MASTER PLAN

DILLARD RANCH

WILTON, CALIFORNIA

FINAL DOCUMENT
July 2023
Prepared for
Sacramento County Regional Parks

P&T PAGE&TURNBULL

bfs LANDSCAPE ARCHITECTS

SACRAMENTO COUNTY

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Introduction & Overview

PROJECT BACKGROUND

This master plan has been prepared for County of Sacramento Regional Parks Department (County Parks) to aid planning efforts at Dillard Ranch, a historic farm and dairy site located at 9857 Dillard Road in Wilton, California, an unincorporated area of Sacramento County. The property is situated at the southwestern corner of Dillard Road and Wilton Road and is comprised of four contiguous parcels, covering a total of roughly 97 acres. Assessor Parcel Numbers (APN) include: 136-0030-001, 136-0030-012, 136-0030-014, and 136-0030-015. The property is zoned A-10 (Agricultural Holding Zone) and has a General Plan designation as Agricultural-Residential. The Community Plan Land Use designation is AR-5.

County Parks acquired the property in 2018. The property is currently in use as a working ranch and contains 11 built resources including a single-family residence (ranch house), two hay barns, a dairy barn, and several ancillary buildings. Prior to the Elk Grove Community Services District's acquisition of the property in 2006, it operated for ranching and dairy purposes and was associated with the Dillard family for the majority of its history. Since 2006, the property has been used for grazing cattle and growing hay.

GOALS & OBJECTIVES

This master plan establishes the overarching vision for Dillard Ranch and serves as the foundation for future projects and planning efforts at the property. Specifically, the plan provides recommendations to achieve County Parks' goal of transforming Dillard Ranch into a public asset that protects, preserves, and interprets the cultural and natural heritage of the Wilton community and the surrounding region of Sacramento County. Furthermore, the plan reflects feedback received from the public with the intention of delivering a new public benefit that addresses the needs and desires of the surrounding community.

METHODOLOGY & PUBLIC OUTREACH

In 2020 County Parks selected the Page & Turnbull team to assess the cultural resources on site and to prepare a conceptual design for an interpretive ranch space.

County Parks and the design team facilitated two community outreach meetings in July 2021 and February 2022 to establish community priorities for the reuse of Dillard Ranch. Following the outreach effort, a preferred concept plan was developed that combined the priorities set by the community with the resources of County Parks.

PROJECT TEAM

COUNTY OF SACRAMENTO
REGIONAL PARKS DEPARTMENT
Liz Bellas, Director
Amber Veselka, Recreation Supervisor

PAGE & TURNBULL - ARCHITECTURE
Lada Kocherovsky, Principal in Charge
Greg Yanito, Project Manager
Clare Flynn, Cultural Resources Planner

BFS LANDSCAPE ARCHITECTS
Beth Matz, Associate Principal
Meenakshi Kamat, Landscape Architect

Figure 1: The DIllard Ranch Property

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Background Information

HISTORY OF DILLARD RANCH

The Dillard Ranch property was established as a grain farm in 1899 by Columbus Wade Dillard Jr. and his wife Emma Strong Dillard. During the first quarter of the twentieth century, the Dillard family's ranch grew and harvested grain and the Dillards made significant contributions to the community of Wilton through land donation in support of civic efforts. The ranch's early agricultural activities transitioned to dairying around 1930, when the Dillard's son, Walter Columbus Dillard took over management of the property following his father's death in 1926. Walter was a well-known dairyman in Wilton and expanded dairy operations over 30 years. Many of the ranch's existing buildings and features were in place by the time of his death in 1967.

The earliest buildings at Dillard Ranch - including the ranch house, granary, hay barns, and garage - form a distinct collection of building typologies that are representative of ranches in Sacramento County during the early twentieth century. The property is also the last and most direct representation of the lives and significant local contributions of Columbus and Mary Dillard, and is a rare local example of a ranch property of its vintage with a relatively highly intact collection of residential and agricultural buildings.

HISTORIC STATUS

In 2020, Page & Turnbull completed a historic evaluation of Dillard Ranch to determine its eligibility for listing on the California Register of Historical Resources (California Register). Dillard Ranch was found to be individually eligible for listing in the California Register under Criterion 1 for its significant association with patterns of agricultural history in Wilton, Sacramento County; under Criterion 2 for its association with the significant contributions to the community made by original owners Columbus and Mary Dillard; and, under Criterion 3 as a property that embodies the distinct characteristics of a ranch in Wilton, Sacramento County, California. The ranch house, garage, granary, and hay barns retain sufficient integrity of their historic design, use, and association with the ranch's early operations to support the property's eligibility. Additional buildings within the property appear to have been built after the ranch's early period of grain cultivation ended and are do not contribute to property's significance.

The period of significance for the property is 1899 to 1926, beginning with the ranch's establishment and ending in the year of Columbus Wade Dillard, Jr's death, which effectively marked the transition of the property's use from grain farming to dairy ranching.

Figure 2: Undated photo taken around the turn of the twentieth century, with the ranch house at center and additional buildings within Dillard Ranch in the background. Source: Wilton History Group.

DILLARD RANCH HISTORIC BUILDING CLUSTER

Dillard Ranch is an approximately 97-acre agricultural property located at the southeast corner of Dillard and Davis roads in Wilton, California. The ranch consists primarily of open land that is currently leased by the County for grazing. Built resources on the property are concentrated at the northwestern corner of the ranch, embracing the intersection of Dillard and Davis roads. In total, the building cluster includes 11 buildings, a retention pond, and two cattle corrals. The ranch house is located at the front of the property and faces Dillard Road, a main arterty through Wilton. The area immediately surrounding the ranch house contains residential support buildings, such as a garage and a water tankhouse. Early agricultural buildings constructed before 1937, including two large hay barns and a granary, as well as two cattle corrals are located to the south of the residential core at the eastern edge of the property. The agricultural buildings can be accessed through a gate on Davis Road. Two long dairy barns constructed around 1964 and a retention pond are located to the east of the residential and early agricultural buildings and form a roughly north-south boundary between the historic building cluster and agricultural fields that characterize the majority of the Dillard Ranch property.

Figure 3: Buildings and structures located within the historic building cluster of Dillard Ranch. Source: Bing Maps, edited by Page & Turnbull.

NATURAL RESOURCES

In 2020, Senior Natural Resource Specialist Mary Maret prepared a Natural Resource Assessment for Dillard Ranch at the request of Sacramento County. The report found that the majority of the Dillard Ranch property is leveled, flood irrigated pasture that is grazed year-round by beef cattle and harvested twice a year for hay. The pastures are drained by a series of irrigation canals and ditches, and water is recirculated to the fields by pumps.

A 19-acre triangular piece of land at the property's southeastern corner is used as a Conservation Easement for Swainson Hawk foraging habitat. North Fork Badger Creek, a tributary of Badger Creek and the Cosumnes River, winds through the conservation easement area, creating seasonal ponds and wetlands.

Soils largely consist of San Joaquin silt loams over a cemented hardpan/duripan that can be difficult to cultivate and is often used for grazing or wildlife habitat.

Wildlife observed at the Dillard Ranch property or adjacent properties in 2020 included numerous birds, such as redwing blackbirds, red-tailed hawks, Cooper's hawns, California quails, and Northern mockingbirds. Many of the birds nest in the large mature native oaks and walnut trees across the property as well as the hedgerows and other vegetation along the irrigation canals, ditches, and pond. Coyotes, red foxes, cottonrail rabbits, garter snakes, and tree frogs have also been observed at Dillard Ranch or nearby properties.

The report recommended that existing agricultural practices at Dillard Ranch are beneficial to local wildlife and should be maintained. Conversion to non-agricultural use, could have a detrimental impact on existing wildlife and their habitats.

Opportunities to enhance natural resources at Dillard Ranch include planting additional native trees throughout the ranch and adding more shrubs along the irrigation canals to provide create additional bird nesting habitats. More nesting boxes for a variety of bird species could also be installed in strategic locations throughout the property.

Figure 4: Cattle grazing at Dillard Ranch.

Figure 5: Tules along an irrigation canal where red-wing blackbirds nest. Source: Mary Maret, "Dillard Ranch Natural Resource Assessment," 2020.

HISTORIC & CULTURAL RESOURCES

Dillard Ranch is an eligible historic resource. Buildings, structures, and features that date to within the period of significance, contribute to the historic significance of the property, and retain integrity are consisdered "contributing" resources, while those that do not fit these criteria are considered "non-contributing" resources. The following diagram and table indicate the contributing and non-contributing buildlings, structures, and features located within the Dillard Ranch's historic building cluster.

#	Building Name	Year Built	Historic Status
1	Ranch House	ca. 1899	Contributing
2	Hay Barn 1	Pre-1937 (potentially ca. 1900)	Contributing
3	Hay Barn 2	Pre-1937 (potentially ca. 1900)	Contributing
4	Garage	by 1937	Contributing
5	Granary	ca. 1899-1937	Contributing
6	Wood fences along Dillard Road and driveway	Pre-1937	Contributing
7	Tankhouse	ca. 1899-1952	Non-Contributing
8	Small Storage Shed	1937-1952	Non-Contributing
9	Storage Shed	ca. 1937-1952	Non-Contributing
10	Workshop	ca. 1937-1952	Non-Contributing
11	Dairy Barn	1964	Non-Contributing
12	Loafing Barn	ca. 1964	Non-Contributing
13	Retention Pond	ca. 1952-1971	Non-Contributing
14	Corrals	ca. 1937-1952	Non-Contributing

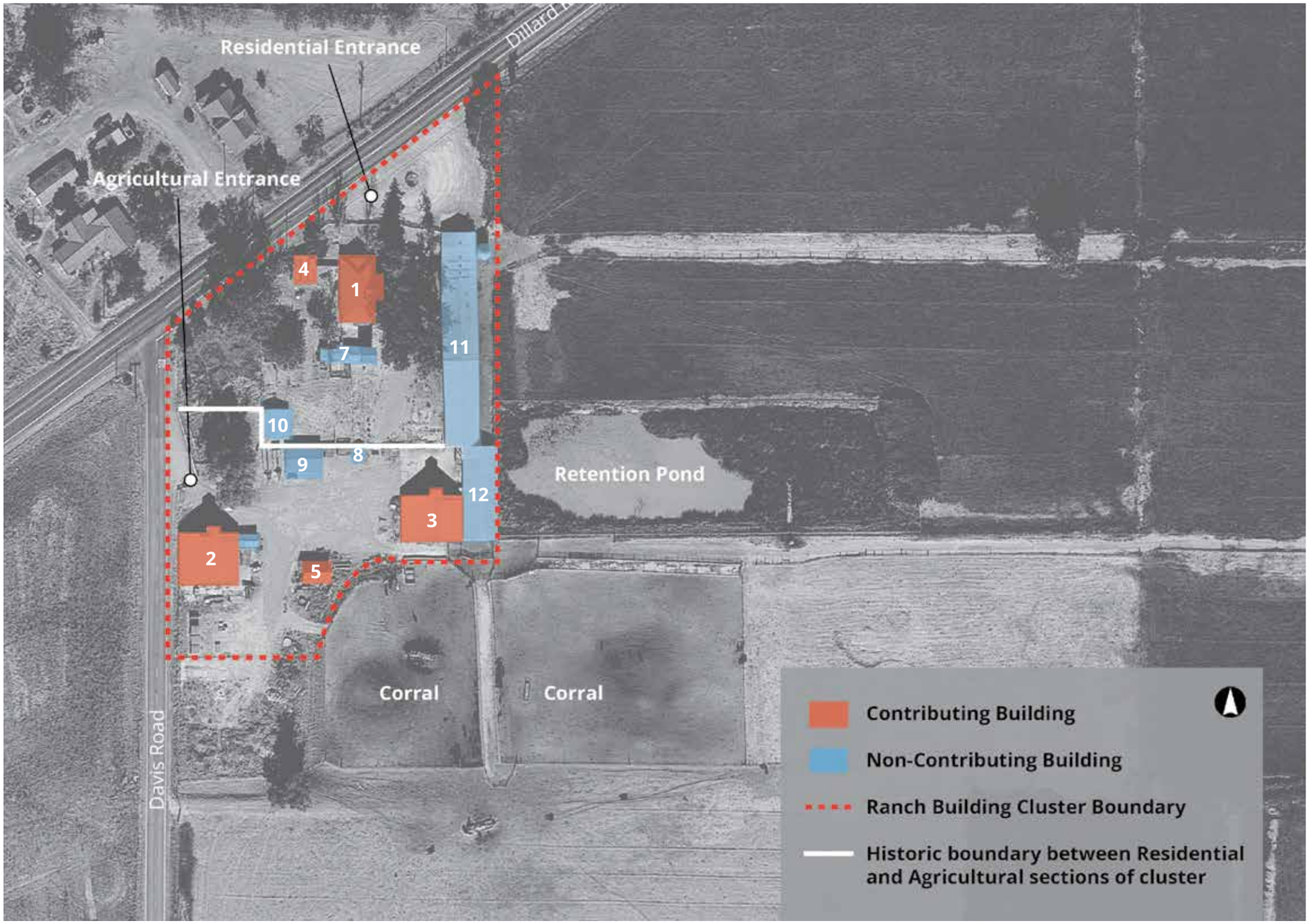

Figure 6: Map of Dillard Ranch showing contributing and non-contributing resources to the property.

CHARACTER DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of the contributing buildings at Dillard Ranch include, but are not limited to:

1. RANCH HOUSE

- One-and-a-half story, rectangular footprint
- Pyramidal roof with side gable at east façade
- Moderate roof overhang and exposed rafter tails
- Full-width front porch
- Outer columns at front porch
- Side porch
- Fenestration (window locations)
- Remaining wood-sash windows (front gable and east side porch)
- Flat wood window surrounds
- Modest wood trim along roof edges

Note: the rear shed addition is not considered character-defining.

Figure 7: Site aerial showing the location of the ranch house highlighted orange. Source: Google Maps, 2023.

CHARACTER DEFINING FEATURES

2. HAY BARN 1

- Gabled roof that extends from central two-story section over one-story story shed wings
- Projecting hay hoods
- Wood framing and plank wood siding
- Wood truss roof framing

Note: Concrete block addition at Hay Barn 1 is not considered character-defining.

3. HAY BARN 2

- Gabled roof that extends from central two-story section over one-story story shed wings
- Projecting hay hoods
- Wood framing and plank wood siding
- Wood truss roof framing

Figure 8: Site aerial showing the locations of Hay Barn 1 (highlighted orange) and Hay Barn 2 (highlighted blue). Source: Google Maps, 2023.

CHARACTER DEFINING FEATURES

4. GARAGE

- Adjacency to the ranch house
- Wood siding
- Wood vehicle bay door
- Gabled roof with moderate overhang and exposed rafter tails

5. GRANARY

- Rectangular footprint
- Gabled roof
- Wood board-and-batten siding
- Single-entry door cut into façade
- No window openings to minimize light penetration into the interior

Figure 9: Site aerial showing the locations of the garage (highlighted orange) and granary (highlighted blue). Source: Google Maps, 2023.

SECRETARY OF THE INTERIOR'S *STANDARDS*

The Secretary of the Interior's ***Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*** provides standards and guidance for reviewing proposed work on historic properties.[1] The Standards for the Treatment of Historic Properties are used by federal agencies in evaluating work on historic properties. They have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards for the Treatment of Historic Properties are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Projects that comply with the Standards for the Treatment of Historic Properties benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.[2] Projects that ***do not*** comply with the Standards for the Treatment of Historic Properties may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource.

The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction.

Preservation: The Standards for Preservation "require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time."

Rehabilitation: The Standards for Rehabilitation "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character."

Restoration: The Standards for Restoration "allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods."

Reconstruction: The Standards for Reconstruction "establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes."

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope is seeking to alter a historic building for a new use. Therefore, the Standards for Rehabilitation will be applied.

Figure 10: Hay Barn 2 and other agricultural buildings at the rear of the historic building cluster, view east.

1 Anne E. Grimmer, ***The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*** (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017), accessed January 11, 2023, https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf.

2 CEQA Guidelines subsection 15064.5(b)(3).

SECRETARY OF THE INTERIOR'S *STANDARDS FOR REHABILITATION*

1. *The property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*
4. *Changes to a property that have acquired significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Figure 11: View of the entrance to Dillard Ranch, looking south from Dillard Road.

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Preferred Conceptual Plan

PROGRAMMATIC USES & LAND USE

Potential new uses for Dillard Ranch were developed in collaboration with the public. Two community workshops, led by County Parks and Page & Turnbull, were conducted between July 2021 and February 2022. The project team presented a variety of options to workshop attendees, ranging from less developed, passive uses centered around preserved historic resources and quiet interactions with nature to active community uses centered around recreational programming for the whole family (**Figure 12**).

Discussions with community members resulted in the identification and prioritization of desired new uses for Dillard Ranch. The following list reflects the programmatic uses most requested by community members to reimagine Dillard Ranch as a public asset:

- Historic Ranch Interpretation
  - Ranch House Rehabilitation and Reuse
  - Interpretive Signage
- Youth/Agricultural Programming
  - Community meeting space
  - Animal Care Facilities
  - Practice Facilities
  - Wilton History Group
  - Administrative Space
  - Storage Space
- Fire Station Expansion

Community members identified concern for a groundwater sustainability evaluation. While not included in this master plan document, the consultant team recommends a future study and evaluation to determine existing condition and potential.

Following the community workshops, the project team identified the areas within the Dillard Ranch property that are best suited to accommodate the high-priority uses shared by the commnunity and mapped them in a diagram of recommended land uses (**Figure 13**).

Historic interpretation and the needs of the Wilton History Group are most suited to be located in the rehabilitated historic ranch house and surrounding historic building cluster at the intersection of Dillard Road and Davis Road, which will provide a visual presence to passers-by.

Programming for such uses as 4H, FFA, Scouts, and other youth/agricultural activities will be concentrated at the south end of the historic building cluster, where it could utilize the existing agricultural structures (barns, corrals, etc.) and large parking area.

Due to the need for a large amount of space, easy access to primary road arteries, and a visual buffer between new development and the historic Dillard Ranch building cluster, the fire station expansion is located at an approxiately seven acre site at the north corner of the Dillard Ranch property where Dillard Road intersects the former Central CA Railroad Traction Railroad tracks.

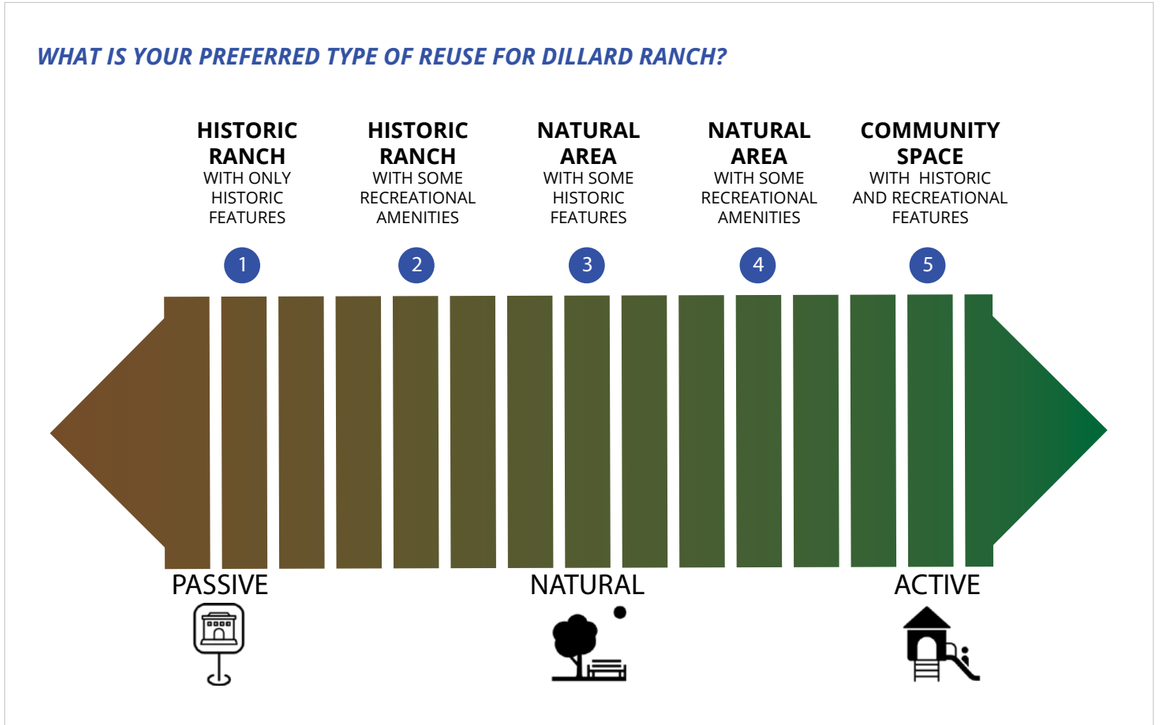

Figure 12: Community members considered a range of options for the reuse of DIllard Ranch.

RECOMMENDED LAND USES

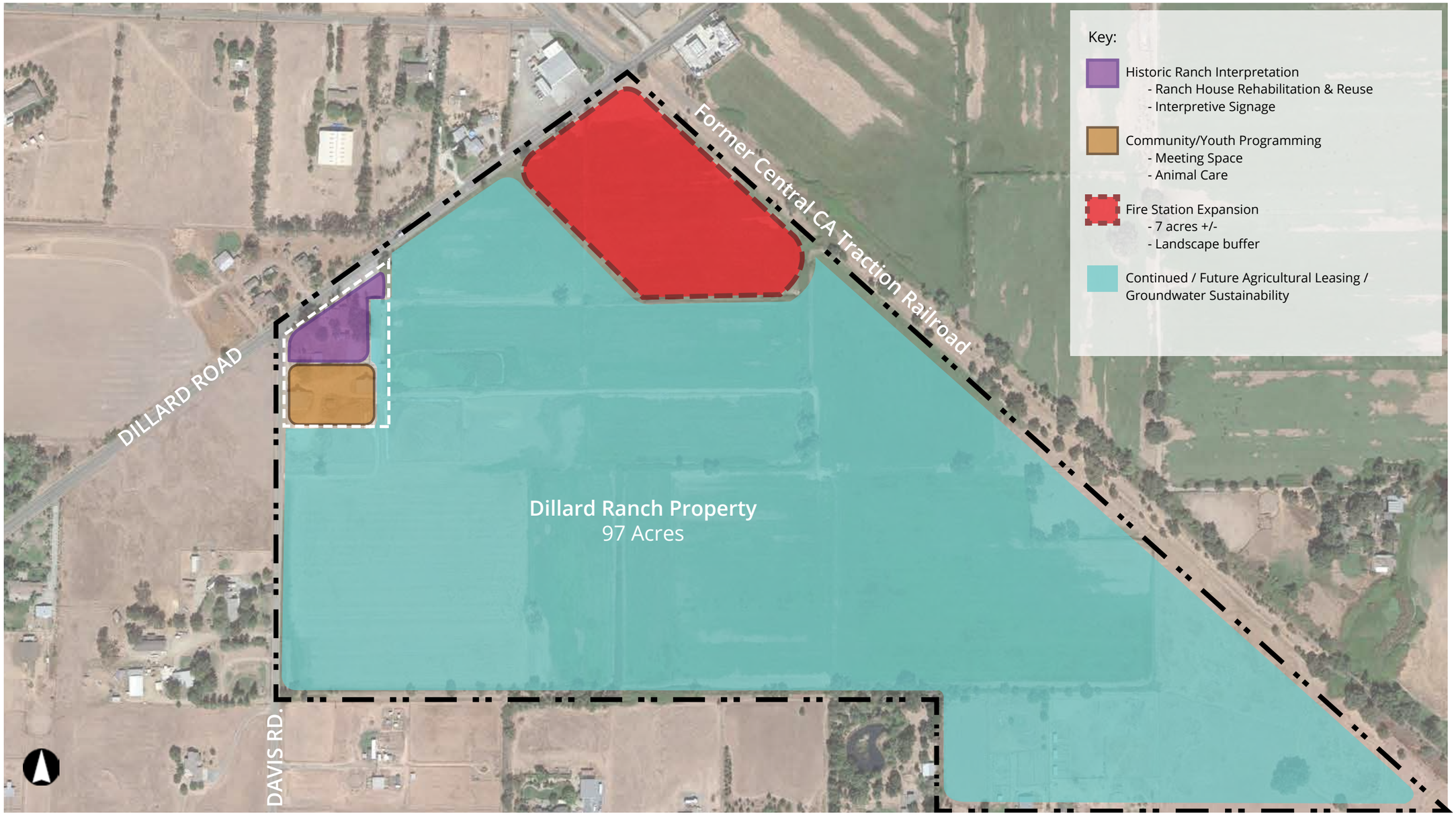

Figure 13: Conceptual land use recommendations.

BUILDING USE PROGRAMMING ANALYSIS

The majority of priority uses requested by the community are accommodated in the historic building cluster. In order to determine potential programming options for existing buildings in the area for the Wilton History Group, youth programming, and historic interpretation, the project team analyzed the feasibility of rehabilitating each building for these uses based on their square footage, adaptability, and location within the larger site. This exercise became the basis for a "Preferred Conceptual Plan," which reflects the feedback received from the public during the community workshops (**Figure 14** and **Figure 15**).

