with the addition of a trail system and appropriate signing. The reservoir, too, will remain in its present use, with the addition of a passage across the dam to permit access between the Orientation Area Zone and the Historic Area Zone facilities to the east. All utility easements will be retained and integrated into the project design to provide for necessary repair and maintenance with minimum visual intrusion.

The proposed park is consistent with, and permitted by, the RA-5 zone, which applies to the entire subject property. Additionally, the park would be com-

patible with provisions of the Arlington Heights Greenbelt Area Plan, currently in preparation by the City of Riverside, and would implement the four key objectives of the plan.

Mitigation Measures

No mitigation measures are proposed.

G. Traffic and Circulation

Existing Conditions

Existing roadways in the vicinity of the study area are described in the Land Use and Facilities Element of the general plan, beginning on page 127.

Environmental Effects

A traffic study prepared to estimate vehicular traffic associated with the park at full development has estimated a maximum of 290 trips (i.e., 580 trip-ends) per day based on the highest level of projected attendance. This estimate has been affirmed as the probable maximum by a subsequent study performed by William Kunzman Associates in 1986, which forecasts 200 trips per day (400 trip-ends). These volumes will represent a minor incremental addition to forecasted traffic volumes for the roadways intended to serve the park site. However, based on information obtained from the city and William Kunzman Associates, northbound traffic volumes on Van Buren may exceed design capacities prior to 1996. While the proposed park would represent only a small percentage (less than 1%) of the volume on this roadway, these data indicate that future improvements may be required to Van Buren Boulevard north of Dufferin to maintain adequate levels of service for motorists in that area. It should be noted that these improvements will be required to accommodate projected traffic even if the CCSHP is not built. Minor improvements are proposed to obtain a more efficient circulation system into and around the park. One improvement will be the paving of Irving Street

to permit construction of a bypass road connecting Jackson Street to Irving Street around the park.

A second improvement is proposed in the vicinity of the park entrance, which will be off of Dufferin. The segment of Dufferin Avenue extending from Van Buren Boulevard to the park entrance, a distance of approximately 600 feet, is proposed to be widened to accommodate turning movements and additional vehicular traffic. This improvement may necessitate relocation or replacement of several palm trees. A traffic signal, already part of the city's plans for the area, would be provided at the intersection of Van Buren and Dufferin to accommodate the expected increase in left turn movements from Van Buren Boulevard onto Dufferin.

The proposed internal circulation system will reflect the policy that automobiles not be used for visitor movement in the park. However, based on a finding that the maximum distance people will readily walk between activities is no more than 500 feet, it is proposed that internal circulation be served by a historic transportation system. The system may be composed of a combination of horse-drawn vehicles and motorized conveyances. The internal transportation system would be separated from the pedestrian pathways for safety purposes.

Mitigation Measures

- A bypass route shall be constructed connecting Jackson Street to Irving Street, and the segment of Jackson Street that extends through the park shall be vacated by the city and title transferred to the State Department of Parks and Recreation. The segment of Irvine Street providing this bypass shall be paved and otherwise improved to the standards of Jackson Street.
- The segment of Dufferin Street extending between Van Buren Boulevard and the proposed park entrance

shall be widened to provide for additional turning movements into and out of the park. If this improvement requires removal of any palm trees, these trees shall be either relocated or, if relocation is not possible, then replaced on a one-to-one ratio.

- Visitor transportation in the park shall be served by a combination of extensive pedestrian paths and trails and an organized transportation system. Automobiles for internal visitor transport shall be prohibited.
- Future traffic levels on all routes serving the park shall be monitored, with particular emphasis on Van Buren Boulevard north of Dufferin, to identify any capacity deficiencies. If necessary, improvements shall be undertaken under the aegis of the City of Riverside to provide for additional lanes, signalization, and/or other improvements necessary to ensure that levels of service around the park are within acceptable standards.

H. Noise

Existing Conditions

Existing noise conditions are discussed in the Land Use and Facilities Element, on page 128.

Environmental Effects

Development of the California Citrus State Historic Park as proposed will not result in the violation of any noise standards on the site or in surrounding areas. However, traffic noise along Van Buren will present a design consideration to be reflected in the location of perimeter landscaping and on-site building orientation.

Mitigation Measures

- The proposed park design shall reflect consideration of traffic along Van Buren Boulevard to minimize intrusive noise as much as possible.

I. Air Quality

Existing Conditions

Existing air quality at the study area is discussed in the Land Use and Facilities Element, on page 130.