Dillard Ranch **Adaptive Reuse Programming**

	Activity/Space		Ranch House	Garage	Hay Barn #1	Hay Barn #2	Dairy Barn	Storage Shed	Workshop	Granary	Small Storage Shed	Loafing Barn	Tank House	Modular Bldg	Site
							Outbuilding/ Shed	Outbuilding #1	Outbuilding #2	Outbuilding #3	Shed #1	Shed #2	Well & Pump	*(new)*	exterior
		size:	1,620 sf	400 sf	2,508 sf	2,280 sf	2,400 sf	650 sf	825 sf	400 sf	100 sf	2,600 sf	720 sf	flexible	
	Requested Program Requirements:														
1	WHG storage	flexible	◆	◆										◆	
2	WHG museum	flexible	◆												
3	Site interpretation	flexible													◆
4	Practice arena	flexible				◆									◆
5	Animal holding area	flexible				◆	◆								
6	Community meeting space (assume 100 ppl)	1,500 sf			◆	◆								◆	
7	Animal learning	flexible				◆	◆								
8	Animal shows/training/education	flexible				◆	◆								◆
9	Nature interpretation center	flexible													◆
10	Kids recreation area/room	flexible								◆				◆	
11	Kids kitchen/cooking classes	flexible								◆				◆	
12	Public ADA restrooms **	250 sf	◆		◆	◆			◆	◆				◆	
13	Fire station expansion	7 acres													◆

* 1,500 sf meeting space, accomm tables & chairs, 100 ppl
** 2 wc + 2 lav ea., M/F

Contributors
Non-contributors
Potential new construction

Figure 14: Uses for Dillard Ranch suggested by the public were sorted into existing buildings where they could most feasibly be accommodated.

PREFERRED CONCEPTUAL PLAN

Figure 15: The Preferred Conceptual Plan was developed following two community workshops.

Master Plan

DESIGN NARRATIVE

The Dillard Ranch Master Plan responds to and reflects the community's vision for the property, as shared during public workshops in 2020 and 2021. Based on the community's feedback, the master plan envisions Dillard Ranch retaining its character as a tranquil historic ranch property with active agricultural use. Physical changes and new development are limited to necessary work to open the formerly private property up to the public and convert it into a community amenity that provides needed facilities for important local organizations, institutions, and programs that are otherwise lacking or missing from the surrounding area, while retaining the property's historic character and ability to tell Dillard Ranch's story.

RECOMMENDED SITE PLAN OPTIONS

The scope of recommended rehabilitation work primarily centers around the historic building cluster at the intersection of Dillard Road and Davis Road, where the highest concentration of new uses are envisioned to be located. Recommended programming, as well as building and landscape treatments are further divided broadly between two sub-areas: the ranch's historic residential core area facing Dillard Road - composed of the ranch house, garage, and tankhouse - and the ranch's historic agricultural core area to the south, dominated by the two hay barns, granary, and animal corrals and pens.

The following pages present the recommended scenario/ programmatic option that has been developed for the Dillard Ranch master plan.

Historic Residential Core Area:

1. Rehabilitated Ranch House, containing administrative and collections storage facilities for the Wilton History Group (approximately 1,620 square feet)
2. Outdoor Picnic Seating (dispersed throughout site)
3. Interpretive signage, providing information about the history of Dillard Ranch and regional plants and wildlife (in front of buildings and along primary pathways)
4. Public Parking Area

Historic Agricultural Core Area:

1. Rehabilitated Hay Barn 1, containing a community meeting space (approximately 3,700 sf)
2. Restroom Building (400 sf)
3. Practice Arena (size to be determined)
4. Rehabilitated animal pens and corrals for additional programming
5. Interpretive signage, providing information about the historic uses of the agricultural buildings, outdoor facilities, and infrastructure
6. Public Parking Areas (2), one for commercial vehicles and one for trailers and oversized vehicles

Figure 16: Map showing character sub-areas of Dillard Ranch.

LEGEND

1. RANCH HOUSE: CONTRIBUTING RESOURCE
2. DAIRY BARN: NON-CONTRIBUTING RESOURCE
3. TANKHOUSE: NON-CONTRIBUTING RESOURCE
4. WORKSHOP: NON-CONTRIBUTING RESOURCE
5. HAY BARN (1): CONTRIBUTING RESOURCE
6. HAY BARN (2): CONTRIBUTING RESOURCE
7. LOAFING BARN: NON-CONTRIBUTING RESOURCE
8. GARAGE: CONTRIBUTING RESOURCE
9. RESTROOM BUILDING (400SF): NEW CONSTRUCTION USING SALVAGED MATERIAL FROM THE DEMOLISHED STRUCTURES.
10. ENTRY PARKING AREA: COMPACTED GRAVEL WITH ADA COMPLIANT PARKING STALLS
11. LARGE VEHICLE & TRAILER PARKING AREA: COMPACTED GRAVEL
12. OVERFLOW LARGE VEHICLE & TRAILER PARKING AREA: COMPACTED GRAVEL
13. PEDESTRIAN PATHWAY: STABILIZED DECOMPOSED GRANITE
14. GATHERING AREA WITH PICNIC TABLES
15. INTERPRETIVE SIGNAGE & FEATURES
16. ANIMAL PENS: (6) OF VARIABLE SIZE AND (1) SMALL CORRAL 25'X50'
17. PRACTICE ARENA
18. FENCE & GATE TYPE 1: OPEN BOARD WOOD FENCE
19. FENCE & GATE TYPE 2: SPLIT (4) RAIL FENCE
20. GRANARY BUILDING: CONTRIBUTING RESOURCE

CONTRIBUTING RESOURCE TO BE RE-USED

CONTRIBUTING RESOURCE TO BE PRESERVED

NON-CONTRIBUTING RESOURCE

NEW CONSTRUCTION

DILLARD RANCH MASTER PLAN - OPTION A

WILTON, CALIFORNIA

MARCH 28, 2023

SACRAMENTO COUNTY

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LEGEND

1. RANCH HOUSE: CONTRIBUTING RESOURCE
2. DAIRY BARN: NON-CONTRIBUTING RESOURCE
3. TANKHOUSE: NON-CONTRIBUTING RESOURCE
4. WORKSHOP: NON-CONTRIBUTING RESOURCE
5. HAY BARN (1): CONTRIBUTING RESOURCE
6. HAY BARN (2): CONTRIBUTING RESOURCE
7. LOAFING BARN: NON-CONTRIBUTING RESOURCE
8. GARAGE: CONTRIBUTING RESOURCE
9. RESTROOM BUILDING (400SF) : NEW CONSTRUCTION USING SALVAGED MATERIAL FROM THE DEMOLISHED STRUCTURES.
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15. INTERPRETIVE SIGNAGE & FEATURES
16. ANIMAL PENS: (6) OF VARIABLE SIZE AND (1) SMALL CORRAL 25'X50'
17. PRACTICE ARENA
18. FENCE & GATE TYPE 1: OPEN BOARD WOOD FENCE
19. FENCE & GATE TYPE 2: SPLIT (4) RAIL FENCE
20. GRANARY BUILDING: CONTRIBUTING RESOURCE
21. COMMUNITY GARDEN
22. AMPHITHEATER & GATHERING SPACE

CONTRIBUTING RESOURCE TO BE RE-USED

CONTRIBUTING RESOURCE TO BE PRESERVED

NON-CONTRIBUTING RESOURCE

NEW CONSTRUCTION

DILLARD RANCH MASTER PLAN - OPTION B

WILTON, CALIFORNIA

MARCH 28, 2023

SACRAMENTO COUNTY

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BUILDINGS FOR REUSE

RANCH HOUSE (1)

The historic ranch house will be rehabilitated for use as admnistrative and storage space for the Wilton History Group. The character-defining features of the building, most of which are exterior features that contribute to the buildng's historic appearance, will be retained. The building's exterior will be repaired as needed to provide a safe and weathertight building to users. Necessary upgrades to rehabilitate the building for public use will include ADA upgrades to provide accessible restroom facilities and accessible entry to the building.

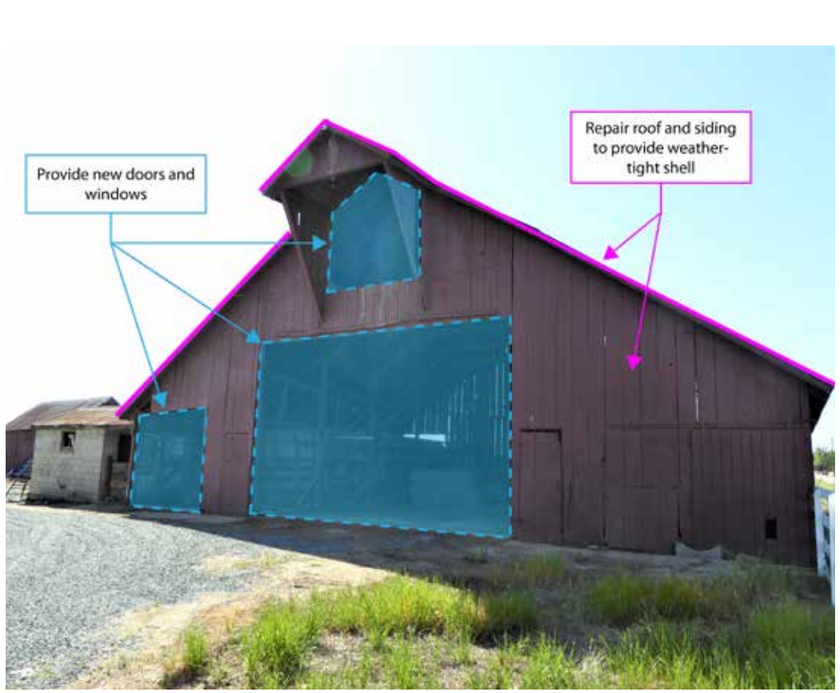
Figure 18: Possible location of an accessible ramp at the south facade of the Ranch House.

Figure 19: Schematic diagram of accessibility upgrades at the front facade of the Ranch House.

BUILDINGS FOR REUSE

HAY BARN 1(2)

Hay Barn 1 will be rehabilitated as a community meeting space for youth/agricultural activities and public gatherings. The exterior of the building will be retained and repaired as needed to provide a weather resistant shell. Seismic stabilization will be completed in a sensitive manner that preserves the historic appearance of the exterior of the building. A new finished and conditioned meeting space with power and lighting will be constructed inside the building.



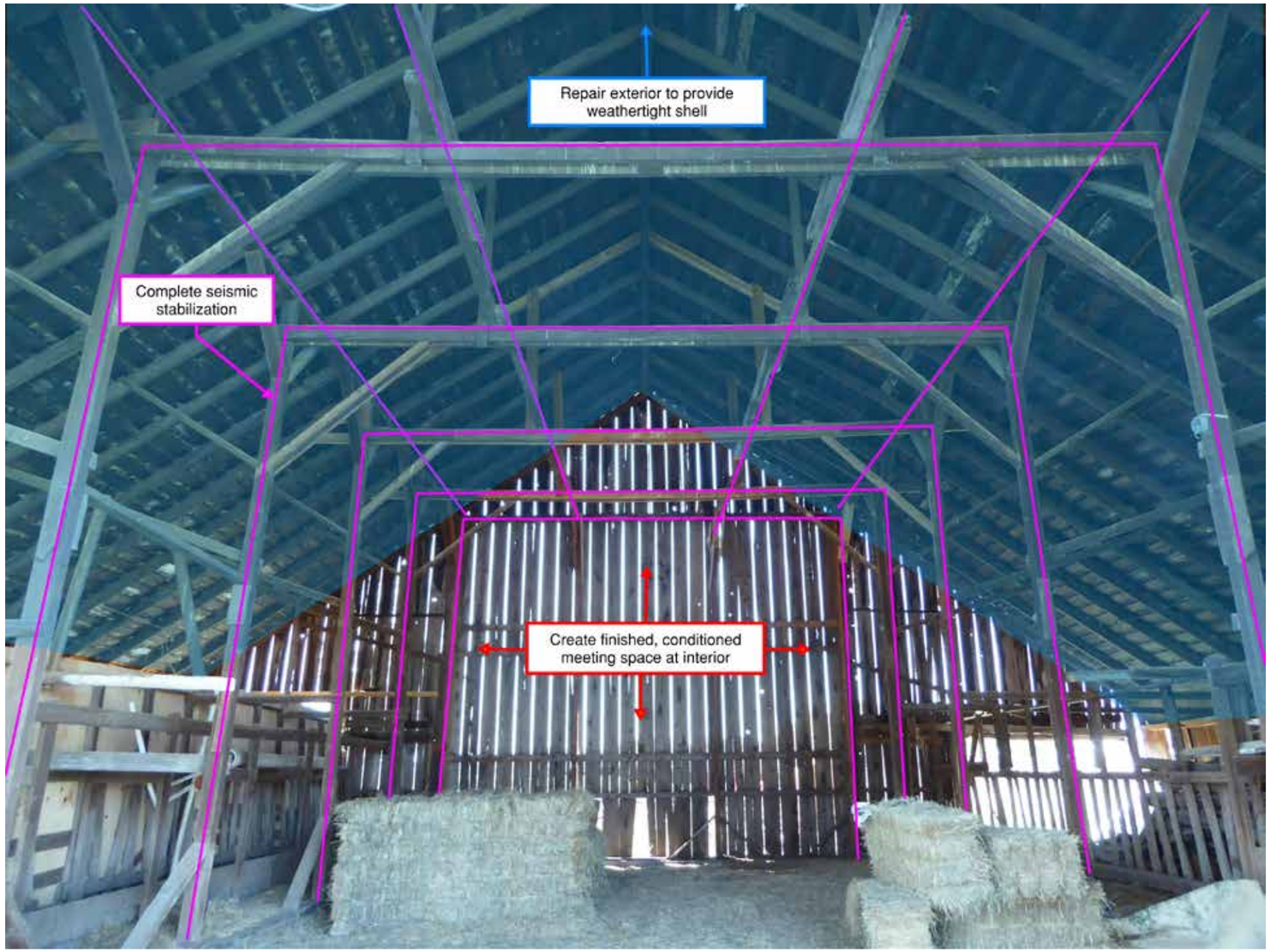


Figure 20: Schematic diagrams of work to rehabilitate Hay Barn 1.

CODE REQUIREMENTS FOR REUSE

STATE HISTORIC BUILDING CODE

The following section provides a guide on how preservation requirements and California's Historic Building Code could affect design solutions. This section should not be interpreted as an in depth code analysis, but, rather, as an introduction about preservation requirements and code issues with regard to the future planning of Dillard Ranch.

The intention of the State Historical Building Code is "to protect California's architectural heritage by recognizing the unique construction problems inherent in historical buildings and offering an alternative code to deal with these issues". These alternative building regulations are intended to facilitate restoration as well as changes in occupancy in order to protect the historic fabric as well as character-defining features that give a building historical significance.

Buildings, structures, and features at Dillard Ranch that are deemed to be contributing should be preserved as plans are made to rehabilitate the property for a new use. Any new additions and alterations will be required to adhere to the current California Building Code.

Use and Occupancy

According to the CHBC, the existing occupancy of a historic building may remain in use as long the building complies with CHBC requirements. Should future plans for any of the buildings include a change in occupancy, it will be required that the building conform to any requirements for the new intended use. While strict conformance to the prevailing code is not required, the building should be evaluated for life-safety issues appropriate to the new use.

Fire Protection

The CHBC requires building officials to accept any reasonably equivalent alternative to code requirements for fire protection in the case of historical buildings. For example, the use of fire sprinklers may satisfy fire-resistance requirements for both exterior wall and interior wall conditions. Interior walls may have a fire-retardant applied in order to increase the fire rating of the existing finish. All historic buildings and property are required to have a code conforming fire alarm system.

Means of Egress

Under the CHBC equivalent alternatives to means of egress code requirements for historic buildings may be acceptable. For example, new and existing fire escapes and fire escape ladders complying with the CHBC regulations are acceptable as a means of egress. Existing door openings, corridors, and stairs having widths less than required by the regular code may be permitted, as reviewed on a case-by-case basis. Front and/or main entry doors need not have a swing in the direction of exit travel providing that another means of safely exiting the building is available. In general, prescriptive conformance to exiting requirements in the regular code is not necessary as long as a historic building does not compromise life-safety issues.

Accessibility

Historic building must comply with the regular code regarding accessibility, unless strict code compliance threatens character-defining features of a historic building. If the historic fabric of a building is threatened, alternative access provisions will be reviewed and accepted on a case by case basis. Documentation of any alternative access provision will be required.

Structural Regulations

Change in occupancy and rehabilitation requires the review of structural integrity. Structural upgrades that are made should be limited only to correct unsafe conditions. It is not required that historic buildings conform to current standards but provide reasonable alternatives to structural safety. An architect or engineer with historic structures expertise should conduct structural surveys, as required.

BUILDINGS FOR STABILIZATION

HAY BARN 2 (3), GARAGE (4), AND GRANARY (5)

This master plan does not envision new uses or programming for three historic structures at Dillard Ranch: the garage, Hay Barn 2, and the granary. As the structures contribute to the overall historic character and significance of Dillard Ranch, they will be retained in place and repaired as needed to stabilize the structures and prevent further deterioration. Although there is no plan to reuse the structures in this plan, they will continue to enhance the ranch's historic setting.

NEW CONSTRUCTION

RESTROOM BUILDING

New construction envisioned by this master plan is limited to a new, standalone ADA accessible restroom building. The restroom will be located roughly at the center of the historic building cluster, where it can serve users from both the historic residential and agricultural core areas. This central location provides easy access to the restroom facilities from the rear parking area, rehabilitated ranch house, community meeting space inside Hay Barn 1, and surrounding outdoor facilities proposed to be reused for youth/agricultural programming. To minimize impacts to the existing historic spatial arrangements and visual relationships between buildings at the ranch, the restroom will be constructed on the site of the existing, non-contributing Storage Shed (Outbuilding 1). To further improve the new building's visual compatibility with the surrounding historic setting and sustainability, it is recommended that the exterior design of the new restroom incorporate salvaged wood from the Storage Shed.

The restroom should include plumbing fixtures to accommodate the new assembly space occupancy at the adjacent adaptively reused Hay Barn 1.

Figure 21: The Storage Shed to be replaced by a new public restroom.

Figure 22: Salvage and reuse wood siding of the Storage Shed and incorporate into the new restroom building where feasible.

EXAMPLES: ADAPTIVELY REUSED HISTORIC AGRICULTURAL BUILDINGS AND NEW CONSTRUCTION

Figure 23: Rehbilitated ranch house at Jospeh D. Grant Ranch County Park, Mt. Hamilton, CA.

Figure 24: Adaptively reused barn at Kistler Vineyards, Sonoma County.

Figure 25: Adaptively reused barn in Napa County.

Figure 26: New restroom at Leo Carillo Ranch, modeled after a chicken coop that previously stood in the same location.

Figure 27: Interior of the adaptively reused Cowell Ranch Hay Barn at UC Santa Cruz.

LANDSCAPE TREATMENT

GOALS & OBJECTIVES

Landscape planning and treatments proposed for the historic building cluster are intended to support the proposed new uses for Dillard Ranch and enrich the public experience in a sensitive manner that is compatible with the property's historic ranch character.

The main uses of the ranch will include agricultural production, agricultural and community events, picnicking, and educational programming related to ranch's historic resources. The ranch will provide a range of educational and event opportunities through programs that will be accessible to all its users.

HISTORIC RESIDENTIAL CORE AREA

Uses

Recommended landscape treatments for the historic residential core area will create a quiet, serene, ranch-like setting around the rehabilitated ranch house, with outdoor tables for picnicking, improved accessible pathways between key areas of the site, and interpretive display signs, highlighting the history of Dillard Ranch.

Front Parking Area & ADA Access

A pull-into parking area located in front (north) of the ranch house will be accessible from Dillard Road and is envisioned as the arrival plaza for visitors. and used by the visitors to the historical residential core only.

The parking area will accommodate approximately 10 to 12 cars and provide ADA accessible parking stalls with enough space to drive in and out of the parking area.

To facilitate the smooth flow and maneuvering of vehicles, a small turnaround with a large tree at its center is recommended.

The front parking area will primarily be used for visitors to the buildings and facilities in the historic residential core area. Overflow from this parking lot will be directed to the rear parking lot accessed from Davis Road.

Figure 28: Tree island for turnaround.

Figure 29: Example of compacted gravel parking area.

Figure 30: Examples of compacted gravel roads and parking areas.

Ranch Entry

New low, open board fences and peripheral plantings will be installed in front of the ranch house around the parking area.

A display sign and information kiosk, containing a map of Dillard Ranch, upcoming event schedule, and bulletin board space for community news, will be located along the paved walkway leading from the front parking area to the front of the ranch house. The display sign and kiosk will be designed using wood and weathered steel to complement the architecture of the ranch house.

Figure 31: Low board fences and plantings.

Figure 32: Weathered steel ranch sign.

Figure 33: Gravel walkway

Figure 34: Open board fence with plantings.

Figure 35: Weathered steel display sign.

Open Space Between the Ranch House & Hay Barns

The existing open space between the ranch house and Hay Barns 1 and 2 is envisioned as a passive space to enhance and compliment the actvities in the historic residential core area. The existing shed structures and other surrounding ranch features communicate the history of Dillard Ranch and will be supplemented with interactive displays and installations.

PIcnic Area

The tree covered area on the east side of the ranch house will include five to six wood picnic tables to serve as an outdoor meeting space for community gatherings. The wood tables will be arranged informally between the existing trees and set in decomposed granite paving. The picnic area will have organic peripheral and accent planting to soften the hardscape.

Figure 36: Informally arranged picnic tables in a serene setting.

Figure 37: The picnic area will serve as an outdoor gathering space.

Gathering Spaces

Some areas between the ranch house and Hay Barns will be designed to accommodate informal outdoor gathering spaces. These gathering spaces will will be designed to blend in with the ranch setting and will predominately feature materials that are commonly seen in a historic ranch, such as hay bales and wood logs.

Interactive Features

Wagons, tractors, and other ranch equipment may also be used to create interactive features and displays that will encourage visiting children to learn and develop an interest in agricultural practices.

Figure 38: An informal gathering space using hay bales.

Figure 39: An informal gathering space using wood logs.

Figure 40: Displayed farm equipment

Figure 41: A tractor used as an interactive feature.

Figure 42: Farm equipment may be used as an educational tool.

Pathways

A decomposed granite pathway will link the historic residential core area, historic agricultural core area, and other key areas of the site. This pathway will feature an informal design lined by organic layers of plantings with open space on its west side.

A series of interpretive display signs will be installed along the new pathway. These will include narratives and images about Dillard Ranch and its history, Wilton community history and culture, and local ecology. These signs will be designed with a blend of rustic wood and/or weathered steel. Interpretive signs may also be placed in front of historic buildings or structures to explain their historic functions and uses.

Fencing

New low, open board fences will be installed at the rear (south) end of the historic residential core area to separate it from areas for agricultural use. The fences will be installed in the same locations as existing, deteriorated wood fences to retain the historic spatial relationships between buildings and spaces within the ranch. This will continue the design of the front entry fence and will tie the residential core area together.

Figure 43: Decomposed granite pathway and plantings.

Figure 44: Examples of weathered steel interpretive display signs that narrate the history and ecology of a place.

Figure 45: Plants along a decomposed granite pathway.

Figure 46: Three-rrail wood fence.

Figure 47: Low, open board fence.

HISTORIC AGRICULTURAL CORE AREA

Uses

Recommended landscape treatments for the historic agricultural core area will facilitate the area's use for agricultural activities and community gatherings. Planned treatments are limited to those that are necessary to provide a safe, seamless experience for users and meet necessary code requirements, with an emphasis on functionality, durability, and minimal impacts on the historic setting.

The agricultural core will be mainly used by the local community. Youth and agricultural programming will be designed to give children hands-on experience of farm-related activities and farm life. Landscape features of the historic agricultural core area at Dillard Ranch will be designed to accommodate these programs and celebrate the essence of farm life and activities.

This will encourage visitors to participate in the care and nurturing of farm animals. Activities may include learning how to use farm equipment, or feeding, cleaning, and caring for livestock. These activities will cater to both young children and teenagers with varying levels of experience.

Davis Road Parking Area

The existing parking area in front of the hay barns, accessed from Davis Road will be upgraded with a new compacted gravel surface and rustic timber wheel stops. This parking area in front the hay barns will be reserved primarily for visitors using facilities in the historic agricultural core area. This space will also accommodate overflow parking from the front parking area as needed.





Figure 48: The agricultural core area of Dillard Ranch is envisioned for community use, shared with local youth programming groups to provide children with hands-on experience in agricultural and farming-related activities.

Rear Parking Area

A second rear parking area located behind Hay Barn 1 will be reserved for trailers and oversized vehicles. Gravel filled grid permeable pavers are recommended for this area to allow lot lines to be marked and ease vehicular maneuvering.

Practice Arena and Corrals

Proposed improvements to the historic agricultural core area include constructing an open-air practice arena to the south of Hay Barn 2 for equestrian activities and corrals for livestock raising activities. The design and size of this arena will be determined at a later date, based on further planning discussions and conversations with community members. The design of the corrals and practice arena should be as simple as possible, while providing the necessary accommodation for animals.

Figure 49: Compacted gravel parking area.

Figure 50: Parking area with timber wheel stops.

Figure 51: Example animal pen.

Figure 52: Compacted gravel parking area for trailers and oversized vehicles.

Figure 53: Permeable gravel filled grid pavers.

Figure 54: Example animal pen.

Fencing

The compacted gravel parking surfaces and new wood fences are intended to sensitively improve the existing infrastructure around the agricultural buildings for public use while reflecting the historic ranch setting.

Fencing between the historic agricultural core area and Davis Road parking area will consist of low wooden split rail or open board fencing.

The perimeters of the parking areas, practice arena, and other outdoor facilities will be enclosed by a traditional three-rail wood fence with access provided by wood gates.

The corrals will be closed by a four-rail wood fence with a wood or metal gate. Footings should be constructed of durable materials that can withstand weather in all seasons.

Areas between different agricultural activity spaces will either have low wood fences or other fencing types necessary to facilitate the planned activity.

Figure 55: Low split rail wood fence.

Figure 56: Three-rail fence.

Figure 57: 52. Wood gate.

Figure 58: Four-rail fence.

Figure 59: Four-rail corral fencing.

Figure 60: Example of alternative agricultural fencing.

Lighting

New lighting at Dillard Ranch will be used primarily to improve site security and safety. Lighting will be energy efficient and designed to use the lowest level of illumination possible while meeting site needs. Sensors, timers, solar panels, or other methods may be used to increase energy conservation and site safety by activating the lighting only when it is needed. To direct light downward, security lighting fixtures will be traditional barn-style full cut-off fixtures. Lighting may also be shielded and aimed toward areas of concern to improve safety and prevent unnecessary light pollution.

Figure 61: Full cut-off metal barn lights.

Figure 62: Full cut-off barn light over an entrance.

Figure 63: Example corral lighting.

Figure 64: Lighting shielded and directed to a specific location.

Plantings

The proposed planting design will support Dillard Ranch's historic ranch setting and reflect its past and present character. Plantings will be selected to provide educational opportunities, enhance the ecological diversity of the ranch, and create habitat for beneficial insects, birds, and other wildlife. Existing mature trees on the site, which serve as reminders of the ranch's history, will be supplemented by new complementary tree plantings to provide additional shade. In the historic residential core area and surrounding open spaces, plantings will be designed to have organic forms and enhance the historic buildings around the site. A variety of native grasses will be used to represent wide open pastures and savanna grasslands. Loose shrub plantings will be designed to define and separate spaces depending on uses. Accent plantings will be restricted only to the front entry to the ranch house, picnic area at the east side of the ranch house and around interpretive displays. Plants will primarily be drought tolerant with an emphasis on Northern California natives. In support of on-site and regional habitat enhancement efforts, a small native plant nursery could be located in the space where milkman's shed once existed.

Figure 65: Drought tolerant shrub plantings.

Figure 66: Loose shrub plantings.

Figure 67: California native oaks.

Figure 68: Examples of several California native grasses.

HISTORIC INTERPRETATION OPPORTUNITIES

The historic and scenic setting of Dillard Ranch offers plentiful opportunities for further public enrichment through a bespoke program of historic interpretation. Historic interpretation at the site will be concentrated in the historic building cluster area and be passive and discrete in nature, primarily consisting of a series of signs and displays thoughtfully arranged around the site to encourage the public to explore and gain a deeper understanding of Dillard Ranch's history, the operations of a working farm; and its significance to the community of Wilton. Interpretation may also provide educational information on the natural history and ecology of the area.

Signs will be located primarily along the path from the ranch house to the rear parking lot and in front of individual buildings, structures, or important landscape features to explain their history, use, and function. The interpretive display signs will be designed with a blend of wood and/or weathered steel so that they are compatible with the rustic feel of the ranch and are durable, long-lasting, require minimal maintenance, and can be easily cleaned.






Figure 69: Examples of different types of weathered steel and/or wood interpretive display signage.

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Appendices

APPENDIX A: FACILITIES CONDITION ASSESSMENT, SACRAMENTO COUNTY (2016)

Summary of Findings

The Dillard Ranch - Barn #1 building was constructed in 1940 and comprises approximately 2,508 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $63,524.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Barn #1 building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	-	-	-	-	-	$0
Structural	-	-	-	-	-	$0
Exterior	-	$7,473	$51,844	$4,207	-	$63,524
Interior	-	-	-	-	-	$0
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	-	-	$0
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$0	$7,473	$51,844	$4,207	$0	$63,524

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	-	$7,473	-	-	-	$7,473
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	-	$51,844	$4,207	-	$56,051
Functional Deficiency	-	-	-	-	-	$0
Total	$0	$7,473	$51,844	$4,207	$0	$63,524

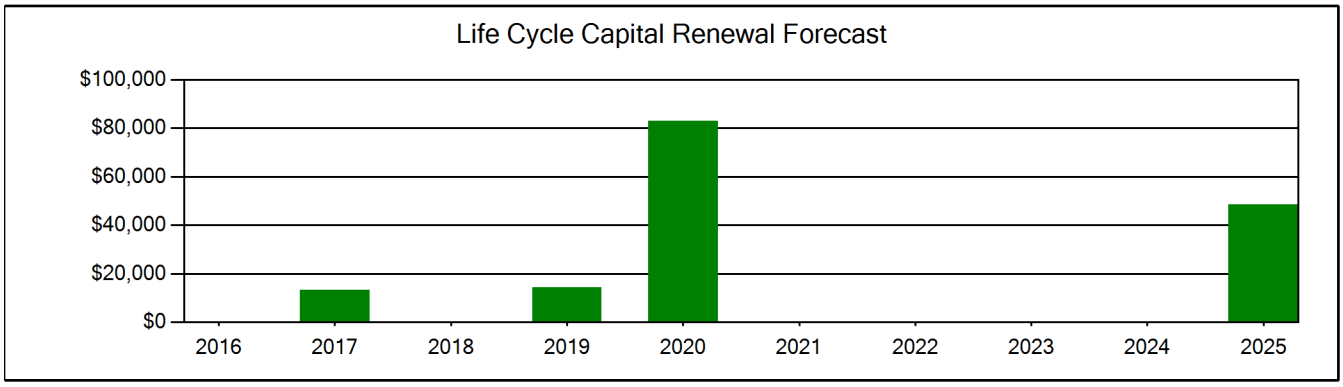
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	63,524	-	13,379	-	14,371	83,064	-	-	-	-	-	$110,814	$44.18
Interior	-	-	-	-	-	-	-	-	-	-	48,681	$48,681	$19.41
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$63,524**	**$0**	**$13,379**	**$0**	**$14,371**	**$83,064**	**$0**	**$0**	**$0**	**$0**	**$48,681**	**$159,495**	**$63.59**



Dillard Ranch - Dillard Ranch - Barn #1 Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Barn #1 building has an overall FCI of 9.26%.

The total current cost for all building deficiencies is $63,524. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 2,508 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $685,788.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Exterior Door Requires Replacement	1921	2	Door	2	$7,473	
Exterior Door Hardware Requires Replacement	1922	2	Ea.	3	$7,216	
The Wood Exterior Requires Repair	1924	2,508	SF Wall	3	$44,628	
The Concrete / CMU Exterior Requires Repair	1923	360	SF Wall	4	$4,207	6769
	Sub Total for System	**4**			**$63,524**	
	Total for Building	**4**			**$63,524**	

Dillard Ranch-Dillard Ranch - Barn #1 - Life Cycle Summary Yrs 1-10

Building: 01 - Dillard Ranch - Barn #1

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wood	1940	2	Door	$11,837	2
Exterior Utility Doors	Exterior Wood Sliding Door	1940	1	Door	$1,542	2
Note:	East Side					
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	2,508	SF	$14,371	4
Exterior Wall Veneer	Wood Siding - Bldg SF basis	1940	2,508	SF	$83,064	5
	Sub Total for System		**4**	**items**	**$110,814**	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Flooring Treatment	Concrete Floor - Finished	1940	2,508	SF	$48,681	10
	Sub Total for System		**1**	**items**	**$48,681**	
	Sub Total for Building 01 - Dillard Ranch - Barn #1		**5**	**items**	**$159,495**	
	Total for: Dillard Ranch		**5**	**items**	**$159,495**	

Dillard Ranch - Barn1 - Exterior Door

Dillard Ranch - Barn1 - Broken Roof Support

Dillard Ranch - Barn1 - Elevation

Dillard Ranch - Barn1 - Side Building

Dillard Ranch - Barn1 - Exterior Door

Dillard Ranch - Barn1 - Rear Elevation

Dillard Ranch - Barn1 - Roof

Dillard Ranch - Barn1 - Roof Decking

Dillard Ranch - Barn1 - Debris

Dillard Ranch - Barn1 - Sliding Door

Dillard Ranch - Barn1 - Gate

Summary of Findings

The Dillard Ranch - Barn #2 building was constructed in 1940 and comprises approximately 2,280 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $43,828.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Barn #2 building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	-	$108	-	-	-	$108
Structural	-	-	-	-	-	$0
Exterior	-	$35,472	-	-	$8,248	$43,720
Interior	-	-	-	-	-	$0
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	-	-	$0
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$0	$35,580	$0	$0	$8,248	$43,828

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	-	$35,472	-	-	$8,248	$43,720
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	$108	-	-	-	$108
Functional Deficiency	-	-	-	-	-	$0
Total	$0	$35,580	$0	$0	$8,248	$43,828

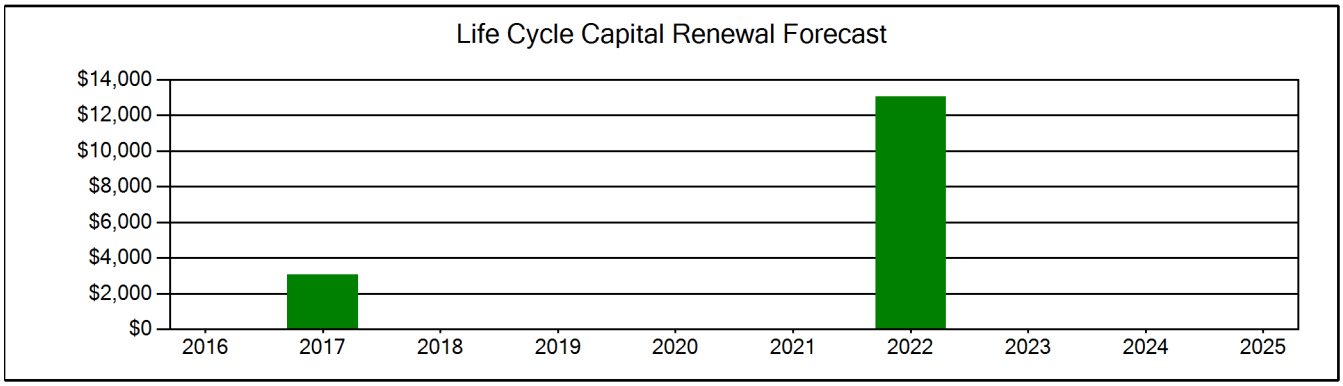
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	108	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	43,720	-	3,084	-	-	-	-	13,064	-	-	-	$16,148	$7.08
Interior	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$43,828**	**$0**	**$3,084**	**$0**	**$0**	**$0**	**$0**	**$13,064**	**$0**	**$0**	**$0**	**$16,148**	**$7.08**



Dillard Ranch - Dillard Ranch - Barn #2 Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Barn #2 building has an overall FCI of 7.03%.

The total current cost for all building deficiencies is $43,828. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 2,280 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $623,443.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Roofing

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Repair Holes In Structural Metal Roof Panels	1916	2	Ea.	2	$108	
	Sub Total for System	**1**			**$108**	

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Exterior Requires Replacement	1915	2,280	SF Wall	2	$35,472	6761
The Exterior Requires Painting (Bldg SF)	1917	2,280	SF	5	$8,248	6762
	Sub Total for System	**2**			**$43,720**	
	Total for Building	**3**			**$43,828**	

Dillard Ranch-Dillard Ranch - Barn #2 - Life Cycle Summary Yrs 1-10

Building: 02 - Dillard Ranch - Barn #2

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Utility Doors	Exterior Wood Sliding Door	1940	2	Door	$3,084	2
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	2,280	SF	$13,064	7
		Sub Total for System	**2**	**items**	**$16,149**	
		Sub Total for Building 02 - Dillard Ranch - Barn #2	**2**	**items**	**$16,149**	
		Total for: Dillard Ranch	**2**	**items**	**$16,149**	

Dillard Ranch - Barn2 - Exterior Detail

Dillard Ranch - Barn2 - Exterior Detail

Dillard Ranch - Barn2 - Roof Decking

Dillard Ranch - Barn2 - North Entrance

Dillard Ranch - Barn2 - North Side Entrance

Dillard Ranch - Barn2 - Dirt Floor

Dillard Ranch - Barn2 - Pavement

Dillard Ranch - Barn2 - Pavement and Fence

Dillard Ranch - Barn2 - North Elevation

Dillard Ranch - Barn2 - Missing Panels

Dillard Ranch - Barn2 - Roof

Dillard Ranch - Barn2 - Sliding Door


Dillard Ranch - Barn2 - South Elevation


Dillard Ranch - Barn2 - Interior

Summary of Findings

The Dillard Ranch - Garage building was constructed in 1940 and comprises approximately 400 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $21,352.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Garage building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	$10,196	$298	-	-	-	$10,495
Structural	-	-	-	-	-	$0
Exterior	-	-	$8,483	-	$2,375	$10,858
Interior	-	-	-	-	-	$0
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	-	-	$0
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$10,196	$298	$8,483	$0	$2,375	$21,352

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	$10,196	-	-	-	$2,375	$12,572
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	$298	$8,483	-	-	$8,781
Functional Deficiency	-	-	-	-	-	$0
Total	$10,196	$298	$8,483	$0	$2,375	$21,352

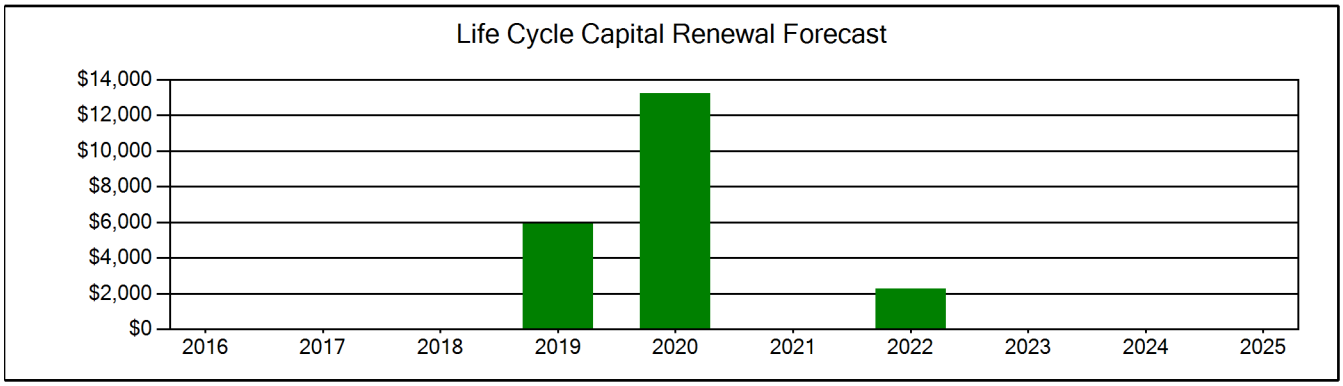
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	10,495	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	10,858	-	-	-	5,918	13,248	-	2,292	-	-	-	$21,458	$53.65
Interior	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$21,352**	**$0**	**$0**	**$0**	**$5,918**	**$13,248**	**$0**	**$2,292**	**$0**	**$0**	**$0**	**$21,458**	**$53.65**



Dillard Ranch - Dillard Ranch - Garage Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Garage building has an overall FCI of 19.52%.

The total current cost for all building deficiencies is $21,352. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 400 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $109,376.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Roofing

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Metal Roof Structural Roof Covering Requires Replacement	1983	400	SF	1	$10,196	6835
Hip/Ridge Requires Replacement	1984	20	LF	2	$298	
	Sub Total for System	**2**			**$10,495**	

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Exterior Requires Repair	1980	400	SF Wall	3	$7,118	
The Wood Exterior Door Requires Repainting	1981	1	Door	3	$458	
The Overhead Door Requires Repair	1982	1	Door	3	$907	6834
The Exterior Requires Painting	1979	400	SF Wall	5	$2,375	6832
	Sub Total for System	**4**			**$10,858**	
	Total for Building	**6**			**$21,352**	

Dillard Ranch-Dillard Ranch - Garage - Life Cycle Summary Yrs 1-10

Building: 03 - Dillard Ranch - Garage

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wood	1940	1	Door	$5,918	4
Exterior Wall Veneer	Wood Siding - Bldg SF basis	1940	400	SF	$13,248	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	400	SF	$2,292	7
		Sub Total for System	**3**	**items**	**$21,458**	
		Sub Total for Building 03 - Dillard Ranch - Garage	**3**	**items**	**$21,458**	
		Total for: Dillard Ranch	**3**	**items**	**$21,458**	

Dillard Ranch - Garage - Door Hardware

Dillard Ranch - Garage - Garage Door

Dillard Ranch - Garage - Northwest Exterior

Dillard Ranch - Garage - Southeast Exterior

Dillard Ranch - Garage - Soffit

Dillard Ranch - Garage - Floor

Dillard Ranch - Garage - Southwest Exterior

Dillard Ranch - Garage - Eastside Door

Dillard Ranch - Garage - Roof Decking

Summary of Findings

The Dillard Ranch - House building was constructed in 1940 and comprises approximately 1,620 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $123,879.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - House building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	-	-	-	-	-	$0
Structural	-	-	-	-	-	$0
Exterior	-	$195	$1,374	-	$9,620	$11,189
Interior	-	$31,794	$17,324	$29,185	$705	$79,008
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	$1,985	-	$1,985
Plumbing	-	$2,548	$17,315	-	-	$19,862
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	$11,834	-	$11,834
Other	-	-	-	-	-	$0
Total	$0	$34,537	$36,012	$43,004	$10,325	$123,879

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	-	$34,342	$34,638	$11,834	$9,620	$90,434
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	$195	$1,374	$31,170	$705	$33,444
Functional Deficiency	-	-	-	-	-	$0
Total	$0	$34,537	$36,012	$43,004	$10,325	$123,879

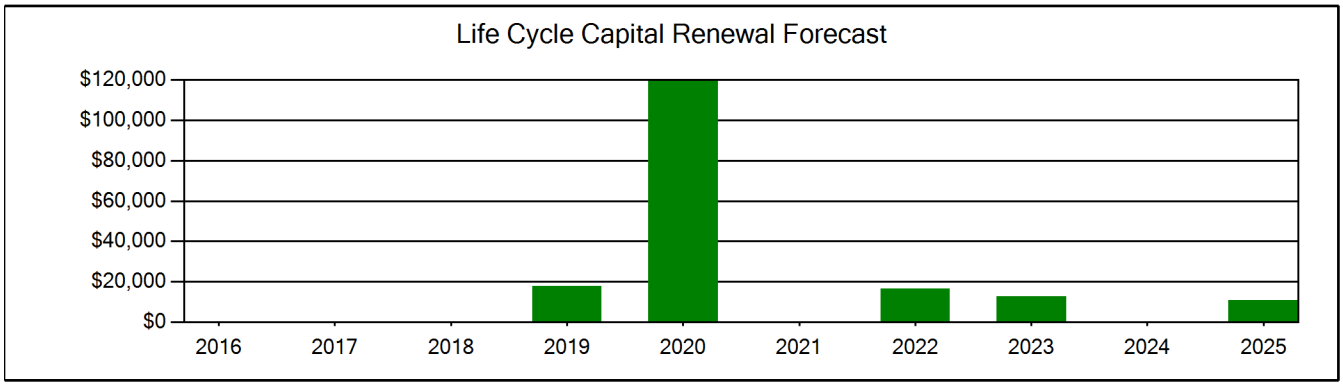
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	11,189	-	-	-	17,755	73,911	-	9,283	-	-	-	$100,949	$62.31
Interior	79,008	-	-	-	-	-	-	7,330	12,908	-	6,690	$26,928	$16.62
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	1,985	-	-	-	-	45,659	-	-	-	-	-	$45,659	$28.18
Plumbing	19,862	-	-	-	-	-	-	-	-	-	4,035	$4,035	$2.49
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	11,834	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$123,879**	**$0**	**$0**	**$0**	**$17,755**	**$119,570**	**$0**	**$16,613**	**$12,908**	**$0**	**$10,725**	**$177,571**	**$109.61**



Dillard Ranch - Dillard Ranch - House Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - House building has an overall FCI of 12.23%.

The total current cost for all building deficiencies is $123,879. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 1,620 by the theoretical cost per square foot of $625. According to these values, the replacement cost for this building is $1,012,500.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Glass Pane Is Damaged In The Exterior Window:	1963	2	SF	2	$195	
The Wood Exterior Door Requires Repainting	1962	3	Door	3	$1,374	
The Exterior Requires Painting	1961	1,620	SF Wall	5	$9,620	6810
	Sub Total for System	**3**			**$11,189**	

Interior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Interior Door Hardware Requires Replacement	1972	9	Door	2	$31,794	
The Carpet Flooring Requires Replacement	1966	600	SF	3	$8,149	6820
The Vinyl Composition Tile Requires Replacement	1967	600	SF	3	$9,174	6819
The Wood Flooring Requires Repair	1968	420	SF	4	$4,898	6818
The Gypboard Ceilings Requires Repair	1964	1,620	SF	4	$14,088	6816
Interior Gypboard Walls Require Repair	1965	1,620	SF Wall	4	$10,199	6817
Interior Doors Require Repainting	1969	9	Door	5	$705	
	Sub Total for System	**7**			**$79,008**	

Electrical

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
Ceiling Fan Should Be Replaced	1977	1	Ea.	4	$1,985	
	Sub Total for System	**1**			**$1,985**	

Plumbing

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Water Heater Plumbing Fixtures Should Be Replaced	1974	1	Ea.	2	$2,548	6823
The Toilets Plumbing Fixtures Require Replacement	1975	1	Ea.	3	$3,473	6826
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	1976	1,620	SF	3	$13,841	6824
	Sub Total for System	**3**			**$19,862**	

Specialties

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Base Storage Cabinets Require Replacement	1973	15	LF	4	$4,469	
The Base Storage Cabinets Require Replacement	1970	15	LF	4	$4,469	6821
The Upper Storage Cabinets Require Replacement	1971	15	LF	4	$2,897	
	Sub Total for System	**3**			**$11,834**	
	Total for Building	**17**			**$123,879**	

Dillard Ranch-Dillard Ranch - House - Life Cycle Summary Yrs 1-10

Building: 04 - Dillard Ranch - House

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wood	1940	3	Door	$17,755	4
Exterior Wall Veneer	Wood Siding - Bldg SF basis	1940	1,620	SF	$53,654	5
Exterior Operating Windows	Steel - Windows per SF	1940	18	SF	$5,569	5
Exterior Operating Windows	Wood - Windows per SF	1940	48	SF	$14,688	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	1,620	SF	$9,283	7
		Sub Total for System	**5**	**items**	**$100,949**	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1940	1,620	SF	$7,330	7
Carpeting	Carpet	1940	600	SF	$12,908	8
Suspended Plaster and	Painted Ceilings	1940	1,620	SF	$6,690	10
		Sub Total for System	**3**	**items**	**$26,928**	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Light Fixtures (Bldg SF)	1940	1,620	SF	$45,659	5
		Sub Total for System	**1**	**items**	**$45,659**	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 30 gallon	1940	1	Ea.	$4,035	10
		Sub Total for System	**1**	**items**	**$4,035**	
		Sub Total for Building 04 - Dillard Ranch - House	**10**	**items**	**$177,570**	
		Total for: Dillard Ranch	**10**	**items**	**$177,570**	

Dillard Ranch - House - Kitchen Ceiling

Dillard Ranch - House - Front Door

Dillard Ranch - House - Water Heater

Dillard Ranch - House - Domestic Water Piping

Dillard Ranch - House - North Elevation

Dillard Ranch - House - Drive Gate

Dillard Ranch - House - East Landscaping

Dillard Ranch - House - 1620SF - West Exterior

Dillard Ranch - House - Kitchen Ceiling

Dillard Ranch - House - Laundry Floor

Dillard Ranch - House - Wire Fence

Dillard Ranch - House - Kitchen Cabinets

Dillard Ranch - House - Kitchen Window

Dillard Ranch - House - Kitchen Floor

Dillard Ranch - House - Interior Wall

Dillard Ranch - House - Carpet

Dillard Ranch - House - Floor Transition

Dillard Ranch - House - Soffit


Dillard Ranch - House - Wood Floor


Dillard Ranch - House - Interior Door

Summary of Findings

The Dillard Ranch - Outbuilding #1 building was constructed in 1940 and comprises approximately 96 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $8,025.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Outbuilding #1 building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	$2,447	-	-	-	-	$2,447
Structural	-	-	-	-	-	$0
Exterior	-	$5,230	-	-	$347	$5,577
Interior	-	-	-	-	-	$0
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	-	-	$0
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$2,447	$5,230	$0	$0	$347	$8,025

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	$2,447	$5,230	-	-	$347	$8,025
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	-	-	-	-	$0
Functional Deficiency	-	-	-	-	-	$0
Total	$2,447	$5,230	$0	$0	$347	$8,025

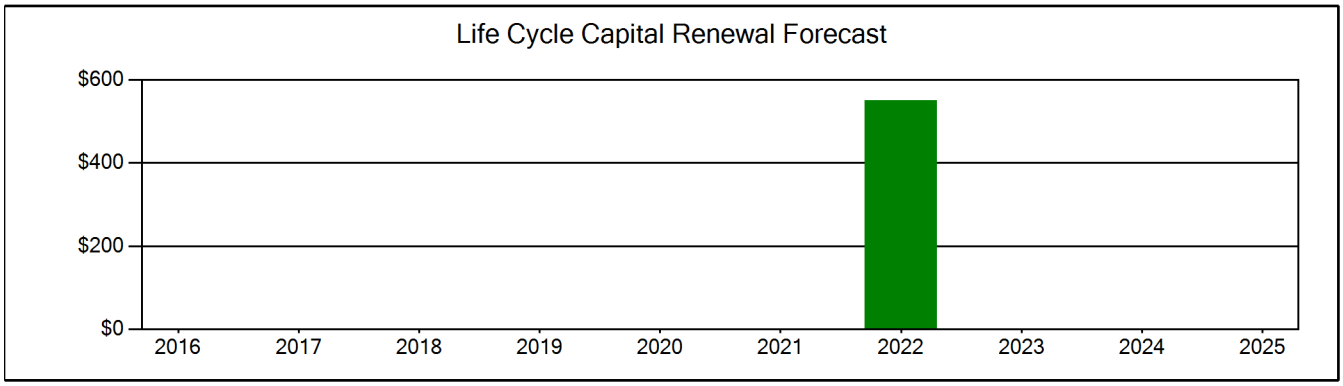
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	2,447	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	5,577	-	-	-	-	-	-	550	-	-	-	$550	$5.73
Interior	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$8,025**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$550**	**$0**	**$0**	**$0**	**$550**	**$5.73**



Dillard Ranch - Dillard Ranch - Outbuilding #1 Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Outbuilding #1 building has an overall FCI of 30.57%.