Environmental Effects

Approval of the proposed park will have two primary effects on air quality. First, the park site is in an area already exposed to the highest levels of oxidant found in the SoCAB. Future park visitors will be exposed to the adverse health effects associated with this pollutant. Second, park development will contribute to an increase in vehicular traffic and stationary source emissions, thereby contributing to the total production of oxidant through photochemical reactions. However, the low density of the proposed uses and anticipated minor vehicular traffic associated with park visitation are such that these effects are not considered to be significantly adverse. In addition to park impacts on climate, future visitors will likewise be affected by climatic conditions. In particular, the smog alerts and heat associated with summer months may pose a constraint on visitor and staff activities in the undeveloped areas of the park.

Mitigation Measures

- Park operations and management personnel shall consider in-park enforcement of restrictions on physical activity and outdoor exposure when smog alert advisories are issued by the Air Quality Management District (AQMD), or when ambient temperature exceed 100 de-

grees, as is practiced by some school districts.

- Shaded picnic areas and rest stops shall be provided at strategic locations throughout the park to provide relief from heat during periods of hot weather.

J. Public Utilities and Services

Law Enforcement: Existing Conditions

Existing law enforcement services are discussed in the Land Use and Facilities Element, on page 121.

Environmental Effects

Development of the park as proposed would result in an increased demand for law enforcement services both on site and nearby. In both cases, the increase would result from increased population. Visitation is expected to approach a maximum of 318,000 people per year, with a probable maximum daily attendance of 920. Infractions most likely to accompany this increased user population include auto burglaries, petty theft, resource management violations, and traffic violations.

Mitigation Measures

- Park operations shall provide for the education and deployment of patrol personnel in the park to monitor and enforce public and park regulations.
- A program of public education and information shall be established and pursued as an integral part of the California Citrus State Historic Park. The program shall specify permitted and prohibited activities, and provide other information as appropriate to enhance the public welfare.
- To safeguard residential areas bordering the park, park staff shall carefully monitor park boundaries

for trash dumping, feral animals, and other proscribed activities and intrusions related to park operation.

K. Fire Protection

Existing Conditions

Existing fire protection services are discussed in the Land Use and Facilities Element, on page 121.

Environmental Effects

Development of the park as proposed will place additional demands on fire protection services due to increased visitation in and around the site. However, the fire department has indicated that existing and proposed stations will be adequate to provide the necessary service to the proposed park site (Mr. Phil Clinton, Chief, City of Riverside Fire Department, telephone conversation, 21 July 1988).

Mitigation Measures

No mitigation measures are proposed.

L. Sewer

Existing Conditions

Existing sewer lines in the vicinity of the study area are described in the "Engineering Feasibility" section of the Land Use and Facilities Element, on page 133. Existing sewer lines are also illustrated in Map 6, "Utilities" on page 135.

Environmental Effects

Sewer service is the only utility currently inadequate to meet the requirements of the proposed park. To provide adequate service, it will be necessary for one of the two nearby sewer lines to be extended into the park. Possibly both lines will be needed due to topographic constraints.

Mitigation Measures

- Before construction begins in the park, soils tests will be conducted to assess soil suitability for extension of the sewer line(s) onto the park site. Appropriate alignments will be identified, and recommendations developed as to whether one or both of the sewer lines will need to be extended into the park to provide for adequate sewer service.

- One or both of the existing sewer mains will be extended onto the park site, depending on the outcome of the pre-construction studies described above.

M. Water

Existing Conditions

Existing water service in the vicinity of the study area is discussed in the "Engineering Feasibility" section of the Land Use and Facilities Element, page 133, and shown in Map 6, on page 135.

Environmental Effects

No additional improvements will be required to serve the domestic water needs for the proposed park. However, the park plans call for utilization of the land surface over the underground domestic water storage facility in the park. This concrete structure has a limited weight load of 100 pounds per square foot on top of the two-foot earthen cover (equivalent to a 10,000-pound vehicle load capacity if the earth were removed). In addition to the weight bearing capacity of the reservoir, design of any facilities over or adjacent to this reservoir will pose a potential for contamination of the water supply. Construction by the city of a second covered reservoir on the site would pose the same constraints on park development, i.e., to ensure that any at-grade facilities are within the design loading factor and developed with adequate at-

tention to the maintenance of water quality.

Mitigation Measures

- Any facilities constructed atop the existing underground water reservoir shall be designed within the allowable weight load of the concrete reservoir roof. The same shall apply to the new reservoir, if constructed by the city within the park boundary.
- The design and layout of all facilities on and adjacent to the existing underground water reservoir shall reflect adequate measures to protect the quality of the stored domestic water supply. The same shall apply to the new reservoir, if constructed by the city.

N. Natural Gas

Existing Conditions

Existing natural gas service is described in the "Engineering Feasibility" section of the Land Use and Facilities element, page 133. Existing gas lines are illustrated in Map 6, on page 135.