The total current cost for all building deficiencies is $8,025. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 96 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $26,250.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Roofing

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Metal Roof Structural Roof Covering Requires Replacement	2006	96	SF	1	$2,447	6852
	Sub Total for System	**1**			**$2,447**	

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Exterior Requires Replacement	2002	96	SF Wall	2	$1,494	6849
The Wood Exterior Door Requires Replacement	2004	1	Door	2	$3,737	6851
The Exterior Requires Painting (Bldg SF)	2009	96	SF	5	$347	6850
	Sub Total for System	**3**			**$5,577**	
	Total for Building	**4**			**$8,025**	

Dillard Ranch-Dillard Ranch - Outbuilding #1 - Life Cycle Summary Yrs 1-10

Building: 05 - Dillard Ranch - Outbuilding #1

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	96	SF	$550	7
		Sub Total for System	**1**	**items**	**$550**	
		Sub Total for Building 05 - Dillard Ranch - Outbuilding #1	**1**	**items**	**$550**	
		Total for: Dillard Ranch	**1**	**items**	**$550**	


Dillard Ranch - Outbuilding1 - Roof


Dillard Ranch - Outbuilding1 - South Elevation


Dillard Ranch - Outbuilding1 - North Elevation

Summary of Findings

The Dillard Ranch - Outbuilding #2 building was constructed in 1940 and comprises approximately 825 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $27,254.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Outbuilding #2 building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	-	-	-	-	-	$0
Structural	-	-	-	-	-	$0
Exterior	-	$5,685	$14,680	-	$6,889	$27,254
Interior	-	-	-	-	-	$0
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	-	-	$0
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$0	$5,685	$14,680	$0	$6,889	$27,254

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	-	$5,265	-	-	$4,899	$10,164
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	$420	$14,680	-	$1,990	$17,090
Functional Deficiency	-	-	-	-	-	$0
Total	$0	$5,685	$14,680	$0	$6,889	$27,254

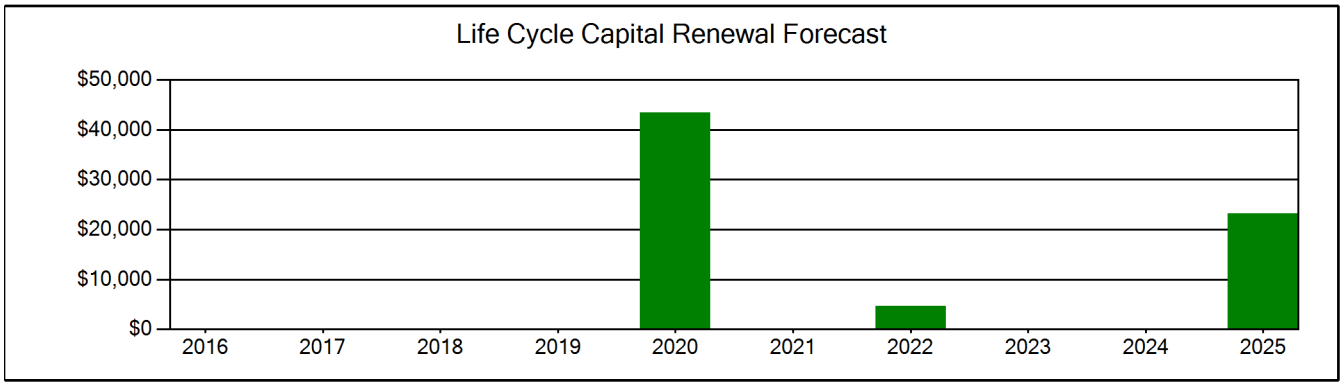
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	27,254	-	-	-	-	27,324	-	4,727	-	-	-	$32,051	$38.85
Interior	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	-	-	-	-	-	16,141	-	-	-	-	23,252	$39,393	$47.75
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$27,254**	**$0**	**$0**	**$0**	**$0**	**$43,465**	**$0**	**$4,727**	**$0**	**$0**	**$23,252**	**$71,444**	**$86.60**



Dillard Ranch - Dillard Ranch - Outbuilding #2 Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Outbuilding #2 building has an overall FCI of 12.08%.

The total current cost for all building deficiencies is $27,254. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 825 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $225,588.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Exterior Sliding Door Requires Replacement	2014	1	Door	2	$1,529	6931
The Wood Exterior Door Requires Repair	2015	1	Door	2	$420	6857
The Wood Exterior Door Requires Replacement	2031	1	Door	2	$3,737	6856
The Wood Exterior Requires Repair	2013	825	SF Wall	3	$14,680	6859
The Exterior Requires Cleaning	2011	825	SF Wall	5	$1,990	
The Exterior Requires Painting	2012	825	SF Wall	5	$4,899	6855
	Sub Total for System	**6**			**$27,254**	
	Total for Building	**6**			**$27,254**	

Dillard Ranch-Dillard Ranch - Outbuilding #2 - Life Cycle Summary Yrs 1-10

Building: 06 - Dillard Ranch - Outbuilding #2

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Wood Siding - Bldg SF basis	1940	825	SF	$27,324	5
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	825	SF	$4,727	7
		Sub Total for System	**2**	**items**	**$32,051**	

Electrical

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Lighting Fixtures	Pole Mounted Fixtures (Ea.)	1940	1	Ea.	$16,141	5
Lighting Fixtures	Light Fixtures (Bldg SF)	1940	825	SF	$23,252	10
		Sub Total for System	**2**	**items**	**$39,393**	
		Sub Total for Building 06 - Dillard Ranch - Outbuilding #2	**4**	**items**	**$71,444**	
		Total for: Dillard Ranch	**4**	**items**	**$71,444**	

Dillard Ranch - Outbuilding2 - Elevation

Dillard Ranch - Outbuilding2 - Security Camera

Dillard Ranch - Outbuilding2 - Interior

Dillard Ranch - Outbuilding2 - Roof Decking

Dillard Ranch - Outbuilding2 - Interior Shelves

Dillard Ranch - Outbuilding2 - East Exterior

Dillard Ranch - Outbuilding2 - Northwest Exterior

Summary of Findings

The Dillard Ranch - Outbuilding #3 building was constructed in 1940 and comprises approximately 384 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $9,113.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Outbuilding #3 building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	-	-	-	-	-	$0
Structural	-	-	-	-	-	$0
Exterior	-	-	$6,833	-	$2,280	$9,113
Interior	-	-	-	-	-	$0
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	-	-	$0
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$0	$0	$6,833	$0	$2,280	$9,113

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	-	-	-	-	$2,280	$2,280
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	-	$6,833	-	-	$6,833
Functional Deficiency	-	-	-	-	-	$0
Total	$0	$0	$6,833	$0	$2,280	$9,113

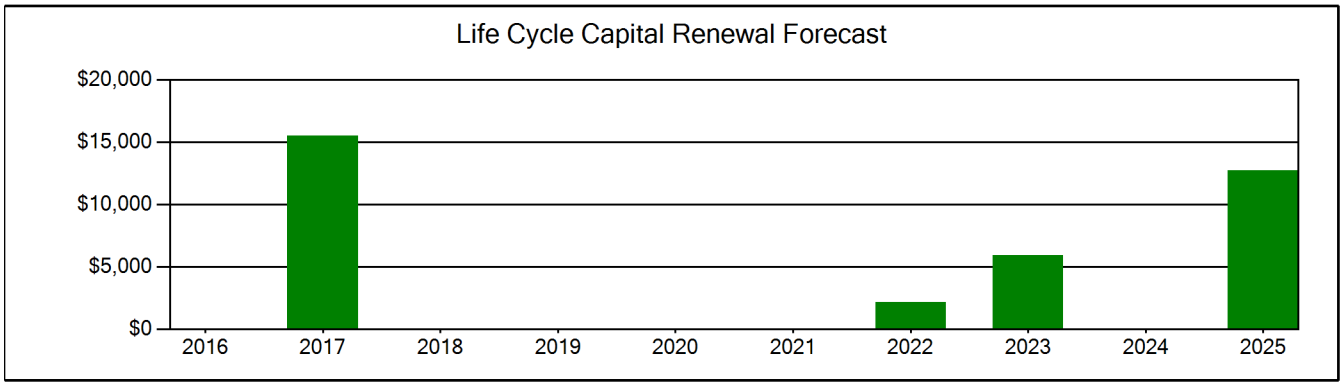
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	-	-	15,504	-	-	-	-	-	-	-	-	$15,504	$40.38
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	9,113	-	-	-	-	-	-	2,200	5,918	-	12,718	$20,836	$54.26
Interior	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$9,113**	**$0**	**$15,504**	**$0**	**$0**	**$0**	**$0**	**$2,200**	**$5,918**	**$0**	**$12,718**	**$36,340**	**$94.64**



Dillard Ranch - Dillard Ranch - Outbuilding #3 Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Outbuilding #3 building has an overall FCI of 8.68%.

The total current cost for all building deficiencies is $9,113. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 384 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $105,001.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Exterior Requires Repair	2025	384	SF Wall	3	$6,833	
The Exterior Requires Painting	2026	384	SF Wall	5	$2,280	6872
	Sub Total for System	**2**			**$9,113**	
	Total for Building	**2**			**$9,113**	

Dillard Ranch-Dillard Ranch - Outbuilding #3 - Life Cycle Summary Yrs 1-10

Building: 07 - Dillard Ranch - Outbuilding #3

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	1940	384	SF	$15,504	2
		Sub Total for System	**1**	**items**	**$15,504**	

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	384	SF	$2,200	7
Exterior Entrance Doors	Wood	1940	1	Door	$5,918	8
Exterior Wall Veneer	Wood Siding - Bldg SF basis	1940	384	SF	$12,718	10
		Sub Total for System	**3**	**items**	**$20,837**	
		Sub Total for Building 07 - Dillard Ranch - Outbuilding #3	**4**	**items**	**$36,341**	
		Total for: Dillard Ranch	**4**	**items**	**$36,341**	


Dillard Ranch - Outbuilding3 - Elevation


Dillard Ranch - Outbuilding3 - Roof

Summary of Findings

The Dillard Ranch - Outbuilding/Shed building was constructed in 1940 and comprises approximately 2,400 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $116,867.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Outbuilding/Shed building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	-	-	-	-	-	$0
Structural	-	-	-	-	-	$0
Exterior	-	$17,032	$3,608	$70	$5,788	$26,498
Interior	-	$7,065	-	-	$14,565	$21,630
Mechanical	-	-	-	-	-	$0
Electrical	-	$4,509	$14,578	$17,096	-	$36,183
Plumbing	-	$5,520	$23,979	$3,057	-	$32,556
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$0	$34,126	$42,165	$20,223	$20,353	$116,867

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	-	$29,324	$23,979	$20,153	$4,584	$78,040
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	$4,802	$18,186	$70	$15,769	$38,827
Functional Deficiency	-	-	-	-	-	$0
Total	$0	$34,126	$42,165	$20,223	$20,353	$116,867

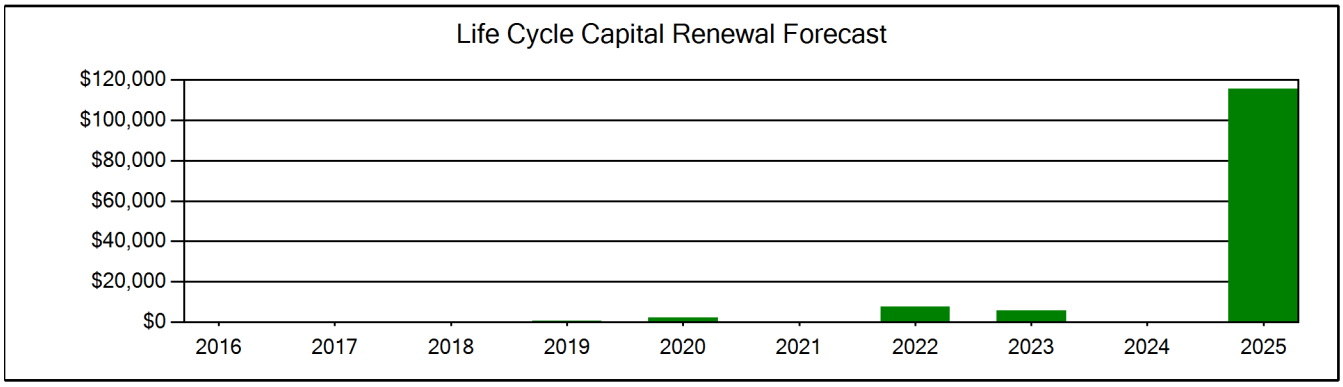
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	-	-	-	-	-	-	-	-	-	-	96,901	$96,901	$40.38
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	26,498	-	-	-	688	2,385	-	-	-	-	-	$3,073	$1.28
Interior	21,630	-	-	-	-	-	-	7,602	5,929	-	9,911	$23,442	$9.77
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	36,183	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	32,556	-	-	-	-	-	-	-	-	-	8,743	$8,743	$3.64
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$116,867**	**$0**	**$0**	**$0**	**$688**	**$2,385**	**$0**	**$7,602**	**$5,929**	**$0**	**$115,555**	**$132,159**	**$55.07**



Dillard Ranch - Dillard Ranch - Outbuilding & Shed Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Outbuilding & Shed building has an overall FCI of 17.81%.

The total current cost for all building deficiencies is $116,867. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 2,400 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $656,256.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Metal Exterior Door Requires Replacement	1938	1	Door	2	$3,227	6793
The Glass Pane Is Damaged In The Exterior Window:	1940	3	SF	2	$293	
The Wood Window Requires Replacement	1941	23	SF	2	$4,444	6791
The Steel Window Requires Replacement	1955	21	SF	2	$4,102	6792
The Metal Exterior Sliding Door Requires Replacement	2030	2	Door	2	$4,966	6933
Exterior Door Hardware Requires Replacement	1939	1	Ea.	3	$3,608	
The Concrete / CMU Exterior Requires Repair	1937	6	SF Wall	4	$70	
The Exterior Requires Cleaning	1936	2,400	SF Wall	5	$5,788	
	Sub Total for System	**8**			**$26,498**	

Interior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Interior Door Hardware Requires Replacement	1945	2	Door	2	$7,065	
The Gypboard Ceilings Are Damaged And Requires Repainting	1942	2,400	SF	5	$6,257	6796
Interior Gypboard Walls Require Repainting	1943	1,680	SF Wall	5	$3,567	6797
Interior Doors Require Repainting	1944	2	Door	5	$157	
The Exposed Ceilings Require Repainting	1956	720	SF	5	$4,584	
	Sub Total for System	**5**			**$21,630**	

Electrical

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Exterior Electrical Enclosure Is Damaged And Should Be Repaired	1952	10	Ea.	2	$4,509	
The Mounted Building Lighting Should Be Repaired	1950	2	Ea.	3	$1,086	6804
Electrical wiring requires replacement	1951	400	LF	3	$13,491	
The 1 X 4 Interior Fluorescent Light Fixture Requires Replacement	1953	4	Ea.	4	$4,484	6803
The Incandescent Lighting Is Damaged And Should Be Replaced	1954	12	Ea.	4	$12,612	
	Sub Total for System	**5**			**$36,183**	

Plumbing

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Water Heater Plumbing Fixtures Should Be Replaced	1946	1	Ea.	2	$5,520	6799
The Toilets Plumbing Fixtures Require Replacement	1948	1	Ea.	3	$3,473	6802
The Plumbing / Domestic Water Piping System Is Beyond Its Useful Life	1949	2,400	SF	3	$20,506	6800
The Rest Room Lavatories Plumbing Fixtures Require Replacement	1947	1	Ea.	4	$3,057	6801
	Sub Total for System	**4**			**$32,556**	
	Total for Building	**22**			**$116,867**	

Dillard Ranch-Dillard Ranch - Outbuilding & Shed - Life Cycle Summary Yrs 1-10

Building: 08 - Dillard Ranch - Outbuilding/Shed

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	1940	2,400	SF	$96,901	10
		Sub Total for System	**1**	**items**	**$96,901**	

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	120	SF	$688	4
Exterior Wall Veneer	Wood Siding - Bldg SF basis	1940	72	SF	$2,385	5
		Sub Total for System	**2**	**items**	**$3,072**	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1940	1,680	SF	$7,602	7
Interior Swinging Doors	Steel	1940	2	Door	$5,929	8
Note:	Needs to be cleaned and painted					
Suspended Plaster and	Painted Ceilings	1940	2,400	SF	$9,911	10
		Sub Total for System	**3**	**items**	**$23,441**	

Plumbing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Domestic Water Equipment	Water Heater - Electric - 80 gallon	1940	1	Ea.	$8,743	10
		Sub Total for System	**1**	**items**	**$8,743**	
		Sub Total for Building 08 - Dillard Ranch - Outbuilding/Shed	**7**	**items**	**$132,158**	
		Total for: Dillard Ranch	**7**	**items**	**$132,158**	

Dillard Ranch - Outbuilding Shed - Elevation

Dillard Ranch - Outbuilding Shed - Concrete Path Damage

Dillard Ranch - Outbuilding Shed - Rusted Roof

Dillard Ranch - Outbuilding Shed - Equipment Room

Dillard Ranch - Outbuilding Shed - Ceiling

Dillard Ranch - Outbuilding Shed - Missing Window

Dillard Ranch - Outbuilding Shed - Exterior Door

Dillard Ranch - Outbuilding Shed - Rusted Walls

Dillard Ranch - Outbuilding Shed - Sink

Dillard Ranch - Outbuilding Shed - Exterior Wall Damage

Dillard Ranch - Outbuilding Shed - Toilet

Dillard Ranch - Outbuilding Shed - Sliding Door

Dillard Ranch - Outbuilding Shed - Front Entrance

Dillard Ranch - Outbuilding Shed - Wood Frame Windows

Dillard Ranch - Outbuilding Shed - Interior Door 2

Dillard Ranch - Outbuilding Shed - Holding Area

Dillard Ranch - Outbuilding Shed - Interior Room

Dillard Ranch - Outbuilding Shed - Interior Door


Dillard Ranch - Outbuilding Shed - Milk Stations


Dillard Ranch - Outbuilding Shed - Metal Frame Window

Summary of Findings

The Dillard Ranch - Shed #1 building was constructed in 1940 and comprises approximately 625 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $26,736.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Shed #1 building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	$15,932	$450	-	-	-	$16,382
Structural	-	-	-	-	-	$0
Exterior	-	$6,643	-	-	$3,711	$10,354
Interior	-	-	-	-	-	$0
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	-	-	$0
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$15,932	$7,093	$0	$0	$3,711	$26,736

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	$15,932	$6,223	-	-	$3,711	$25,866
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	$870	-	-	-	$870
Functional Deficiency	-	-	-	-	-	$0
Total	$15,932	$7,093	$0	$0	$3,711	$26,736

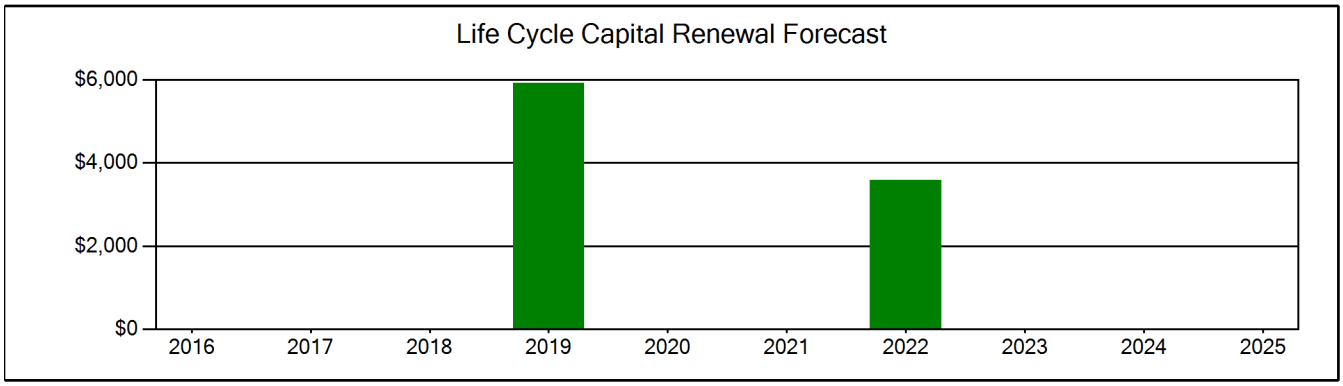
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	16,382	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	10,354	-	-	-	5,918	-	-	3,581	-	-	-	$9,499	$15.20
Interior	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$26,736**	**$0**	**$0**	**$0**	**$5,918**	**$0**	**$0**	**$3,581**	**$0**	**$0**	**$0**	**$9,499**	**$15.20**



Dillard Ranch - Dillard Ranch - Shed #1 Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Shed #1 building has an overall FCI of 15.64%.

The total current cost for all building deficiencies is $26,736. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 625 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $170,900.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Roofing

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Metal Roof Structural Roof Covering Requires Replacement	2020	625	SF	1	$15,932	6868
The Roofing Ridge Cap Is Damaged Or Missing And Requires Installation	2022	25	LF	2	$450	
	Sub Total for System	**2**			**$16,382**	

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Exterior Requires Replacement	2016	400	SF Wall	2	$6,223	6865
The Wood Exterior Door Requires Repair	2019	1	Door	2	$420	
The Exterior Requires Painting	2018	625	SF Wall	5	$3,711	6866
	Sub Total for System	**3**			**$10,354**	
	Total for Building	**5**			**$26,736**	

Dillard Ranch-Dillard Ranch - Shed #1 - Life Cycle Summary Yrs 1-10

Building: 09 - Dillard Ranch - Shed #1

Exterior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Exterior Entrance Doors	Wood	1940	1	Door	$5,918	4
Exterior Wall Veneer	Exterior Painting - Bldg SF basis	1940	625	SF	$3,581	7
		Sub Total for System	**2**	**items**	**$9,500**	
		Sub Total for Building 09 - Dillard Ranch - Shed #1	**2**	**items**	**$9,500**	
		Total for: Dillard Ranch	**2**	**items**	**$9,500**	

Summary of Findings

The Dillard Ranch - Shed #2 building was constructed in 1940 and comprises approximately 2,640 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $62,323.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Shed #2 building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	-	-	-	-	-	$0
Structural	-	-	-	-	-	$0
Exterior	-	$4,667	$25,302	-	-	$29,970
Interior	-	-	-	$32,353	-	$32,353
Mechanical	-	-	-	-	-	$0
Electrical	-	-	-	-	-	$0
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	-	-	$0
Other	-	-	-	-	-	$0
Total	$0	$4,667	$25,302	$32,353	$0	$62,323

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	-	$4,667	$25,302	$32,353	-	$62,323
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	-	-	-	-	$0
Functional Deficiency	-	-	-	-	-	$0
Total	$0	$4,667	$25,302	$32,353	$0	$62,323

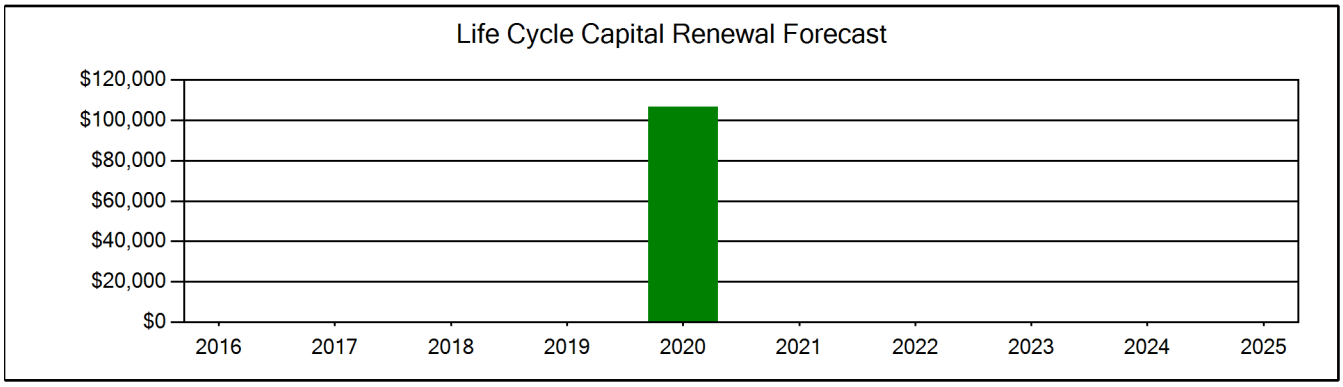
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	-	-	-	-	-	106,591	-	-	-	-	-	$106,591	$40.38
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	29,970	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Interior	32,353	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$62,323**	**$0**	**$0**	**$0**	**$0**	**$106,591**	**$0**	**$0**	**$0**	**$0**	**$0**	**$106,591**	**$40.38**



Dillard Ranch - Dillard Ranch - Shed #2 Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Shed #2 building has an overall FCI of 8.63%.

The total current cost for all building deficiencies is $62,323. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 2,640 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $721,882.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Exterior Requires Replacement	1931	300	SF Wall	2	$4,667	6783
The Metal Panel Exterior Is Damaged And Requires Replacement	1932	500	SF Wall	3	$25,302	6784
	Sub Total for System	**2**			**$29,970**	

Interior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Concrete Flooring Is Damaged And Requires Replacement	1933	2,640	SF	4	$32,353	6782
	Sub Total for System	**1**			**$32,353**	
	Total for Building	**3**			**$62,323**	

Dillard Ranch-Dillard Ranch - Shed #2 - Life Cycle Summary Yrs 1-10

Building: 10 - Dillard Ranch - Shed #2

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	1940	2,640	SF	$106,591	5
		Sub Total for System	**1**	**items**	**$106,591**	
		Sub Total for Building 10 - Dillard Ranch - Shed #2	**1**	**items**	**$106,591**	
		Total for: Dillard Ranch	**1**	**items**	**$106,591**	

Dillard Ranch - Shed1 - Floor

Dillard Ranch - Shed1 - North Exterior

Dillard Ranch - Shed1 - Interior

Dillard Ranch - Shed1 - Interior

Dillard Ranch - Shed1 - South Exterior

Dillard Ranch - Shed1 - Elevation

Summary of Findings

The Dillard Ranch - Well/pump building was constructed in 1940 and comprises approximately 720 gross square feet.

The total current deficiencies for this building, in 2015 construction cost dollars, are estimated at $99,798.

Cross Tab of Current Deficiencies

The following chart summarizes the current deficiencies for the Dillard Ranch - Well/pump building by building systems and deficiency priority. This list details current deficiencies including deferred maintenance, functional deficiencies, code compliance, ADA compliance, and capital renewal categories.

Facility Condition - System by Priority

	Priority					
System	1	2	3	4	5	Total
Site	-	-	-	-	-	$0
Roofing	-	-	-	-	-	$0
Structural	-	-	-	-	-	$0
Exterior	-	$32,259	$7,216	-	-	$39,476
Interior	-	-	$25,925	$6,664	$3,934	$36,523
Mechanical	-	-	-	-	-	$0
Electrical	-	$14,728	$2,644	-	-	$17,373
Plumbing	-	-	-	-	-	$0
Fire and Life Safety	-	-	-	-	-	$0
Technology	-	-	-	-	-	$0
Conveyances	-	-	-	-	-	$0
Specialties	-	-	-	$6,427	-	$6,427
Other	-	-	-	-	-	$0
Total	$0	$46,988	$35,785	$13,091	$3,934	$99,798

All deficiencies have been further categorized according to the type of deficiency observed. ADA compliance deficiencies are current deficiencies related to the Americans with Disabilities Act. Capital renewal items are deficiencies requiring replacement that have reached or exceeded serviceable life. These are current and do not include forecasted renewals. Code compliance deficiencies are related to current codes other than ADA. Many of these may fall under grandfather clauses, allowing the buildings to operate under the codes that were in effect at the time of construction, but are no longer current. Deferred maintenance includes planned work which corrects deficiencies that have been postponed beyond the regular life expectancy of the system or facility. Functional deficiencies are deficiencies for a component or system that has failed before the end of its expected life.

Facility Condition - Category by Priority

	Priority					
Category	1	2	3	4	5	Total
ADA Compliance	-	-	-	-	-	$0
Capital Renewal	-	$45,071	$28,569	$8,224	$2,057	$83,922
Code Compliance	-	-	-	-	-	$0
Deferred Maintenance	-	-	$7,216	$4,866	$1,877	$13,960
Functional Deficiency	-	$1,917	-	-	-	$1,917
Total	$0	$46,988	$35,785	$13,091	$3,934	$99,798

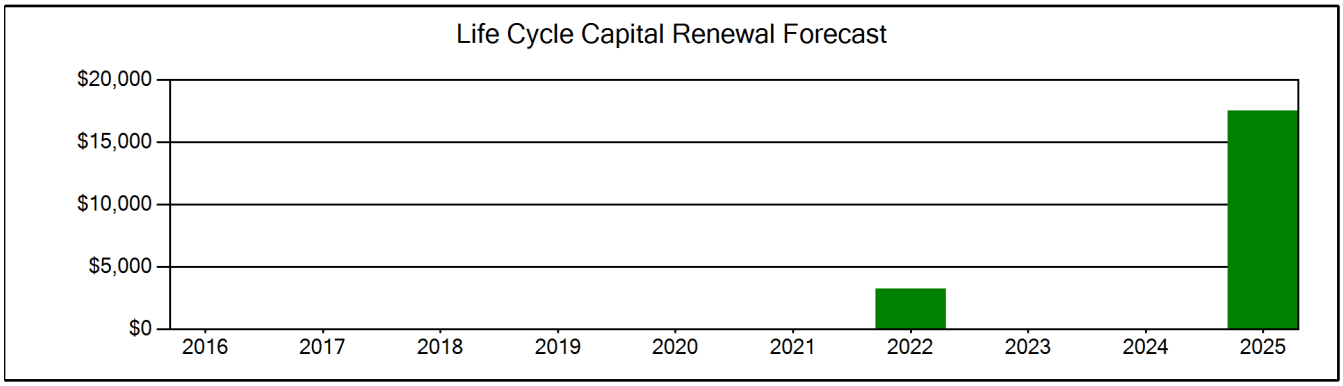
Life Cycle Capital Renewal Forecast

During the facilities condition assessment, all major building systems were inspected. Building systems and components age over time, eventually break down, and reach the end of their useful life, at which point they may require replacement. Life cycle renewal may be defined as the projection of future facility costs based on the expected remaining life of the individual building systems or equipment.

The chart on the following page shows the forecast for the next ten years. The year 2015 shows current life cycle needs as well as non-life cycle related deficiencies.

Capital Renewal Forecast

		Life Cycle Capital Renewal Projections											
System	Current Deficiencies	Year 1 2016	Year 2 2017	Year 3 2018	Year 4 2019	Year 5 2020	Year 6 2021	Year 7 2022	Year 8 2023	Year 9 2024	Year 10 2025	Total	$/GSF
Site	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Roofing	-	-	-	-	-	-	-	-	-	-	14,535	$14,535	$20.19
Structural	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Exterior	39,476	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Interior	36,523	-	-	-	-	-	-	3,258	-	-	2,973	$6,231	$8.65
Mechanical	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Electrical	17,373	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Plumbing	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Fire and Life Safety	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Technology	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Conveyances	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Specialties	6,427	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Other	-	-	-	-	-	-	-	-	-	-	-	$0	$0.00
Total	**$99,798**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$3,258**	**$0**	**$0**	**$17,508**	**$20,766**	**$28.84**



Dillard Ranch - Dillard Ranch - Well & pump Condition Assessment

Assessment Findings

Facility Condition Index (FCI)

The Facility Condition Index (FCI) is a widely used indicator that provides a relative scale of the overall condition of a given facility or group of facilities within a portfolio. The index is derived by dividing the total repair cost, including site-related repairs, by the total replacement cost. An economic analysis generally suggests that FCIs greater than 65 percent represent the point where facilities should be considered for replacement. An FCI below 10 percent is considered good.

The Dillard Ranch - Dillard Ranch - Well & pump building has an overall FCI of 50.69%.

The total current cost for all building deficiencies is $99,798. The cost estimates were derived using a detailed listing of all noted deficiencies in the building. The cost to repair these deficiencies was then estimated using the 2015 RSMeans line item cost data adjusted to Sacramento, California (108.7% of national average). Costs were reviewed and adjusted by local cost estimators.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Sacramento, California area. The building replacement cost for this facility was calculated by multiplying the existing square footage of 720 by the theoretical cost per square foot of $273. According to these values, the replacement cost for this building is $196,877.

The following pages provide a listing of all deficiencies with associated costs and assessment photos.

Deficiency Listing

Exterior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Steel Window Requires Replacement	1991	4	SF	2	$781	6838
The Hardi-Plank Exterior Requires Replacement	1988	720	SF Wall	2	$22,476	6837
The Wood Exterior Door Requires Replacement	1989	2	Door	2	$7,473	6839
The Wood Exterior Sliding Door Requires Replacement	2029	1	Door	2	$1,529	6932
Exterior Door Hardware Requires Replacement	1990	2	Ea.	3	$7,216	
	Sub Total for System	**5**			**$39,476**	

Interior

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wood Flooring Requires Replacement	1995	720	SF	3	$25,925	6845
The Gypboard Ceilings Are Damaged And Requires Replacement	1992	360	SF	4	$1,798	6840
Interior Gypboard Walls Require Repair	1993	360	SF Wall	4	$2,267	6844
Interior Wood Walls Require Replacement	1994	360	SF	4	$2,600	6841
The Gypboard Ceilings Are Damaged And Requires Repainting	1997	720	SF	5	$1,877	6843
Interior walls require repainting (Bldg SF)	1998	720	SF	5	$2,057	6842
	Sub Total for System	**6**			**$36,523**	

Electrical

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The GFCI Electrical Receptacle Is Damage Or Not Functional And Needs Replacing	2000	4	Ea.	2	$1,917	
The Lighting Fixtures Require Replacement	2001	720	SF	2	$12,812	6848
The Electrical Receptacles Require Replacement	1999	4	Ea.	3	$2,644	
	Sub Total for System	**3**			**$17,373**	

Specialties

Deficiency	ID	Qty	UoM	Priority	Repair Cost	Life Cycle
The Wardrobe Storage Cabinets Require Replacement	1996	30	LF	4	$6,427	6847
	Sub Total for System	**1**			**$6,427**	
	Total for Building	**15**			**$99,798**	

Dillard Ranch-Dillard Ranch - Well & pump - Life Cycle Summary Yrs 1-10

Building: 11 - Dillard Ranch - Well/pump

Roofing

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Low-Slope Roofing	Metal (Structural - Corrugated Deck)	1940	360	SF	$14,535	10
		Sub Total for System	**1**	**items**	**$14,535**	

Interior

Uniformat Description	LC Type Description	System Year	Qty	UoM	Repair Cost	Remaining Life
Wall Painting and Coating	Painting/Staining (Bldg SF)	1940	720	SF	$3,258	7
Suspended Plaster and	Painted Ceilings	1940	720	SF	$2,973	10
		Sub Total for System	**2**	**items**	**$6,231**	
		Sub Total for Building 11 - Dillard Ranch - Well/pump	**3**	**items**	**$20,766**	
		Total for: Dillard Ranch	**3**	**items**	**$20,766**	

Dillard Ranch - Well Pump - Southeast Exterior

Dillard Ranch - Well Pump - Second Floor Interior

Dillard Ranch - Well Pump - Basement Floor

Dillard Ranch - Well Pump - Window

Dillard Ranch - Well Pump - Northwest

Dillard Ranch - Well Pump - Sliding Door

Dillard Ranch - Well Pump - Sliding Door

Dillard Ranch - Well Pump - Basement Stairs

Dillard Ranch - Well Pump - Food Storage

Dillard Ranch - Well Pump - First Floor Room

Dillard Ranch - Well Pump - Second Floor Ceiling

Dillard Ranch - Well Pump - Basement

Appendices

APPENDIX B: NATURAL RESOURCE ASSESSMENT, MARY MARET (2020)

Dillard Ranch Natural Resource Assessment

June 26, 2020

Mary Maret, Senior Natural Resource Specialist

I visited Dillard Ranch on May 26, 2020 with Amber Veselka, to assess the Dillard Ranch property for a natural resource assessment, in support of a future Dillard Ranch Master Plan. During our tour, we interviewed an employee from Sac/Yolo Mosquito and Vector Control, who was monitoring the irrigation ditches. Attachment A includes a map of the Dillard Ranch, with photographs taken during the site visit. I returned to the area on May 30, 2020 to interview John Durand, a naturalist, who has lived on property adjacent to Dillard Ranch for the past 30 years.

Overview

Dillard Ranch is a historic dairy that is currently being grazed for beef cattle. Most of the property is leveled, flood irrigated pasture that is harvested twice a year for hay and grazed year-round by beef cattle. An unleveled, unirrigated 19-acre triangle at the southeastern end of has a Conservation Easement for Swainson Hawk foraging habitat. There is a farmhouse, several outbuildings, and a one-acre pond associated with the historic dairy. There are also powerlines serving the irrigation pumps over a portion of the farm.

Water

The largest portion of Dillard Ranch consists of flood irrigated pastures, presumably fed by a well. The fields have been leveled to drain into a series of irrigation canals and ditches, and water is recirculated by pump, from the canals back onto the fields. The fields and the ditches were flooded during our site visit.

There is a rectangular 1-acre perennial pond near the barns, maintained with pumped well water (presumably) and a seasonal pond, associated with an irrigation canal along Davis Road.

North Fork Badger Creek, a seasonal tributary to Badger Creek and the Cosumnes River, meanders through the south-eastern portion conservation easement triangle, where it also forms seasonal ponds and wetlands. During our site visit, most channel area was dry, except for the deeper wetland areas which were ponded (see map and photos).

Soils

Soils at Dillard Ranch are San Joaquin silt loams (USDA 2018). Most of the planning area, including the irrigated pasture, have been leveled, with 0 to 1 percent slopes. An 80-130 foot strip of land bordering Davis Road on the western edge of the Dillard Ranch property is unleveled with 0 to 3 percent slopes. Most of the southeastern triangle (conservation easement) is also unleveled with 3 - 8 percent slopes.

The Soil Conservation Service, United States Department of Agriculture, has classified these soils as moderately well drained and as moderately deep over a cemented hardpan/duripan. Soils that include duripans are generally used for grazing or wildlife habitat, and are seldom cultivated. The pan is cemented or indurated in more than 50 percent of the volume of some horizon which means that more than half the horizon is made up of cemented materials. In this type of soil,

plant roots can penetrate the hardpan only along vertical fractures, with a horizontal spacing of 10 cm or more, which is a limitation for land management. However, it can be noted that an adjacent neighbor to the south (John Durand) has successfully forested his property with many trees, on the same soil type.

Dillard Ranch soils have been designated "Farmland of statewide importance". Generally, this land includes areas of soils that *almost* meet the requirements for "Prime Farmland" and produces high yields of crops when adequate farming methods are applied.

Birds and Wildlife

My inventory for birds and wildlife was limited to one site visit, supplemented with interviews from people knowledgeable about Dillard Ranch.

The day I visited, I observed many redwinged blackbirds exhibiting nesting behaviors within the tules and cattails of the 1 acre rectangular farm pond. They were also nesting in similar habitat within portions of the irrigation canals. A Red-tail hawk was circling and a Cooper's Hawk flew through the property. We saw California quail and Northern mockingbirds. We listened for Tricolor blackbirds, but did not detect any calls. We did not observe any evidence of avian nesting (such as barn swallows) within the farm outbuildings.

There are several scattered mature valley oak trees and a few black walnut trees that provide good raptor roosting and nesting habitat. (No nests were observed on my May 26 visit, but there was an active red shouldered hawk nest on an adjacent property to the south.) Many mature and younger oak trees were growing along the railroad easement that borders the eastern edge of the property.

The irrigation canals and ditches often had hedgerow of Himalayan blackberry, willow, valley oak, and/or cottonwoods. Where the water collected at the lower elevation ditches, there were also tules and cattails, some of which contained nesting red-winged blackbirds.

The twice-annual hay harvests are associated with up to 20 Swainson Hawks foraging the newly mowed fields (John Durand, personal communication).

The vector control employee (Richard) that was monitoring for mosquitoes reported that he has seen coyote, red fox, cottontail rabbits, garter snakes, and tree frogs on the property or in the near vicinity.

In my interview with John and Jacquie Durand, they shared with me their most recent list of bird observations (Attachment B) on their property, which is immediately adjacent to Dillard Ranch. The nesting boxes on their property, and have been very successful with wood ducks, western bluebirds, cliff swallows, and barn owl - all of them I was able to easily observe on my May 30th, visit. They also had a nesting red-shouldered hawk in a tree on their property, which they indicated had deterred other raptors from nesting nearby.

Natural Resource Opportunities and Constraints

Based on initial impressions and my interviews, the Dillard Ranch natural resources could be enhanced by planting additional native trees and shrubs along the existing irrigation canals, and adding nesting boxes for a variety of cavity nesting birds. Maintaining the existing agricultural practices would also be beneficial to maintaining and enhancing the existing wildlife habitats.

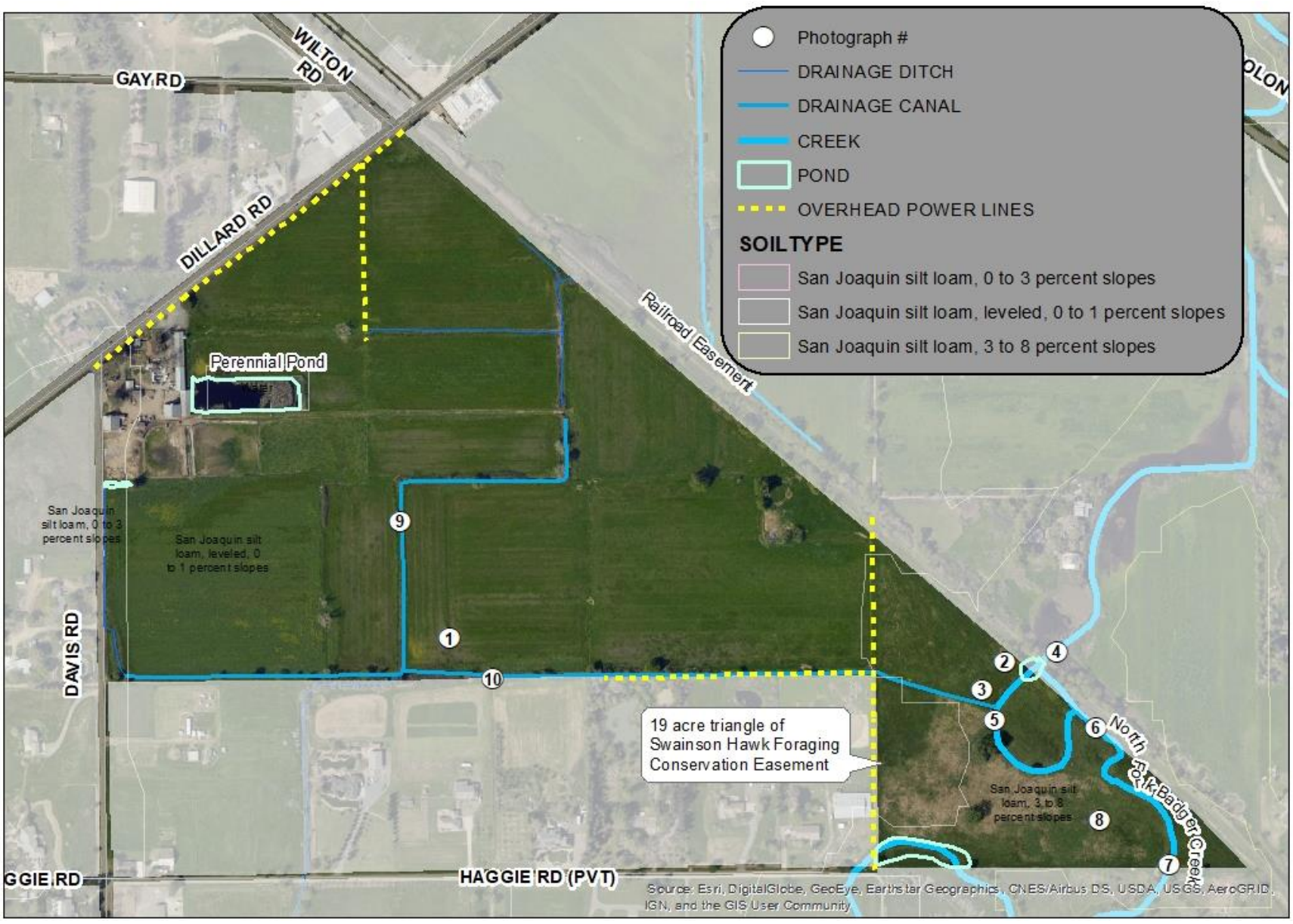
Expanding the width, length, and/or height of existing hedgerows would add and enhance habitat for a variety of songbirds and small mammals. Larger growing trees, such as cottonwoods and valley oaks, could also eventually become nesting and roosting habitat for raptors and other birds. Associated constraints include working around the existing soil hardpan and powerlines, and maintaining the pumped water regime. Soils would need additional testing to determine the depth and continuity of the hardpan layer in proposed planting areas, as hardpan may limit planting success, or may require drilling prior to planting trees. Taller trees should not be planted under the powerlines. The existing practice of flood irrigation with pumped water would also need to continue, as the canals and their existing hedgerows currently depend on this pumped water.

Nestboxes placed in strategic areas, would add habitat for cavity nesting birds. Boxes for Wood ducks in the large pond area, for Barn owls under the eaves of the outbuildings, for bluebird and kestrel along open fields would likely be successful, as these birds are already using nest boxes on the adjacent Durand property. Constraints include having resources to maintain the boxes by cleaning them and making any needed repairs, at least annually.

There are certainly other opportunities and constraints for natural resources that are not listed in this report, that may be revealed with additional expertise and site understanding. For example, because Red-winged blackbird are already nesting in certain areas at Dillard Ranch, it may be possible to expand or alter these areas to increase habitat opportunities for the Tricolor blackbird. Other opportunities may include adding or expand habitats for bat species or pollinator species.

As a final note, it is also apparent that maintaining the existing practices, such as flood irrigation, hay harvest, and grazing have been beneficial to the wildlife that are already using Dillard Ranch. Although improvements and enhancements can be made, there are already many wildlife benefiting from the existing agricultural practices at Dillard Ranch and conversion from agriculture to another use, such as recreational turf, could be detrimental to many of these existing wildlife and their habitat.

Dillard Ranch Map with Photos (5/26/2020)



1. Wet irrigated pasture, looking east, with spikerush wetlands (dark green) and railroad easement in background.

2. Wetland along North Fork Badger Creek

3. Bend in North Fork Badger Creek with oaks

4. North Fork Badger Creek at Railroad trestle

5. Dry bottom of North Fork Badger Creek

6. Railroad easement next to Conservation Area

7. North Fork Badger Creek at south boundary

8. Conservation Area, looking west towards valley oaks

9. Irrigation canal with tules and nesting Red-wing blackbirds

10. (Two photos) Wet irrigated pasture, spikerush wetland (dark green), Irrigation canal with Himalayan blackberry and cottonwood tree

ATTACHMENT B

John and Jacquie Durand's bird list (2017 to present)

Wading birds

Snowy egret
Great egret
Great blue heron
Green heron
Black crowned night heron
Sand-hill crane – flying over to nearby areas
Killdeer
California gull

Water Fowl

Hooded merganser (nesting at Durand pond)
Mallard duck
Wood duck (nesting in nest boxes at Durand pond)
Canada goose (nesting on island on Durand pond)

Birds of Prey

Barn Owl (nesting in nest box at Durand barn)
Cooper's Hawk
Swainson Hawk (up to 20 forage during and after Dillard Ranch hay harvests)
Red shouldered hawk (nesting in tree at Durand property)
Red Tailed hawk

Woodpeckers

Northern Flicker
Nuttall's woodpecker

Game Birds

Wild turkey (exotic)
California quail
Ring-necked pheasant (exotic)
Rock pigeon (exotic)
Mourning dove

Hummingbirds

Anna's hummingbird
Black chinned hummingbird

Rufous hummingbird

Woodpeckers
Nuttall's woodpecker
Northern flicker

Perching birds
American Crow
American Robin
Black Phoebe (nesting near Durand pond)
Bushtit
European starling (exotic)
Gold Finch
House Finch
House Wren
Northern Mockingbird
Red-winged blackbird (nesting in Dillard Ranch pond and wetlands)
Ruby-crowned Kinglet
Scrub jay
Sparrows: Fox, Golden crowned, House (exotic), Lark, Song, and White crowned
Tree swallow (nesting in Durand nest boxes)
Towhee, Spotted and California
Western Bluebird (nesting in Durand nest boxes)
Yellow-rumped warbler
Yellow-throated warbler

Appendices

APPENDIX C: CULTURAL RESOURCES REPORT, PAGE & TURNBULL (2021)

PAGE&TURNBULL

DILLARD RANCH CONCEPTUAL MASTER PLAN
HISTORIC AND CULTURAL RESOURCES REPORT

WILTON, SACRAMENTO COUNTY, CALIFORNIA
[19374]

PREPARED FOR SACRAMENTO COUNTY PARKS
April 14, 2021

DRAFT

TABLE OF CONTENTS

I. INTRODUCTION

This site inventory and evaluation report has been prepared as a part of the Dillard Ranch Conceptual Master Plan for Sacramento County Parks. Dillard Ranch, at 9857 Dillard Road, is located at the southwestern corner of Dillard Road and Wilton Road in Wilton, Sacramento County, California. Dillard Ranch is located in an unincorporated area of the county and is comprised of four contiguous parcels, covering a total of roughly 97 acres. Assessor Parcel Numbers (APN) include: 136-0030-001, 136-0030-012, 136-0030-014, and 136-0030-015. The property is zoned A-10 (Agricultural Holding Zone) and has a General Plan designation as Agricultural-Residential. The Community Plan Land Use designation is AR-5.

Figure 1: Satellite imagery of Dillard Ranch Property. Source: Google Earth Pro, 2020. Edited by Page & Turnbull.

The property is currently in use as a working ranch and contains 11 built resources including a single-family residence (ranch house), two hay barns, a dairy barn, and several ancillary buildings. Prior to the Elk Grove Community Services District's acquisition of the property in 2006, it operated for ranching and dairy purposes and was associated with the Dillard family for the majority of its history. Since 2006, the property has been used for grazing cattle and growing hay.