Environmental Effects

Existing lines are adequate to serve the proposed park with natural gas. No additional improvements are required. Access will be provided to the gas company as needed to repair and maintain the 30-inch line that traverses Mockingbird Canyon.

Mitigation Measures

- The Southern California Gas Company shall maintain its easement and have continued access to the 30-inch gas line within Mockingbird Canyon as necessary to provide for maintenance and repair activities.

O. Electricity

Existing Conditions

Existing electrical service is described in the "Engineering Feasibility" section of the Land Use and Facilities Element, page 133, and shown in Map 6, page 135.

Environmental Effects

The existing electrical facilities will be adequate to serve the requirements of the proposed park. No additional improvements are envisioned.

Mitigation Measures

No mitigation measures are proposed.

P. Telephone

Existing Conditions

Existing telephone service is discussed in the "Engineering Feasibility" section of the Land Use and Facilities Element, page 133, and illustrated in Map 6, page 135.

Environmental Effects

Existing telephone service is adequate to serve the proposed park. No additional improvements are envisioned.

Mitigation Measures

No mitigation measures are proposed.

Q. Esthetics

Existing Conditions

Existing esthetic resources within the study area are described in the Resources Element, page 55. Various photographs interspersed in the general plan show the existing visual character of the site.

Environmental Effects

The character and intent of the proposed CCSHP will serve to protect and enhance the esthetic values that characterize the site at present. Scenic views will be displayed to advantage through the siting of park facilities. Existing healthy citrus groves will be maintained through state-of-the-art management practices, and new groves will be planted to replace unhealthy groves and augment the total citrus inventory. Mockingbird Canyon will be utilized as a natural area, unchanged except for trails and supportive signing. The refreshing beauty of Mockingbird Reservoir will be visually accessible along a major internal circulation corridor. Along with the various shaded picnic and rest stops, this will provide a welcome antidote to the sole esthetic handicap associated with the park, the visible smog that occurs during summer months.

One non-citrus viewshed identified as a potential area of concern is in the hillsides and ridgelines west of Van Buren Boulevard. As noted above, portions of this area lie outside of the area controlled by Proposition R. Future development of these hills, site of its sense of isolation from the urban environment, is considered to be a significant adverse effect.

Mitigation Measures

- Consideration shall be given to the following recommended priorities for the use of funds already set aside for acquisition purposes related to California Citrus State Historic Park:
 - o Acquisition and preservation of the citrus orchards around the intersection of Van Buren and Dufferin;
 - o Acquisition and conservation of the hills to the south to prevent further encroachment of urban development;

- o Acquisition and preservation of additional citrus groves to the north and east of the park, within the viewshed of the park.

IV. ALTERNATIVES

A. No Project Alternative

Under the No Project Alternative, the land area described throughout this Environmental Impact Element would remain in its present uses and condition. The proposed California Citrus State Historic Park would either be relocated to another candidate site or implementation plans could be abandoned or put on hold; in any event, no park would be built on the current site.

Since the concept for this park generally utilizes the existing resources of the site, the No Project Alternative would not differ greatly, in terms of the land uses, from the uses associated with present conditions. However, as at present, there would be no infrastructure to interpret these uses, and visitation to the site would remain limited to those few individuals who are responsible for day-to-day operations.

The absence of public visitation to the site is the most notable advantage of the No Project Alternative. Under this scenario, forecasted traffic levels (up to 290 trips per day) would be precluded, along with the attendant noise and air quality impacts. Public visitation to Mockingbird Canyon would also be restricted, and the options for designating this area as a nature preserve (for Stephens kangaroo rat habitat) would perhaps be enhanced. Other planning constraints identified in this element, such as the potential for (1) unauthorized use of Mockingbird Reservoir and (2) degradation of the domestic water supply in the underground water reservoir, would also be avoided. Since the site is already protected by Proposition R, which limits development

densities and land uses, it is not anticipated that the No Project alternative would significantly increase the probability of development in the study area.

Disadvantages of the No Project Alternative are that it would preclude the use of this site for celebrating the citrus heritage of California. Values of the site that are so well suited for this purpose -- the presence of healthy groves, an appropriate history and living evidence of citriculture, long-range vistas and a varied esthetic background, values to stimulate sight, sound, touch, smell and taste, refreshing water elements, ease of accessibility to a broad market area, and (largely) protected rural environs -- would not be utilized for these desirable purposes. The State Department of Parks and Recreation has rejected the No Project Alternative on the basis that this site offers significant resources for implementing the theme and objectives of the proposed Citrus State Historic Park which, in sum, are of superior value to the remaining options, including the No Project Alternative.