METHODOLOGY

This report is based on a standard outline provided by for Historic Resource Evaluation (HRE) reports, and provides a summary of the current historic status, building descriptions, and historic context for the property at 9857 Dillard Road in Wilton, Sacramento County, California. Page & Turnbull prepared this report using research collected from various local and online repositories, including materials provided by Sacramento County Parks. Key primary sources consulted and cited in this report include USGS topographic maps, historical aerial photography, historic newspapers, and census data. Page & Turnbull also reviewed previous reports prepared for agricultural properties in Sacramento County in studying historic contexts, including the Elk Grove Historic Context Statement and Survey Report, a 2016 property assessment provided by Sacramento County Parks, and additional property documentation shared by Sacramento County Parks. Page & Turnbull staff conducted a site visit to Dillard Ranch on November 2, 2019 and April 7, 2021. All photographs within this report were taken at these times, unless otherwise noted.

SUMMARY OF FINDINGS

The Dillard Ranch property appears be individually eligible for listing in the California Register of Historical Resources under Criterion 1 for its significant association to patterns of agricultural history in Wilton, Sacramento County; under Criterion 2 for its association to the significant contributions to the community made by original owners Columbus and Mary Dillard; and, under Criterion 3 as a property that embodies the distinct characteristics of a ranch in Wilton, Sacramento County, California. The ranch house, garage, granary, and hay barns retain sufficient evidence of their historic design, use, and association with the ranch's early operations to support the property's eligibility. Additional buildings within the property appear to have been built after the ranch's early period of grain cultivation ended and are not contributory to property's significance.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historic status currently assigned to the built resources at Dillard Ranch.

National Register of Historic Places/California Register of Historical Resources

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The subject property is not currently listed in the National Register or the California Register.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).[1] Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The subject property is not currently listed in the BERD database for Sacramento County with a status code. The most recent update to the BERD database was in March 2020.

[1] California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Sacramento County, updated March 2020.

III. ARCHITECTURAL DESCRIPTION

Dillard Ranch is an approximately 97-acre agricultural property located at the southeast corner of Dillard and Davis roads in Wilton, California. The ranch consists primarily of open land that is currently leased by the County for grazing. Built resources on the property are concentrated at the northwestern corner of the ranch, embracing the intersection of Dillard and Davis roads. In total, the building cluster includes 11 buildings, a retention pond, and two cattle corrals. The resources on the property were originally constructed between ca. 1899 and ca. 1964 and are components of agricultural and domestic features systems that supported the grain cultivation (1899 – ca. 1930) and dairy (ca. 1930- ca. 2001) operations at Dillard Ranch. In recent years the ranch has been leased for cattle grazing.

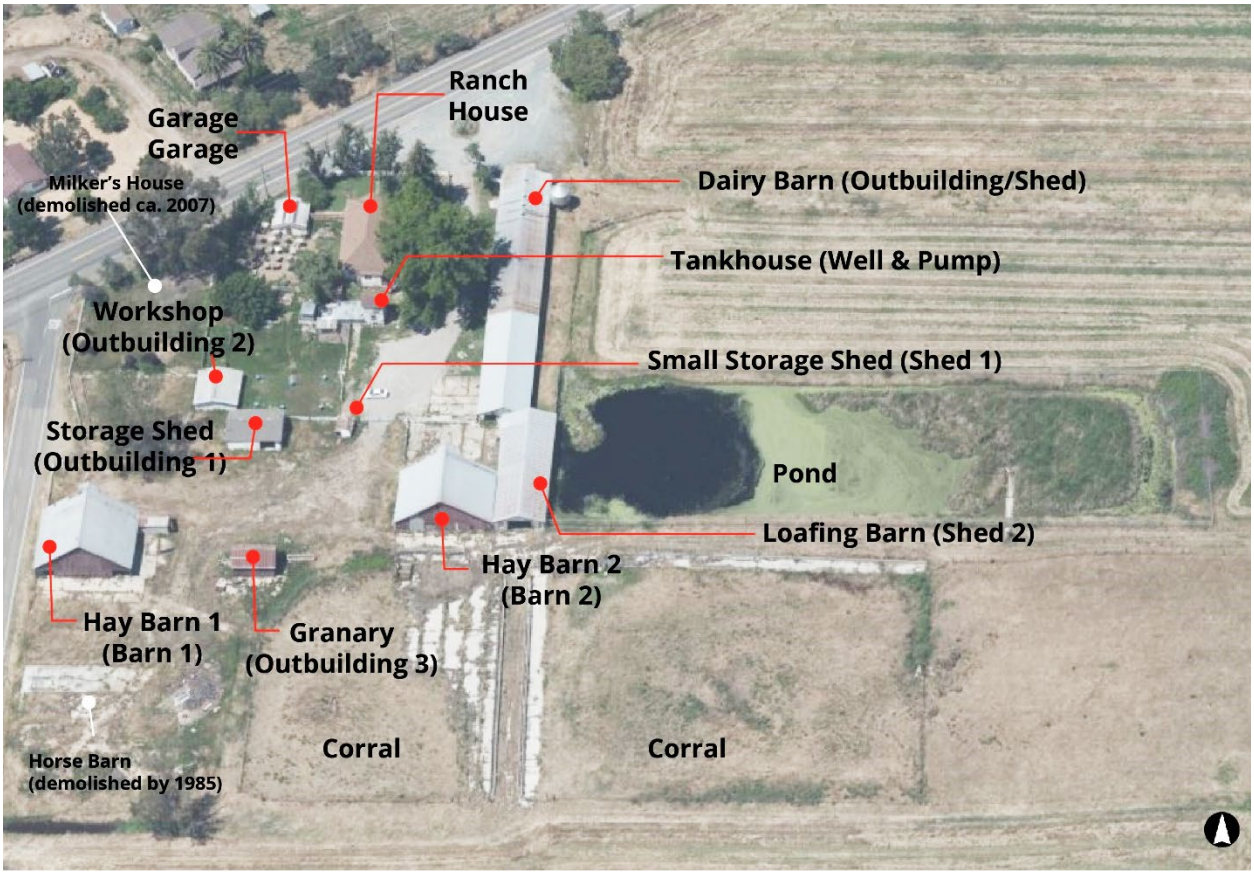


Figure 2: Aerial view of the built resources within the Dillard Ranch property.
Source: Microsoft, Bing Maps, 2020. Annotated by Page & Turnbull.

The table below lists each building within the property and provides its year built, the feature system(s) to which the building contributes, and each building's historic use, if known. Page & Turnbull will refer to each building within this report based upon its historic use. The table below lists each building's use-related name and its name as listed in the Dillard Ranch Conceptual Master Plan RFP in parentheses. Based upon review of available historic aerial/satellite imagery of the site, and property information provided by Sacramento County, a horse barn at the southwest corner of the building cluster was demolished by ca. 1999-2006 and a milker's house was demolished ca. 2007. Therefore, these former ranch buildings are not included in the inventory below.

Building Name (Name in RFP)	Year Built	Feature System
Ranch House (Ranch House)	ca. 1899	Domestic
Garage (Garage)	By 1937	Domestic
Hay Barn 1 (Barn 1)	Pre-1937 (potentially ca. 1900)	Agricultural
Hay Barn 2 (Barn 2)	Pre-1937 (potentially ca. 1900)	Agricultural
Granary (Outbuilding #3)	ca. 1899-1937	Agricultural
Tankhouse (Well & Pump)	ca. 1899-1952	Both
Small Storage Shed (Shed #1)	ca. 1899-1937	Agricultural
Storage Shed (Outbuilding #1)	ca. 1899-1937	Domestic
Workshop (Outbuilding #2)	ca. 1937-1952	Both
Dairy Barn (Outbuilding/Shed)	1964	Agricultural
Loafing Barn (Shed #2)	ca. 1964	Agricultural

RANCH HOUSE

The ranch house is a one-and-a-half-story, wood-frame, Vernacular bungalow with a rectangular footprint and a pyramidal roof, constructed ca. 1899 by an unknown builder. The building is set back from Dillard Road roughly 75 feet, with its primary façade oriented north toward Dillard Road **(Figure 3)**. The house's roof overhangs the building's exterior walls and has exposed rafter tails and modern asphalt shingles. The exterior walls are covered with non-original asbestos siding, which may cover original wood siding. A large gabled dormer with a paired wood-sash window and an attic vent is centered on the roof. Windows are primarily single-hung wood-sash with divided-lite upper sash and single-lite lower sash. The primary façade features a full-width porch, accessed by three concrete steps and supported by wood columns. The porch has lattice skirting, wood plank decking, and is supported by two outer square columns with molded wood trim and two simple wood posts at center, which have replaced original square columns. An original balustrade enclosing the porch is also no longer in place. Original wood-sash windows at the primary façade have been replaced by a single-lite picture window at the east and vinyl-sash double-hung windows with false muntins at the west. The main entrance has an outer screen door and a paneled-wood door with glass in its upper section.

Figure 3: Primary façade of the ranch house.

The east façade contains a side porch beneath an overhanging cross gable. Windows along this façade are a mix of one-over-one wood-sash within the porch area, a divided-lite fixed wood window to the south, and a replacement aluminum-sash window at the rear **(Figure 4 and Figure 5)**. The house's original brick chimney stack with corbeled crown is visible above the east façade. The rear façade has been altered by the addition of a shed roof porch, set beneath the overhanging eave of the main roof. The porch is built on a slab foundation and is accessed by wood steps with a wood railing **(Figure 6)**. The east façade has five replacement one-over-one vinyl-sash windows **(Figure 7)**.

Figure 4: East façade of the ranch house. 2019

Figure 5: Side porch along east facade, looking west.

Figure 6: Rear façade of the ranch house, with shed porch addition.

Figure 7: West façade, looking northeast.

GARAGE

The existing garage is situated alongside Dillard Road and immediately west of the ranch house. It appears to have been built by 1937, based upon historic aerial photography of the site **(Figure 8)**. This date range appears plausible, as the garage appears to have been designed to house automobiles, which became increasingly more common between ca. 1900 and 1937. The garage is a wood-frame, one-story, gable-roofed building with an overhead door made of channeled wood siding that faces Dillard Road. The exterior is clad with channeled wood siding. The roof is covered with corrugated metal and has a moderate overhang with exposed rafter tails and simple wood fascia. Skylights are inserted into the metal roofing. A door made of contemporary wood paneling is set into a wood frame at the garage's east façade, and the rear façade has a plywood door at center **(Figure 9 and Figure 10)**.

Figure 8: Front of garage, looking south.

Figure 9: East façade, looking west.

Figure 10: Rear of garage, looking northwest.

HAY BARNS 1 AND 2 (BARNS 1 AND 2)

Two hay barns stand at the southwest and southeast corners of the building cluster. Hay barn 1 (situated to the immediate east of Davis Road) and hay barn 2 (situated at the southeast corner of the building cluster) each feature a similar gabled form with a two-story central section and wide eaves that extend over one-story shed wings. Each barn was built by 1937, according to historic aerial photography. Available historic topographic maps, a historic photograph of the ranch from ca. 1900, and the similar design and construction of each barn indicates that the barns potentially date to ca. 1900-1908. It appears that hay barn 2 may have been repositioned (turned 90 degrees to the north) within the site.[2] Each barn is wood framed, has a concrete and dirt floor, board walls with wood plank siding, and wood truss roof framing. The roof of each barn is covered with corrugated metal. The north (front) side of each barn features a hay hood at the gable peak, a typical feature of hay barns that shielded hay from the elements while it was being raised and loaded into the barn's loft.

Hay barn 1, situated along the west perimeter of the site, features a small concrete block addition off of its northeast corner, which was built sometime between 1937 and 1953, based on aerial photography **(Figure 11 to Figure 14)**. This building's total square footage is approximately 2,400 square feet. Hay barn 2 features a similar design, materials, hay hood, and footprint, but does without any apparent additions, resulting in its slightly smaller square footage of approximately 2,300 square feet **(Figure 15 and Figure 18)**.

Figure 11: Looking south toward hay barn 1.

Figure 12: Wood truss structural system, looking south.

[2] See Site Development History section for additional description.

Figure 13: East façade of hay barn 1, looking west.

Figure 14: Rear façade of hay barn 1, looking northwest.

Figure 15: North façade of hay barn 2, looking south.

Figure 16: Looking east at west façade of hay barn 2.

Figure 17: Rear façade of hay barn 2, looking east.

Figure 18: Interior truss system at hay barn 2.

GRANARY (OUTBUILDING 3)

The granary was built prior to 1937 and potentially as early as ca. 1900 for storing grain harvested from the ranch during its early use for grain cultivation. The building is approximately 400 square feet. The exterior is board-and-batten wood siding. The building is capped by a gable roof with moderate overhang that is covered with corrugated metal. The building is not fenestrated in order to limit light penetration, which was a common feature of granaries to keep grains cool and out of sunlight **(Figure 19 to** Figure **20)**.

Figure 19: Oblique view of south facade of granary, looking northeast.

Figure 20: Looking south at north façade of granary with door cut into board-and-batten siding.

TANKHOUSE (WELL & PUMP)

The tankhouse was built sometime between 1899 and 1937 and is approximately 720 square feet. The tankhouse is comprised of a two-story gabled section and a lower one-story section with a hip roof **(**Figure **21 and** Figure **22)**. Both sections have moderate roof overhangs, corrugated metal sheet roofing, and exposed rafter tails. Walls are wood-framed and clad with narrow lapped wood siding. Asbestos siding has been placed over most of the wood siding. The north façade of the two-story section features a door opening at each story, indicating a staircase was likely attached to the exterior but has since been removed prior to the installation of the non-original asbestos materials at the exterior.

Figure 21: View of the tankhouse building, looking northwest.

Figure 22: South façade of tankhouse, looking north.

SMALL STORAGE SHED (OUTBUILDING 1)

The small storage shed is an ancillary building of approximately 100 square feet. The building does not appear to have a foundation and has horizontal wood siding and a gable roof covered with metal sheets. Openings are cut into the front and rear walls, with the rear opening enclosed by a plywood door **(Figure 23 and Figure 24)**.

Figure 23: South façade of the small storage shed, looking northeast.

Figure 24: North façade of the small storage shed, looking southeast.

STORAGE SHED (SHED 1)

The Storage Shed is a wood-frame ancillary building with a rectangular footprint and an area of approximately 650 square feet. The roof is gabled, overhangs the building footprint slightly, and has exposed rafter tails and metal covering. The base of the building's east and north walls are built of concrete block with wood framing above **(Figure 25 and Figure 26)**. Two windows at the east façade have been infilled. The north façade has a single door opening with a vertical plank door and is covered with lapped siding that has several cut joints. The west façade is partially covered with wood siding and features a wide opening for access into the shed.

Figure 25: East (left) and north (right) façades of the storage shed, looking south.

Figure 26: West (left) and south (right) façades, looking north.

WORKSHOP (OUTBUILDING 2)

The workshop is a wood-frame ancillary building that was built sometime between 1937-1952, based upon aerial photography, and is approximately 850 square feet **(Figure 23 and Figure 24)**. It has horizontal wood siding; flat wood corner boards; and a gable roof with moderate overhangs, metal covering, wood fascia, and exposed rafter tails. A sliding door built of vertical wood siding provides access through a wide bay at the south façade.

Figure 27: South façade of workshop, looking east.

Figure 28: East façade of workshop, looking west.

DAIRY BARN (OUTBUILDING/SHED)

The dairy barn is a two-part building combining a milking parlor and a covered corral, which were originally constructed by dairyman Walter C. Dillard in 1964. The building's primary façade is oriented north to Dillard Road, with a setback from the road of roughly 115 feet. The walls of the building are constructed of concrete block, and the building is capped by a gable roof covered with corrugated metal. The primary façade of the parlor features a large storefront window with replacement sash and a replacement single-entry door. A smaller aluminum sash window is located east of the central display window. The gable end of the primary façade is decorated with vertical wood siding that extends to the eave line **(Figure 29)**. The west façade includes a sliding corrugated metal door that accesses the parlor. A steel grain hopper is situated to the immediate east of the milking parlor section of the dairy barn **(Figure 30)**.

Figure 29: Primary (north) facade, looking south.

Figure 30: Feed hopper next to east façade, looking south.

The rear two-thirds of the building have a wood truss roof covered in corrugated metal **(Figure 31 and Figure 32)**. The floors in these areas are concrete with linear grooves. The concrete floors enabled dirt and manure to be cleaned out after cows entered the barn prior to milking. The rear one-third of the building has concrete block half walls at the exterior, which provide air circulation. The interior retains a milker's pit near the north end of the building **(Figure 33)**. Further south, the interior features concrete floors and walls that are enclosed by either metal siding or metal fencing. The roof is supported with wood trusses throughout **(Figure 34 and Figure 35)**.

Figure 31: Concrete block section of the east façade, looking southeast.

Figure 32: Covered corral section of dairy barn, looking south.

Figure 33: Milker's pit within parlor, looking south.

Figure 34: Dairy barn, to the south of the milker's pit, looking north.

Figure 35: Southern end of the dairy barn, looking north.

LOAFING BARN (SHED 2)

The loafing barn provides a place for cattle to take shade or dry off after inclement weather, prior to entering the dairy barn that is situated immediately north of the loafing barn. The loafing barn abuts the east façade of hay barn 2 and is roughly 2,600 square feet. The building has a gable roof that is supported by wood trusses and wood posts. The roof is covered with corrugated metal. The barn's walls are largely open with wood posts supporting the edge of the roof above and a combination of wood and metal fencing forming the walls. The interior is accessed from a large, gated opening at the south façade **(Figure 36 and Figure 37)**.

Figure 36: Entrance to loafing barn at south façade.

Figure 37: Looking southeast toward loafing barn.

SITE FEATURES

Most of the site's 97 acres are dedicated to grazing land and pasture. Buildings are concentrated toward the site's northwest corner, just east of the intersection of Dillard and Davis roads **(Figure 38)**. Entrances include the main residential entrance off of Dillard Road, directly north of the ranch house and Dairy Barn, a secondary driveway to the immediate west of the garage and ranch House, and a driveway off of Davis Road along the site's west perimeter. Each of these entry areas has gravel surfacing. Wood rail fencing stands along the northern perimeter of the site, west of the ranch house, and parallels a secondary driveway that appears to have accessed the non-extant Milker's House, immediately west of the garage **(Figure 39)**.

Figure 38: Dairy barn and ranch house viewed from Dillard Road, looking south.

Similar wood rail fencing is located between the ranch house and the dairy barn, to the rear of the ranch house and tankhouse, and in the area to the immediate west of the dairy barn **(Figure 39 and Figure 40)**. Modern wood picket fencing is located in front of the ranch house. Modern wire fencing encloses the remainder of the north perimeter of the site, west of the ranch house and dairy barn and the cattle corrals at the south end of the building cluster **(Figure 41)**.

Figure 39: Former location of Milker's House at the northwest corner of the property, viewed from Dillard Road. Wood rail fencing remains in place at this location. Source: Google Street View, 2019.

Figure 40: Looking southwest from the Dairy Barn, immediately north of hay barn 2. Remnants of wood rail fencing are found at this location.

Figure 41: View of cattle corral, looking northeast toward hay barn 2.

IV. HISTORIC CONTEXT

WILTON, SACRAMENTO COUNTY

Prehistory

The Wilton Rancheria tribe historically had old villages and burial sites all over the Wilton and Sloughhouse area near the Cosumnes River. The tribe's ancestral Rancheria was located at the northeast corner of Wilton and Green Roads, roughly one mile north of the subject property, and there is a strong relationship between the Miwok and their land. It is thought that the Dillard Ranch area was probably used by the tribe prior to its initial acquisition in 1882. In conversations with Dahlton Brown, Executive Director of Administration of the Wilton Rancheria, he was confident that an in-depth archaeological exploration of the site would turn up historic artifacts related to Wilton Rancheria's ancestors. Brown also stated there is a significant history of Miwok people working on local ranches and farms at the beginning of the 1900s, whether that be cattle, tomatoes, hops, or other industries.[3]

The community of Wilton is located roughly six miles southeast of Elk Grove in southern Sacramento County. The following historic context for prehistory and early history in Sacramento County is primarily adapted from the *Elk Grove Historic Context Statement and Survey Report*, prepared by Page & Turnbull in 2012.

> [...] Little is known of the first people to arrive in the region of Sacramento County, although research indicates that Native American populations were established in California as early as 10,000 years ago. In the more recent pre-historic past, the area that today comprises Elk Grove was located within the territory of the Plains Miwok, a linguistically-related native group that occupied permanent settlements along the Cosumnes and Sacramento rivers. A previous study of the Elk Grove area states that the Miwok lived in "permanent villages, composed of fifteen to several hundred persons, [which] were situated on elevated ground adjacent to streams or above marshy floodplains. Subsistence activities were based on yearly gathering cycles of storable seeds, particularly acorns, pine nuts, buckeye and sunflower seeds...Hunting and fishing were secondary gathering activities."[4]

[3] Sacramento County Parks, conversation with Dahlton Brown. Shared with Page & Turnbull in January 2021. Additional information about the Wilton Rancheria Tribal History may be found at this website – http://wiltonrancheria-nsn.gov/Home/TribalHistory/tabid/305/Default.aspx.
[4] LAFCO, Elk Grove Cultural and Historical Resources, Extract from the Final Environmental Impact Report for the Proposed Incorporation of Elk Grove, California, December 1993, 2.

Spanish Period

During the sixteenth and seventeenth centuries, Spain developed an enormous empire in Central and South America. Among the first Europeans to visit the Sacramento Valley was Gabriel Moraga, a Spanish army officer who explored the area between 1806 and 1808. Moraga gave Spanish names to many natural features, including the Calaveras, Merced, San Joaquin, and Sacramento rivers. The name for the Cosumnes River, however, was adopted from the Miwok word for salmon: ko'sum.[5] Moraga apparently found the Cosumnes River area unsuitable for settlement as it was subject to seasonal flooding and had no readily available stone for construction.[6] Although the Spanish never established a mission in the Cosumnes River area, Franciscan missionaries made many efforts to encourage [the Miwok] to live at the missions, particularly at Mission San José [in what is now the city of Fremont]. However, for much of the Mission era, it appears that many of the natives living in the Sacramento Valley remained hostile to Spanish influence—including raids on Spanish horses and livestock.

Mexican Period

Following a decade-long conflict, Mexico gained independence from Spain in 1821. Under the terms of the treaty, all former Spanish territory in California was placed under Mexican jurisdiction, with Monterey named as the capital of "Alta" or "upper" California. The Mexican Congress subsequently tried to encourage settlement of California by offering land to well-connected families, or to men that had won favor during Mexico's bid for independence. The Mexican government also worked to reduce the influence of the mission system. This was accomplished through a series of legislative decrees which culminated in An Act for the Secularization of the Missions of California in 1833.

Intended to encourage colonization and make land ownership more accessible for "Californios" (as Mexican citizens in California were called), the process of secularization involved the redistribution of the Church's enormous land holdings through sales or grants to private interests. It also allowed for the distribution of mission property to the Native Americans in the form of a town site with individual plots and communal pastures. However, rampant corruption meant that much of the land was distributed in the form of large "ranchos" to political favorites or powerful local families. Thus, most of the newly freed neophytes, as well as less affluent Californios, were forced to seek work as laborers on the ranchos.

[5] Elizabeth Pinkerton, *History Happened Here, Book I – River, Oaks, Gold*, (Elk Grove: Laguna Publishers, 2000), 3.
[6] Ibid.

These ranchos supported horses, sheep, and basic farm crops, but were primarily cattle ranches that served the growing hide and tallow trade. This business, where cattle hides and tallow (fat used to manufacture candles) were exchanged for imported goods, emerged as the basis of California's economy under Mexican rule. In Northern California, the principal trading ports were Monterey, as well as a tiny settlement known as Yerba Buena—located along a small cove in what is today downtown San Francisco.

During the first two decades of Mexican rule, there is no indication that Mexican ranchos were established in the Cosumnes River area. Instead, the region remained far from population centers, and Mexican authority was quite weak. This allowed for regular visits by American and Canadian fur trappers, including those employed by the Hudson's Bay Company.[7]

The area's isolation from Mexican authority also allowed some Miwok tribelets to carry out lucrative raids on the vast livestock herds held by the missions and ranchos. This led to retributive expeditions by the Mexican military, which were designed to recapture stolen horses, as well as capture Native Americans who had fled from the missions. The increasing contact between the Euro-Americans and Native Americans eventually led to devastating outbreaks of disease, including a malaria epidemic in 1833 that is estimated to have killed 20,000 Native Americans in the Sacramento and San Joaquin valleys.[8]

Early American History, Mid-Late 19th Century

Throughout the late nineteenth century, cattle ranches and grain production continued to dominate agricultural production in the Elk Grove area. Nevertheless, the rapid transportation offered by the Central Pacific Railroad meant that farmers could shift productions from grain and hay – which were easily stored – to products that were more perishable. By the 1880s, refrigerated rail cars were also coming into widespread usage. As a consequence, some area farmers began experimenting with fruit orchards, including peaches, plums, apricots, figs, lemons, and prunes. [...] By

[7] California Office of Historic Preservation, "French Camp," http://ohp.parks.ca.gov/?page_id=21483 accessed on April 13, 2021.
[8] Albert L. Hurtado, John Sutter – A Life on the North American Frontier, (Norman, Oklahoma: University of Oklahoma Press, 2006), 71.

> 1894, 75 percent of all fruit shipped to the east coast was grown in the Sacramento Valley.[9]

Other important commercial crops grown around the turn of the twentieth century included oranges, pomegranates, olives, persimmons, various berries, beans, corn, potatoes, and sugar beets. nectarines, pears, apples, grapes, quinces, figs, almonds, walnuts, peanuts, corn, various beans, potatoes, licorice, sugar beets, among others.[10] With diversification in agriculture came new types of specialized agricultural buildings including drying sheds, sorting bins, warehouses, and other outbuildings; however, few of these buildings constructed during the 19th century remain standing.[11]

During the early 20th century, the economy in the region continued to be based in agriculture and Elk Grove emerged as a commercial center for southern Sacramento County. A burgeoning wine industry in Elk Grove was impacted by the onset of Prohibition in 1919, yet farms in the region continued to pursue grain production. It appears that by the 1910s, dairy production was expanding in Sacramento County, with over 300 dairy farms counted during the 1930 U.S. Agricultural Census. During the 1930s and 1940s, the Great Depression and wartime rationing brought similar downturns to local economies in the region and limited new development. Elk Grove experienced a gradual post-World War II development uptick, following the widening of Highway 99 in 1947.[12] Communities outside of Elk Grove, including Wilton, remained sparsely populated, but had by the 1950s outgrown the school facilities constructed in the 1910s. Between the 1960s and 1970s, these patterns of development continued, and formerly agricultural lands began to be subdivided. Since the 1980s, the area of southern Sacramento County that Wilton is located in has continued to experience subdivision. However, it retains agricultural uses and clustered commercial and community facilities near at major crossroads.

History of Wilton and Dillard Areas

Settlement in the area now known as Wilton consisted primarily of farmsteads between the mid-nineteenth and early twentieth centuries. Early settlers included Henry Putney, a successful miner who arrived in the area in the 1870s. Putney established Silverdale Ranch and is credited with being the first person to run a thresher in the valley. Other early ranches included the Bandeen, Putney, Taverner, Wardrobe, Gibson, Wilton, Dillard, Davis, Riley, Ross, Bailey, and Lower ranches.[13] By 1889,

[9] Page & Turnbull, *Elk Grove Historic Context Statement and Survey Report*, (Prepared for City of Elk Grove, CA: October 4, 2012), 71.
[10] City of Sacramento, General Plan Technical Background Report, (Sacramento, CA: City of Sacramento), 6.3-3.
[11] Ibid., 6.3-3.
[12] *Elk Grove Historic Context and Survey Report*, 71.
[13] "History – Town of Wilton," Elk Grove Historical Society, online. https://elkgrovehistoricalsociety.com/history-town-of-wilton/.

the Lee School was built to serve local youth. In 1910, Putney's land holdings were acquired by the California Traction Railroad Company, operator of an interurban line between Lodi and Stockton.[14] The railroad company decided to extend service through the area, with the line passing through farmer Seth Wilton's land, near present day Wilton and Green roads. When Wilton Station was completed around 1911, settlement around the station increased.[15] The line, originally established in 1907, included stops at "Dillard's Crossing" and Wilton, among other communities, making 52 passenger trips per day by 1916.[16] In 1913, a store was built, which served stocked groceries, ice cream, and candy, and was soon expanded to accommodate the needs of local farmers, including feed delivered by the railroad.

By 1921, Wilton's population stood at 250. Roughly one mile south, the small community of Dillard was built around a train station at "Dillard's Crossing" beginning in 1911, named for Columbus Wade Dillard, Jr., a grain and hay farmer whose land was at the time bisected by the traction company's rail line. The Dillard family donated land for the construction of the Dillard Store in 1913, which stood until 2014. The Dillard School was built in 1915 on land donated by Columbus Wade Dillard and stood until 1958. The Town Hall was completed in 1921, following formation of a committee that included Columbus Wade Dillard and his daughter, Leatha Stout.

Through the mid-twentieth century the Wilton area and vicinity remained rural and defined by agricultural properties. By the late 1970s and early 1980s, former farm properties began to be subdivided, enabling residential development on smaller parcels. The original school, commercial, and public buildings were in most cases heavily remodeled or replaced during the second half of the twentieth century. The pattern of gradual subdivision has continued to the present, yet the area still retains its rural character.

[14] The Central California Traction Company was established in 1910 as an electric railroad providing freight and interurban passenger service along a forty-eight mile line stretching from Stockton to Sacramento. One author states that the company "opened up a vast region to agriculture and contributed to the development of south Sacramento County. The freight service carried merchandise, livestock and produce, primarily grapes and strawberries." In the greater Elk Grove area, the rail line crossed the Cosumnes River just north of Wilton Road, and crossed Grant Line Road just south of Sheldon Road where a station (no longer extant) was established. There it continued northwest to a station at Japanese Ranch and then to Sacramento. The company ceased interurban passenger service in 1933, and it converted to diesel power in 1947. The tracks are no longer used in the Elk Grove area, although the company continues to run trains between Stockton and Lodi. See, Elizabeth Pinkerton, History Happened Here, Book 2 – Fields, Farms, Schools, (Elk Grove: Laguna Publishers, 2002), 144-145; and, Central California Traction Company, "Welcome to the Central California Traction Company," http://www.cctrailroad.com/ accessed 28 April 2012.

[15] "History – Town of Wilton," Elk Grove Historical Society, online. https://elkgrovehistoricalsociety.com/history-town-of-wilton/.

[16] "Traction Company Contributes Much to Development of a Rich Country," *Sacramento Union*, Volume 187, No.2, January 2, 1916.

CALIFORNIA DAIRY INDUSTRY

Cattle were imported to California with the arrival of Spanish missionaries in the late 1700, which provided for milk and cheese production and consumption at missions. Early herds consisted of Mexican stock, which were better suited for meat, hide, and tallow than milk. The trade of hides and tallow was prioritized initially, but subsided as herds grew larger and dairying became more popular.[17] California State Parks notes that "the first export of dairy products, however, probably happened much farther north than the centers of tallow and hide trades. The Russians at Fort Ross on the Sonoma Coast engaged in farming and dairying and shipped butter, cheese, and locally grown produce to fur-trapping settlements in Alaska between the years of 1812 and 1841."[18] John Sutter of Sacramento acquired most of materials at Fort Ross following the departure of the Russian settlers in 1841, including the small dairy herd and operated small dairies on land at Mills Station near modern-day Rancho Cordova and Yuba City. Yet, it was not until settlement grew rapidly in the wake of the discovery of gold in 1849 that dairying shifted from a domestic activity to an economic activity.[19]

Between the late 1850s and late 1920s, the total number of farms of all types in California grew seven-fold, reaching nearly 136,000 statewide. The number of farms peaked at around 137,000 in 1949.[20] The Steele family of Marin County is credited with beginning the earliest major dairy operations in the State of California, and on the heels of the Steele dairy's establishment, Marin County and Point Reyes became leading cheese production areas in California by the turn of the twentieth century.[21] The state's farming economy transitioned from large-scale ranching and grain growing toward fruit production, as California became a top global producer of grapes, citrus, and other fruits.[22] Dairying also became a more predominant agricultural industry during this period, as technology provided for improvements in sanitization and efficiency in production, including mechanical cream separation, pasteurization, a reliable measurement and glass milk bottling were developed by the early 1890s.[23] These improvements enabled the growth of dairying as a major industry by the turn of the twentieth century. The centrifugal cream separation was a particularly important innovation of the 1870s and first appeared in California in the 1880s. The first commercial

[17] California State Parks, "Guide to the California Dairy Industry History Collection," Online Archive of California.
[18] Ibid.
[19] Ibid.
[20] Alan L. Olmsted and Paul W. Rhode, "A History of California Agriculture," December 2017, University of California Agricultural and Natural Resources. https://s.giannini.ucop.edu/uploads/giannini_public/19/41/194166a6-cfde-4013-ae55-3e8df86d44d0/a_history_of_california_agriculture.pdf.
[21] https://www.californiadairypressroom.com/Press_Kit/History_of_Dairy_ndustry. Accessed April 1, 2021.
[22] Alan L. Olmsted and Paul W. Rhode, "A History of California Agriculture," December 2017, University of California Agricultural and Natural Resources. https://s.giannini.ucop.edu/uploads/giannini_public/19/41/194166a6-cfde-4013-ae55-3e8df86d44d0/a_history_of_california_agriculture.pdf.
[23] California State Parks, "Guide to the California Dairy Industry History Collection," Online Archive of California.

creamery was established in the Northern California community of Ferndale in 1899. Subsequently, the establishment of creameries led to the division of production and processing, with milk produced by dairy farms and processed by creameries.[24]

Dairy farmers began establishing dairy cooperatives in the first decades of the twentieth century to support members in securing markets for their milk and in preparing and shipping those goods to wholesalers. The growth of the dairying industry spurred the formation of organizations including the California State Dairy Bureau in 1894, with the California Milk Advisory Board, the League of California Milk Producers, the California Creamery Operators Association, the Dairy Institute of California, and the California Dairy Industry Advisory Board, established by the mid-twentieth century.[25]

During the 1920s, California's dairy industry was impacted heavily by disease outbreaks of foot and mouth disease (FMD) and bovine tuberculosis (BTB). As Olmsted and Rhode note, "FMD hit California twice in the 1920s, with the most serious outbreak erupting in February 1924…eventually spreading to 16 counties. At its peak, the USDA's Bureau of Animal Industry (BAI) quarantined parts or all of 23 California counties."[26] As of 1930, USDA agricultural census data counted over 3,800 farms in Sacramento County, with 308 of those farms categorized as dairy. By far, the largest number of farms in the county were operated for fruit cultivation.[27] By 1950 the number of dairy farms in Sacramento County grew slightly to 342.[28]

Over the course of the second half of the twentieth century California's dairy industry was consistently ranked among the nation's top producers. Dairy is currently the state's top agricultural commodity, and in since 1993, California been the top ranked State in milk production, having surpassed Wisconsin.[29]

[24] Ibid.
[25] California State Parks, "Guide to the California Dairy Industry History Collection," Online Archive of California.
[26] Olmsted and Rhode, 10.
[27] U.S. Department of Commerce, Bureau of the Census, Fifteenth Census of the United States: 1930, Agriculture, Volume III Type of Farm, Part 3 – The Western States, (Washington, D.C.: United States Government Printing Office, 1932), United States Department of Agriculture, Census of Agriculture Historical Archive. Accessed online, March 25, 2021. http://lib-usda-05.serverfarm.cornell.edu/usda/AgCensusImages/1930/03/03/1831/03337983v3p3ch5.pdf, 388.
[28] U.S. Department of Commerce, Bureau of the Census, Counties and State Economic Areas, California, Volume 1, Part 33, (Washington, D.C., United States Government Printing Office, 1952).
[29] Two Centuries of Prominence and Personalities," California Dairy Press Room & Resources, online. Accessed April 13, 2021. https://www.californiadairypressroom.com/Press_Kit/History_of_Dairy_ndustry.

VERNACULAR ARCHITECTURE

Researching and evaluating agricultural buildings in California is a challenging task. As a utilitarian, vernacular form of architecture, such buildings typically did not warrant the attention of newspapers, building journals, and photographers. Often considered temporary structures, many were never recorded on survey or fire insurance maps. Additionally, in California, little scholarship exists to document the state's fast-disappearing rural landscapes and to provide the contextual basis for evaluations. With little regional scholarship to provide a contextual framework, and fewer surviving examples of rural, agriculture-related properties with each passing year, evaluating these property types poses a challenge. The following sections draw on available materials and resources, such as historic resource studies and contexts, to provide a general framework for understanding and evaluating ranch-related properties. The narrative on historic barn typologies was drawn primarily from National Park Service Preservation Brief #20, *The Preservation of Historic Barns*.[30]

The design, construction, and spatial organization of ranches in the West depended on many factors, including climate, soils, availability of water and building materials and the ethnicity and class of their builders. These factors, as well as the ingenuity of the individual rancher or his employees, affected the handling of materials and use of building technologies. Essentially, a ranch is the Western counterpart of the Eastern farm: a tract of land with fields, orchards, and animals, with a nucleus of structures called the barnyard, farmstead, or "home ranch." Dominated by the house and the barn, the barnyard was rounded out by subsidiary structures that responded to the needs of the particular farming operation.[31]

Anglo-American ranch buildings in California differ from those built in the East and Midwest in that California ranch buildings generally lack heavy timber-framing, weather-tight construction or insulating materials. Many embody the characteristics of a simple Western building technology referred to variously as "plank-frame," "box-frame," "box and strip" or "single-wall construction." Developed in response to the scarcity of milled lumber, the plank-frame building is much simpler than the typical stud-frame building of the same era.[32] In addition to barns, other rural building types evolved within California to respond to the state's diverse climactic and social conditions. Other outbuildings often found in California include cookhouses, outhouses, bunkhouses, corrals,

[30] Michael J. Auer, *Preservation Brief #20, The Preservation of Historic Barns,* (Washgington, D.C.: US Department of the Interior, National Park Service, October 1989).

[31] National Trust for Historic Preservation, *Built in the USA,* (Washington, D.C.: Preservation Press, 1985), pp. 72-73 & 134-35.

[32] Christopher VerPlanck, *Will Rogers State Historic Park, Architectural Study: Historic Outbuildings,* (Unpublished Historic Structure Report: February 4, 2003), various pages; National Trust for Historic Preservation, *Built in the USA*, pp. 72-73 & 134-35.

chicken houses, blacksmith shops, mare barns, fruit packing sheds, drying sheds, hay ricks and other storage buildings.

Ranch-related buildings constructed in California were often characterized by their flexibility and adaptability to new uses. Although the case can be made that farm buildings everywhere have always been designed with change in mind, in California, the benign climate that allowed many different types of crops to be grown, combined with a boom and bust mentality and an active entrepreneurial culture, encouraged continual response to ever-changing markets. Accordingly, ranch buildings needed to be easily adaptable to accommodate different crops, machinery, or entirely different uses, such as Dillard Ranch's transition from grain and hay farming to dairy operations in the 1930s.[33]

One of the most significant character-defining features of rural agricultural buildings in California is a utilitarian appearance, a function of the inexpensive materials and design for flexibility described above. As functional buildings set back far from the main house or the road, outbuildings such as field barns, pump houses (in California, a specific typology, tankhouses, has been identified), chicken coops, and bunkhouses were typically designed without the aid of an architect. Most were instead built from pattern books, traditional know-how passed from generation to generation, or a combination of both. Ethnic and regional influences played a part as well.

With electricity, motor vehicles, and gas engines available on farms, some buildings from earlier periods were modified, some demolished, and some new building types emerged. Large barns for hay and work animals were no longer needed for their earlier purposes. Some were modified so that trucks, tractors, plows, and other implements could be stored in them. New buildings were built to shelter these vehicles and other equipment. Machine shops and tool sheds were built to maintain and repair motor vehicles and equipment. Whereas barns, sheds, and other pre-motor-era farm structures were usually built of wood, new building types in the motor era were built of a greater variety of materials including wood, concrete, steel, and sheet metal.[34] Such changes in material usage are evident at Dillard Ranch. The ranch house, hay barns, and ancillary sheds are wood-frame buildings, while the more recently constructed dairy barn and attached loafing barn feature concrete block and metal framing and cladding materials.

The buildings within the Dillard Ranch property embody characteristics of vernacular architecture applied to typologies including barns, ancillary buildings including sheds and an automobile garage, tankhouses, and residences in the Sacramento County region between the late nineteenth and mid-

[33] Morley Baer, *Remembering Barns,* (Palo Alto, CA: Stanford University Press, 2002), p. 5.

[34] Michael Corbett, *Guardino Property, 1031 Walnut Avenue, on file at Page & Turnbull.*

twentieth centuries. Typically, vernacular buildings are not designed by professional architects and are developed with forms that respond to the requirements of their use, rather than to express a particular style. As noted by historians Herbert Gottfried and Jan Jennings, "the final appearance and character of a building may be more easily influenced by the availability of local materials, than by current trend."[35] Additionally, Gottfried and Jennings argue, "the rules of composition and use of materials were open to interpretation by owner-builders, carpenters, and construction companies," and a balance of the influence of tradition, availability of materials, and preference for function informed the design of vernacular buildings of various typologies.[36] Thus, vernacular architecture is not easily defined by a particular appearance or material palette across broad periods of time. Rather, changes in availability of materials, building technology, and the need to adapt buildings to regional climates and cost constraints all inform the design of vernacular buildings. The vernacular buildings constructed ca. 1898-1965 that are present within the Dillard Ranch property generally feature similar materials including wood, asbestos siding, concrete block, and some metal elements that reflect the extended period of construction and shifting ranch and dairy practices, and their associated building types that were constructed within the property during its historic use.

Hay Barns

In the National Park Service's preservation brief on historic barns, it identifies five main typologies for historic American barns (the Dutch Barn, Bank Barn, Crib Barn, Round Barn, and Prairie Barns). These typologies are differentiated primarily by their massing and form, structural system, and use. A great deal of variety exists, however, with additional prototypes found throughout the United States reflecting local variations and building traditions or ready-made commercial patterns.

In California, the typical two-story, gable and shed-roof California barns of the nineteenth century are thought to have derived from the "crib-and-shed" type barns of Tennessee. Composed of a central gable-roofed "nave" illuminated by monitor windows and flanked by shed-roofed side aisles, the crib-and-shed barns disseminated westward through the Plains states, where they were modified to employ timber framing instead of log construction. In this guise, the "three portal crib barn" eventually infiltrated the valleys of the Pacific West, including the Willamette Valley of Oregon and the San Joaquin, Sacramento, Santa Clara, and Salinas Valleys of California, where the original prototype was gradually modified in response to local environmental conditions and crops.[37]

[35] Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and* Interiors, *1870-1960*, (New York: W.W. Norton & Company, Inc., 2009), 11.
[36] Ibid., 10-11.
[37] Baer, p. 8-10.

Dairy Facility

The Dillard Ranch property contains a dairy facility consisting of a milking parlor with an attached pole barn, and a loafing barn. Milking parlors are designed to contain a pipeline milking machine where multiple cows (often six to eight) enter stalls. The milkers stand through the entire operation in pits below floor level, rather than entering a stall to milk a cow as was done prior to modern dairy technology becoming more prevalent after the 1920s. The milker pits allow the cows' udders to be at the milker's waist level or slightly above, providing easier access to the cow's udder, while increasing milking efficiency. The milk pipelines are typically short and connected to a bulk cooling tank in an adjacent milkroom. These dairy buildings are often referred to as parlors because they can be designed with tiled walls, heating, and can be kept very clean.[38]

Tankhouses

Tankhouses were common features of farms and homesteads in rural California between the 1870s and the 1940s and served as a means of supply water for agricultural and domestic used through pumped-gravity water pressure systems. Although various types of tankhouses existed, the vernacular structures were constructed of wood framing and were typically rendered in similar architectural character to other buildings, both domestic and agrarian, in their vicinity. In most cases, tankhouses featured minimal architectural ornamentation and reflected the character of the dwellings and other farmstead or homestead buildings they were placed in proximity to. Tankhouse historian Leon S. Pitman notes that horizontal wood siding was the most common exterior cladding material, and in more limited cases board-and-batten wood cladding or stucco were used.[39]

As described by Pitman:

> Domestic tankhouses developed in California in about 1865. [...] Some of the first walled tower tankhouses were probably those found in towns in the 1860s, where owners of hotels, hospitals, boarding houses and other businesses needing their own water supplies built some of the largest elevated water tanks. Enclosing the towers with walling material made them more attractive to the public and functionally more useful, for the rooms beneath the tank platform could be used for storage space. For some businesses a walled tankhouse closely attached to a building could be incorporated in the floor space of that building. [...]

[38] John Rezelmen, "A History of Dairy Barns," *The Crooked Lake Review*, May 1993. Randy Leffingwell, *The American Barn*, (Osceola, WI: Motorbooks International, 1997), 121.
[39] Leon S. Pitman, "Domestic Tankhouses of Rural California," *Pioneer America*, Vol. 8, No. 2 (July 1976), 84-89.

> Most people who elected to install a pumped gravity water supply system for their homes preferred to enclose the tower to form a tankhouse. Because this water supply system was primarily for house and yard needs, the tankhouse was more an extension of the house economy than that of the barnyard or field, and was, therefore, typically placed close to the house rather than near the barn or out in a field.[40]

Tankhouse designs varied somewhat regionally, and even farm by farm, but generally took the form of a square-plan tower of two to three stories in height comprised of a shaft capped by a tank which was inset on or enclosed in an overhanging platform. The shaft, or "box" of the tankhouse was constructed with straight or tapered sides, while the water tank itself was placed on a platform above the tower. The tank platform was set flush with the tower footprint below, or would overhang the tower, while the water tank was enclosed or unenclosed on the platform. Six primary tankhouse typologies were identified by Pitman in 1976. The most popular throughout California was the Straight Box, with strong predominance relative to other types in Sacramento and San Joaquin valleys.[41] Pitman identified several tankhouse typologies, and among them, the Straight Box type is represented by the tankhouse (well & pump) building present at Dillard Ranch. Pitman's research, published in 1992, found that historic illustrations of agricultural properties published ca. 1880 most often showed the Straight Box and Full Tapered and other tankhouse typologies without platforms in the Sacramento and northern San Joaquin valleys. As of the early 1900s, the most prevalent type of extant tankhouse was the Straight Box.[42] The tankhouse at Dillard Ranch is a heavily altered Straight Box type.

- **Straight Box Tankhouse**
  - The most popular type and most widespread
  - Simplified construction; enclosed tower and tank from base to the roof
  - Typically placed adjacent to a well with windmill attached to side
  - Extra floor space in the tank room[43]

[40] Leon S. Pitman, "The Domestic Tankhouse as Vernacular Architecture in Rural California," *Material Culture*, Vol. 24, No. 1, Special Farm Windmills and Domestic Tankhouse Issue (Spring 1992), 13.
[41] Ibid. 86-87.
[42] Pitman, "The Domestic Tankhouse as Vernacular Architecture in Rural California," 20-25.
[43] Ibid., 86-87.

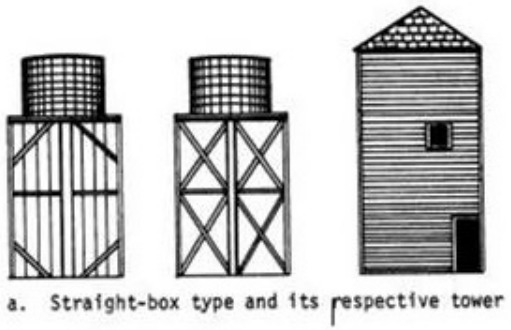


Figure 42: California tankhouse types identified by scholar Leon S. Pitman in "Domestic Tankhouses of California," 1976. Source: *Pioneer America*. Edited by Page & Turnbull.

Granary

A granary is a building intended for the storage of grain, whether grown as a cash crop or for animal feeding. Farmers prioritized the storage of small grains such as wheat, oats, and barley. Typical characteristics of granaries include tight wall boarding, few windows, doors at gable ends, interior storage bins, and very often, elevation above the ground to deter pests from entering.

Ancillary Buildings

Additional buildings within the Dillard Ranch property can be categorized as ancillary buildings. Outbuildings and sheds are often referred to and typically recorded as ancillary buildings. Historically, these buildings were generally used for storage of tools, small machines, or equipment. Overall, ancillary buildings support the major functions of a property that are typically houses or based out of residences and specific facilities such as dairy barns or hay barns, such as is the case at the Dillard Ranch property.

V. SITE HISTORY

Early Property History, ca. 1900 – ca. 1930

The land that is now the Walter Dillard Ranch was originally acquired by Preston Albert Strong (1842-1927) around 1882 from C.W. Pierce.[44] Strong had substantial land holdings in Elk Grove, where he resided, and Wilton. A map of Sacramento County illustrating Strong as owner of a 166-acre tract was published in 1885 **(Figure 43)**. Strong's land was located to the southeast of the intersection of present-day Dillard Road and Davis Road. In 1899, Strong deeded several land holdings to family members, including the 166-acre tract, which was transferred in two transactions. The first was an 86-acre tract to Albert J. Strong, and the second was an 80-acre portion to his daughter, Emma R. Dillard, and his wife, Mary J. Strong, which became a portion of Dillard Ranch.[45] It was around this time, ca. 1898-1899, that a one-story, bungalow type residence was built at the northwest corner of the property for Strong's daughter, Emma R. Dillard (1876-1973) and her husband and farmer, Columbus Wade Dillard, Jr. (1877-1926). The Dillards' oldest daughter, Leatha Dillard Stout (1900-1996), was born in 1900, and the family occupied the residence, which is referred to herein as the ranch house, by 1900 according to U.S. Census data.[46] A 1909 USGS topographic map indicated that at least one building stood near the northwest corner of the Dillard property, immediately southwest of Dillard and Davis roads. The map did not illustrate other buildings within the property; however, many topographic maps of the period were produced at a scale that did not provide for fine detail or full documentation of all buildings that were on a property **(Figure 44)**.

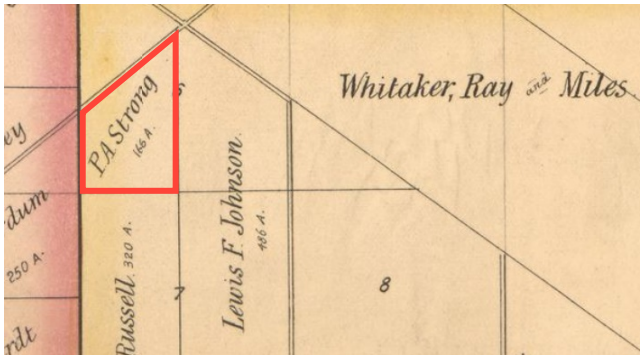


Figure 43: Shepherd's *Official Map of Sacramento County, California*, 1885, illustrating 166-acre tract owned by Preston Albert Strong (outlined with red). Source: Library of Congress. Edited by Page & Turnbull.

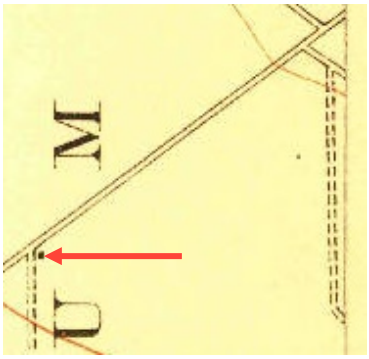


Figure 44: USGS topographic map illustrating one building at corner of what is now Dillard and Davis roads, 1909. Source: US Topo Viewer, online.