B. Alternative Park Concepts

During the early planning phases, a total of three plans were developed for consideration on the proposed site. These alternatives are discussed in the appendices to this general plan. The plan ultimately identified as the preferred plan is distinguished by its distribution of facilities throughout the northwestern quadrant of the park, as well as the utilization of a blend of contemporary and historic settings to convey the central citrus theme. While the primary theme and objectives of the park were identical to each land use concept, the three alternative plans used different approaches to achieve these goals.

C. Overview

From the standpoint of environmental effects, the three plan alternatives have fundamental similarities to the proposed plan. Traffic generation would be equivalent for each, and thus the attendant noise and air quality impacts as well. Potential unauthorized use of Mockingbird Reservoir, and potential contamination of the underground reservoir would also characterize the alternative plans.

The primary difference between these options lies in their use of the land resource. In this respect, Alternative 3 is environmentally superior to both the proposed plan and the remaining alternatives. Its compact siting of facilities would not only minimize the disruption of land for grading and pad development, but more importantly it would tend to confine the movement of park visitors to a smaller area within the park: it is an accepted fact that people will not walk more than 300-500 feet between activities. The more limited area of visitation would be advantageous to the operations of Gage Canal, and the sensitive habitat within Mockingbird Canyon and the citrus groves. However, given the controls proposed within the park plan to protect these resources, the environmental advantages to Alternative 3 are not considered to be significant.

D. Alternative Park Locations

The final alternative to be evaluated here is the option of putting the proposed Citrus State Historic Park in a different location. The State Department of Parks and Recreation did undertake an evaluation of various candidate sites throughout southern California prior to identifying Arlington Heights as the preferred location. A brief review of the project planning history is useful in understanding this alternative site selection process.

The site ultimately selected for the CCSHP, Mockingbird Canyon, has been

thought of as a park by the City of Riverside for nearly 20 years. Initial commitment to this was made in 1969, when the Riverside City Council, through its general plan, designated land within the current park boundary for park uses. Despite the failure of a 1974 bond issue to fund this and other parks, the city believed that support for this site was strong and in 1976 approved a joint powers agreement between the city and county to study the proposed Mockingbird Canyon park. The study was approved in 1977, and subsequently an application was submitted to the state for 1976 State Park Bond funds for acquisition of land in the Mockingbird Canyon area. The application inaugurated a dialogue between the city and the state regarding the proposed use.

In 1981, then Parks Department Director Pete Dangermond established a task force to determine the historic importance of the citrus industry in southern California. The task force was charged with responsibility for recommending an appropriate site for a state historic park dedicated to interpretation of California's citrus heritage. The task force identified eight qualified locations, in San Bernardino, Riverside, and Orange counties, for further consideration.

The original candidate sites included the following:

- East Highlands (Elder Gulch) in San Bernardino County
- Museum site in San Bernardino County
- Sunrise Ranch in San Bernardino County
- Mockingbird Canyon in Riverside County
- Santa Ana River (Horseshoe Bend) in Orange County

- Santa Ana River (near the Orange and San Bernardino County line) in Orange County
- East Irvine site in Orange County
- San Juan Capistrano site in Orange County

Four public meetings were conducted in Riverside during 1981 and 1982 to discuss the proposed park and receive comments from the public. During the first two meetings, the State Department of Parks and Recreation presented its findings on the eight potential sites. Fifteen criteria were used by the state in its analysis of competing sites, as identified in Appendix N (1982 California Citrus State Historic Park Site Selection Feasibility Study, State Department of Parks and Recreation).

Based on these data, as well as historical research and input received at public hearings, the department recommended the Mockingbird Canyon site on January 4, 1982, for further study of its potential as the state's citrus heritage park. Of the sites evaluated, Mockingbird Canyon was the highest rated. Over the next few months, meetings were held with local property owners and other public groups to again receive comments and concerns. The Department staff also presented information on the historical significance of the citrus industry in southern California, the process and evaluation involved in selecting the Riverside site, and a proposed acquisition and land use study. The task force voted in favor of the Mockingbird Canyon site and reported its findings to the full State Park and Recreation Commission on June 10, 1982.

V. LIST OF REFERENCES, AND ORGANIZATIONS AND PERSONS CONTACTED IN THE PREPARATION OF THE ENVIRONMENTAL IMPACT ELEMENT

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State of California Department of Parks and Recreation

Mr. Robin Ettinger

Stephens Kangaroo Rat Habitat Preservation Technical Advisory Committee

Mr. Richard Friesen

City of Riverside Engineering Department
Ms. Diane Huggert

City of Riverside Fire Department

Mr. Phil Clinton, Chief

William Kunzman Associates (Traffic Engineers)

Mr. Carl Ballard

Randolph Hlubik Associates

Cathy Perring

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