[44] Property description and title report provided by Sacramento County Parks.
[45] "Recorder's Office," *Sacramento Bee*, August 29, 1899.
[46] 1900 U.S. Federal Census data, accessed at Ancestry.com; and, "Stout, Leatha," *Sacramento Bee*, March 14, 1996.

An undated but apparently early photograph of the Dillards' ranch house shows several additional buildings and structures were present at the site early in its existence as the Dillard Ranch. The ranch house appeared as a one-and-a-half story bungalow with a pyramidal roof that had a large gabled dormer at the front and a cross gable at the east façade, covering a side porch **(Figure 45)**. The roof overhung the building footprint, featured exposed rafter tails, and a chimney was visible at the rear section of the roof. The front and side porches were supported by square columns, with straight picket balustrades between. Windows were wood-sash with upper sash containing two to four divided lites above a single-lite lower sash, with the front porch featuring paired and picture windows while the secondary east façade had single windows.

Figure 45: Undated photograph taken around the turn of the twentieth century, with the ranch house at center and additional buildings within Dillard Ranch in the background. Source: Courtesy Wilton History Group.

A gabled barn with a hay hood on its west gable end was captured at the far left of the photograph, to the rear (southeast) of the house. This barn's orientation differed from the two existing hay barns on the site, which are oriented with their gable ends facing north-south, rather than east-west. This indicates that the barn in the photograph has either since been demolished, or was relocated and reoriented within the site. Further documentation of either scenario was not found through archival research. A small one-story dwelling and a windmill with an adjacent ancillary structure appear at the far right in the photograph, to the rear (southwest) of the ranch house. The dwelling had a side gable roof and a porch at the front with an entry door and an adjacent window. The windmill was taller, approximately three stories, and the unidentified structure next to it was shorter at roughly one story. Trees appeared in the background and were planted in even intervals, suggesting the presence of an orchard. Wood fencing appeared in the foreground, with a narrow pathway leading from fence to the ranch house's porch.

Summary of Buildings Present ca. 1900s (Bold indicates extant)

- **Ranch House (1899)**
- **Hay Barn (1899, estimated)** (potentially, this barn is hay barn 1 or hay barn 2 and was relocated)
- Small cottage to the southwest of the Dillards' ranch house (1899)
- Windmill with adjacent rectangular structure, potentially a tankhouse (unknown if this building was incorporated into the existing tankhouse (1899)

In 1905, the Dillards' daughter Delma was born, followed by son and future dairy proprietor and Dillard Ranch namesake, Walter C. Dillard (1908-1967), in 1908. By 1911, Columbus Wade Dillard, Jr.'s land extended further northeastward, but was in that year effectively bisected by the extension of the Central California Traction Company's electric, inter-urban railroad line connecting Lodi and Stockton to Sacramento. As a consolation for impacting Dillard's ranch land, the traction company named the line's intersection at Dillard Road "Dillard's Crossing."[47] The line's path continues to boarder the northeast boundary of the subject site.

Between 1900 and the early 1930s, the land currently contained within the subject property, and other land in the Wilton vicinity owned by the Dillard family, was a part of Dillard, Jr.'s farming operations related to grain, bean, and hay production **(Figure 46 and Figure 47)**. During this period, the Dillard family not only engaged in agriculture, but also donated or sold portions of their land to support the growth of local school and store facilities. The Dillard Store was built on land sold to proprietor Alma Wilhoit ca. 1913-1914, and the Dillard school was built on land at the corner of Dillard and Wilton roads (the current location of the Wilton Fire Protection District Fire Station), donated by Dillard in 1915.

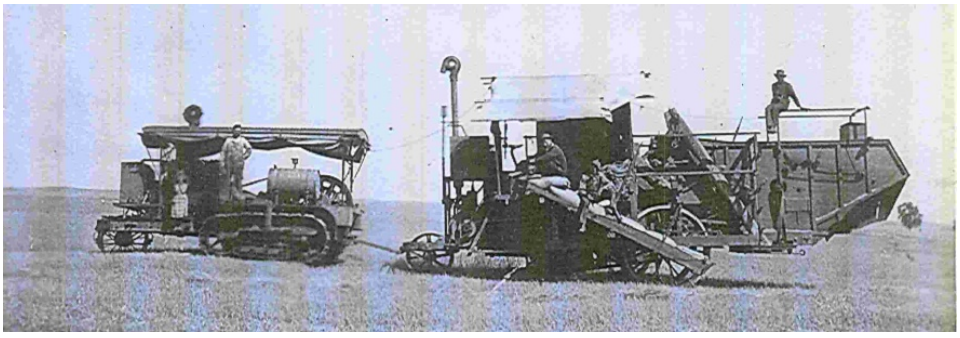


Figure 46: Undated photograph of Columbus "Lum" Dillard (second from left) and combine in field. Source: Wilton History Group.

[47] Joseph Kerr et. al., "Wilton" from "Cosumnes: Communities in the Elk Grove Area (A Kid's History, Book-2)," (Elk Grove, CA: Wes Neff Printing Service, 1975). Published online at Elk Grove Historical Society website. Accessed March 25, 2021. https://elkgrovehistoricalsociety.com/history-town-of-wilton/.

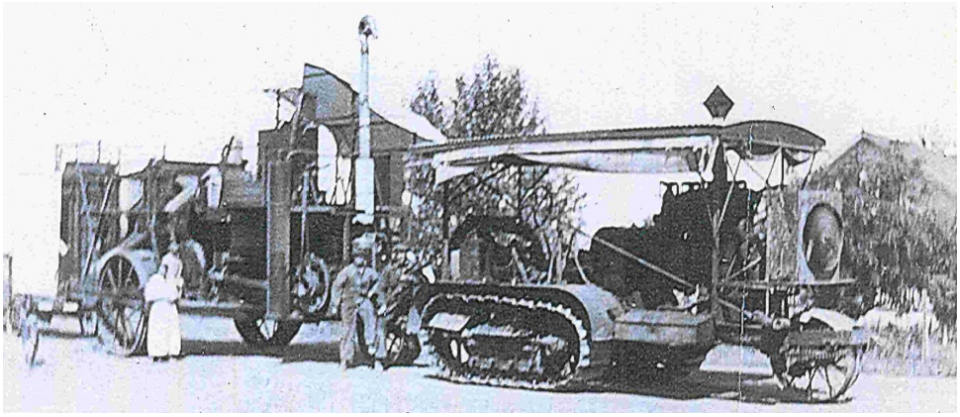


Figure 47: Undated photograph of Columbus "Lum" Dillard's harvest and tractor. Note: the building to the rear of the machine is unidentified. Source: Wilton History Group.

In 1921, Dillard Jr. was instrumental in construction of the Wilton Town Hall located at Wilton Road and Green Road. The building served as the Town Hall until the 1950s when it was sold. The Dillard School stood until 1958, when it was replaced by modern facilities.[48] In 1956, a new Dillard School was built on additional land donated by Dillard Jr. which was only a short walk up the road on the corner of Dillard and Colony Roads. The first Dillard School was then torn down in 1958. The historic Dillard Store stood until 2014 when is demolished to make room for the new and expanded Dillard Store.[49]

[48] "Dillard," Elk Grove Historical Society website. Accessed March 29, 2021. https://elkgrovehistoricalsociety.com/history-town-of-wilton/. See also, "Real Estate Transfers," *Sacramento Union*, Volume 176, Number r58, June 27, 1914.
[49] "Dillard," Elk Grove Historical Society website.

Walter Dillard's Dairy, ca. 1930 - 1967

By the late 1920s, Walter Columbus Dillard took of over operation of the ranch from his father and began to transition the ranch's operations to dairy production. Over the next three decades, Walter expanded from milk production and a small herd of stock to raising replacement stock for other dairies, and eventually pursued retail sales. An aerial photograph from 1937 provides the earliest available aerial documentation of the property **(Figure 48)**.

Figure 48: Aerial view of Dillard Ranch (approximate property boundaries outlined in red, 1937. Cluster of buildings within the ranch appear at upper left. Source: UC Santa Barbara Frame Finder, ABC-1937-45-79. Edited by Page & Turnbull.

A small orchard was located to the east of the ranch house, immediately south of Dillard Road. The detached garage to the immediate west of the ranch house also stood at its existing location by 1937. Land immediately west of the residence, facing the intersection of Dillard and Davis Roads was vacant. Two sheds or barns were located to the southeast of the ranch house, however, the use of these non-extant buildings as of 1937 is unknown. Further south, two similar hay barns stood, one closer to Davis Road and the other closer to the open land. It is unknown whether either of these barns were that which appeared in the ca. 1900 photograph shown above. Both barns pictured in 1937 are extant and in the same location as of 2021.

A group of two to three ancillary buildings were placed between the barns and appear to be the sheds that are present in that location as of 2021 **(Figure 49)**. Finally, a non-extant barn with a smaller rectangular footprint than the existing hay barns stood immediate east of Davis Road, at the southwest corner of the grouping. It appears that another potential building or structure stood further eastward, just west of the railroad tracks that run along the northeastern boundary of the property. The 1937 aerial photograph does not provide for a clear indication of what stood at this location, but the area does appear to have featured a series of trees or shrubs aligned in rows **(Figure 50)**.

Figure 49: Detail view of buildings present at Dillard Ranch as of 1937.

Figure 50: Detail view of secondary area to the east of the main grouping of buildings at the southeastern section of the ranch as of 1937.

Summary of Buildings and Features Present by 1937 (Buildings in Bold are Extant)

- **Ranch House (1899)**
- **Garage (built by 1937)**
- **Hay Barn 1 (potentially 1899, by 1937)**
- **Hay Barn 2 (potentially 1899, by 1937)**
- **Tankhouse (potentially 1899, by 1937)**
- **Granary (potentially 1899, by 1937)**
- Unidentified sheds north of hay barn 2 (by 1937)
- Horse Barn (by 1937)
- Unidentified buildings at southwestern area of property near railroad tracks (by 1937)
- Corrals south and east of the hay barns (by 1937)

Walter was very community-oriented and in the 1930s, he constructed Wilton's first fire engine with donated parts and funds from local residents. Walter also served as a trustee of the Wilton Town Hall Association in the 1940s and as the Fire Commissioner for the Wilton Volunteer Fire Department for nine years. Daughters Shirley (1932-2018) and Jeannie (1933-2010) grew up on the family dairy and contributed to the dairy's operations during school lunch times. By the mid-1940s and into the 1950s, Walter Dillard's stock raising operations and related auctions of stock were advertised in regional newspapers. In 1946, Dillard and fellow dairy operator Joe T. Lopes auctioned several heifers, guernsey, and spring stock. In 1954, Dillard, Lopes, and fellow Elk Grove area dairymen DeLore Lawrence, John Mensh, and Jack Hansen were appointed to a committee to study the possible formation of a milk pool or dairy producer cooperative for the Western Dairymen's Association.[50] A 1952 aerial photograph shows several changes to the complex of buildings at Dillard Ranch that occurred after 1937 **(Figure 51)**. A milker's house with a rectangular footprint was constructed at the northwest corner of the site to the west of the ranch house. This area was vacant land in the 1937 aerial photograph. One of the smaller ancillary buildings that stood between the residence and the hay barn at the southeast corner of the cluster was removed. A building with a gable roof was photographed to the immediate west of the railroad tracks near the northeast boundary of the property **(Figure 52)**.

Figure 51: Aerial view of the buildings at Dillard Ranch, 1952. Source: UC Santa Barbara Frame Finder, pai-abc_3k-53-1952.

Figure 52: Since-demolished building near railroad tracks, 1952. Source: UC Santa Barbara Frame Finder, pai-abc_3k-53-1952.

[50] "Dairy Group Ponders Cooperative Milk Pool," *Sacramento Bee*, April 24, 1954.

Summary of Buildings and Features Present by 1952 (Bold indicates extant)

- **Ranch House (1899)**
- **Hay Barn 1 (potentially 1899, by 1937)**
- **Hay Barn 2 (potentially 1899, by 1937)**
- **Tankhouse (potentially 1899, by 1937)**
- **Granary (potentially 1899, by 1937)**
- **Garage (by 1937)**
- Unidentified sheds north of hay barn 2 (by 1937)
- Horse Barn (by 1937)
- Milker's House (built after 1937, by 1952)
- Ancillary building immediately south of Milker's House (built after 1937, by 1952)
- **Storage shed (built between 1937-1952)**
- **Small storage shed (built between 1937-1952)**
- **Workshop (built between 1937-1952)**
- Unidentified building at southwestern area of property near railroad tracks (1937-1952)
- Corrals south and east of the hay barns (1937-1952)

By 1961, Dillard entered a partnership with fellow Elk Grove dairyman, George Lenzi, and purchased a drive-in dairy processing plant with a retail outlet in North Sacramento, which the business partners leased to proprietor Vic Gregorson. In 1964, Walter Dillard was featured in an article in the *Sacramento Bee*, which reported on his recent construction of a parlor type, Grade A dairy barn at his property in Wilton. Dillard, identified as a dairyman who "not until recently…became a processor and retailer," built the concrete block barn for better handling of milk production. According to the article, the parlor was designed to handle six cows, three on each side, and gave milkers the ability to milk 100 cows in under four hours. The barn was built with a covered corral, which sped up milking time by staging cows closer to the milking area and keeping the cows shaded. A fan at the head of the barn cooled air for the working area and warm water connection was provided at each milking station. Stainless steel tanks in the barn cooled the milk before it was trucked to the processing plant for bottling by Dillard. The article also reported that Dillard by this time purchased hay, rather than raising it at his own ranch, which he used for the irrigated pasture. Dillard also raised his own replacement heifers to build up milk production capacity. The article also noted that Dillard was born on the "original 40 acres of the ranch" and that his parents C.W. and Emma Strong Dillard started their married life on the ranch.[51]

[51] Helen Mahon, "Wilton Dairyman Turns to Processing and Retailing," *Sacramento Bee*, May 31, 1964.

The Walter Dillard Dairy was described as a "model of automation" in a 1964 newsletter published by the Sacramento Municipal Utilities District (SMUD). This included the elevated milking ramps, which make the work of milking much cleaner, easier, and more comfortable for both the worker and the cow. The milking parlor was equipped with a pipeline milker, refrigerated bulk milk tank, electric water heater and high-level illumination **(Figure 53 and Figure 54)**. Walter operated the dairy until his death in December of 1968 at age 61. Dillard's obituary noted that he had been active in Wilton area civic affairs, and had been a member of the community's school, park, and fire district boards. Daughters Shirley Dillard Jackson and Jeannie Dillard Womack inherited the property after the death of Walter and his wife Genevieve Morris Dillard and continued agricultural and diary operations through the early 2000s.

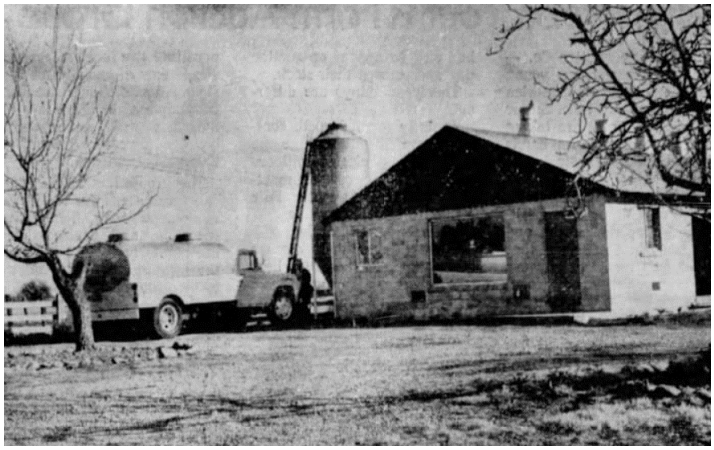


Figure 53: Parlor type milking barn, pictured shortly after construction in late May of 1964. Note original single-lite window, and taller silo to the rear of the building, which have since been replaced. Source: *Sacramento Bee*.

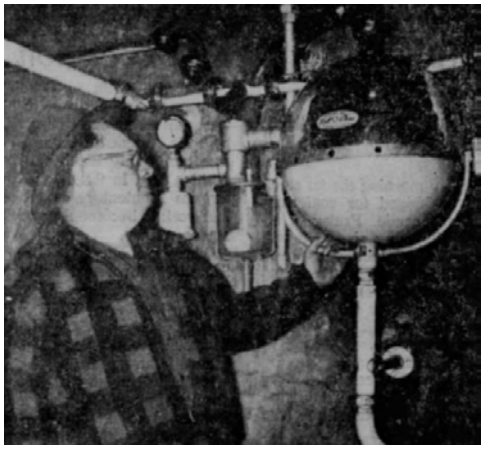


Figure 54: Walter Dillard inspects milk flowing through his dairy's automatic pipeline system, 1964.
Source: Sacramento Bee.

A 1971 aerial photograph provides a detailed view of the property following the construction of the dairy barn in 1964 **(Figure 55)**. By 1971, a section of pasture was repurposed as a retention pond, located immediately east of the dairy barn and loafing barn. This aerial also shows that between the 1950s and early 1970s, several ancillary buildings that are no longer standing at the property were located immediately west of the dairy barn (southeast of the tankhouse), and west of the workshop, near the site's west perimeter. Livestock, likely cattle, can be seen in the corral to the immediate south-southeast of the granary and haybarns. The 1971 aerial also captured a gabled shed building at the east perimeter of the site near the railroad tracks; this building appears to have been larger than the buildings photographed at that location on prior aerials, and is no longer present at the site. By 1971, the small, rectangular, concrete block addition on the east façade of the west hay barn was built.

Figure 55: Aerial view of the buildings at Dillard Ranch, 1971. Source: UC Santa Barbara Frame Finder, Cartwright Aerial Surveys Flight CAS 3069, Frame 5-207.

Summary of Buildings and Features Present by 1971 (Bold indicates extant)

- **Ranch house (1899)**
- **Hay barn 1 (potentially 1899, by 1937)**
- **Hay barn 2 (potentially 1899, by 1937)**
- **Tankhouse (potentially 1899, by 1937)**
- **Granary (potentially 1899, by 1937)**
- **Garage (by 1937)**
- Unidentified sheds north of hay barn 2 (by 1937)
- Horse Barn (by 1937)
- Milker's house (built after 1937, by 1952)
- Ancillary building immediately south of Milker's House (built after 1937, by 1952)

- **Storage shed (built between 1937-1952)**
- **Small storage shed (built between 1937-1952)**
- **Workshop (built between 1937-1952)**
- Unidentified building at southwestern area of property near railroad tracks (1937-1952
- **Corrals south and east of the hay barns (1937-1952)**
- **Dairy barn (built 1964)**
- **Loafing barn (ca. 1964-1971)**
- Unidentified building near railroad tracks (built after 1952, by 1971)
- **Retention pond (after 1952, by 1971)**

By 1981, the horse barn situated immediately east of David Road at the south end of the cluster of buildings remained extant, but was demolished ca. 1999-2006, based upon available historic satellite imagery **(Figure 56)**. The corral to the east of the Horse Barn and south of the Granary appears to have been upgraded with a linear path that directed cattle toward the entrance to the loafing barn between 1971 and 1981. The milker's house that was situated near the intersection of Dillard and Davis roads was demolished ca. 2007-2008, based upon available historic satellite imagery.

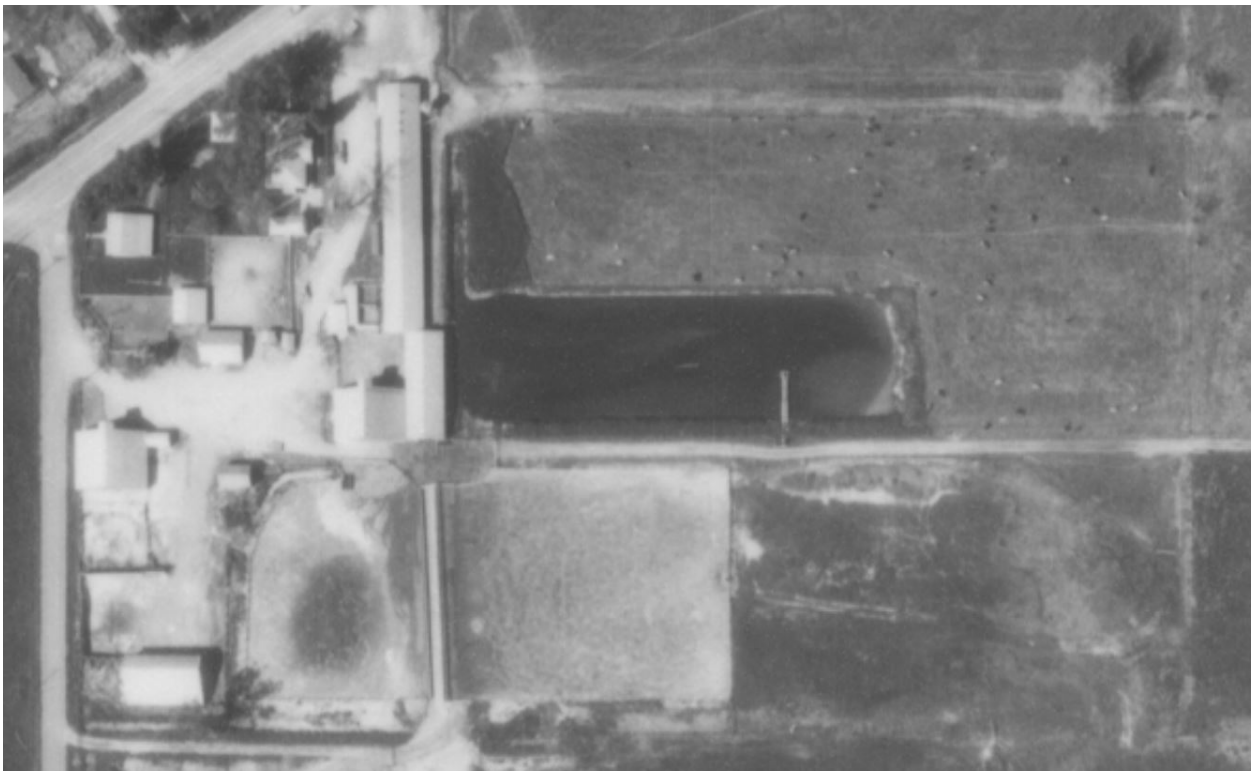


Figure 56: Aerial photograph of buildings at Dillard Ranch, 1981. Source: UC Santa Barbara Frame Finder, Cartwright Aerial Surveys, Flight CAS-81081, Frame 6-40.

Summary of Buildings and Features Present by 1981 (Buildings indicates extant)

- **Ranch house (1899)**
- **Hay barn 1 (potentially 1899, by 1937)**
- **Hay barn 2 (potentially 1899, by 1937)**
- **Tankhouse (potentially 1899, by 1937)**
- **Granary (potentially 1899, by 1937)**
- **Garage (by 1937)**
- **Dairy barn (built 1964)**
- **Loafing barn (ca. 1964)**
- Milker's House (built after 1937)
- Ancillary building immediate south of Milker's House
- **Storage shed (built between 1937-1952)**
- **Small storage shed (built between 1937-1952)**
- **Workshop (built between 1937-1952)**
- Unidentified Sheds north of hay barn 2 (appear to be non-extant)
- Horse Barn (non-extant)
- Unidentified buildings at southwestern area of property near railroad tracks
- **Corrals south and east of the hay barns with linear pathway to loafing barn**
- **Retention pond (after 1952, by 1971)**

By 1999, the smaller unidentified ancillary buildings documented on prior aerial photographs were no longer present at the site. The location of the former Horse Barn was repurposed with a concrete slab for hay bale storage. The retention pond and corrals retained their general size and relationship to the building cluster as documented on the 1981 aerial **(Figure 57)**.

In 2006, the year Jeannie Dillard Womack died, Shirley and Jeannie sold the Walter Dillard Ranch to the Elk Grove Community Services District, now known as the Cosumnes Community Services District. As part of the agreement, the property was to be developed as a park site and named the Walter Dillard Ranch. In September 2018, the Cosumnes Community Services District entered into a trade of the property with Sacramento County Regional Parks. Sacramento County Regional Parks now owns and manages the site. Shirley Dillard Jackson died in 2018.[52]

[52] "Shirley Lee Jackson," https://www.legacy.com/obituaries/sacbee/obituary.aspx?n=shirley-lee-jackson&pid=190022903&fhid=2509. Accessed April 13, 2021.

Figure 57: Aerial photograph of buildings at Dillard Ranch, 1999. Source: UC Santa Barbara Frame Finder, HM-1999-usa_1002-174. Edited by Page & Turnbull.

VI. EVALUATION AND STATEMENT OF SIGNIFICANCE

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

- Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.

- Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

- Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

Criterion 1 (Events)

The Dillard Ranch property appears to be individually eligible under Criterion 1 (Events).
The Dillard Ranch property was established as a grain farm in 1899 by Columbus Wade Dillard Jr. and his wife Emma Strong Dillard. During the first quarter of the twentieth century, the Dillards continued to own and occupy the ranch, which appears to have grown from an original size of approximately 40 acres to its present 97-acre size by 1926, the year Columbus Wade Dillard, Jr. died. In the 1930s, the ranch began operation under son and dairyman Walter Dillard, who raised replacement stock on the ranch. By 1967, the year of Walter's death, additional buildings were erected on the property, including a dairy barn with a milking parlor, a loafing barn, and several ancillary buildings. It appears that many of the buildings from the period of Columbus Wade Dillard, Jr.'s use of the property were incorporated into Walter Dillard's operations, excepting a windmill and small cottage to the southwest of the ranch house. Overall, the buildings within the property were originally constructed between 1899 and 1964, with the ranch house, hay barns, and granary representing the earliest extant buildings on the property. Over time, the Dillards' land holdings grew and diminished slightly, as they donated land for the sites of schools and stores. Yet, the 97-acre existing parcel is largely reflective of the property as it was documented in 1937 by aerial photography, in terms of size, presence of a cluster of buildings, and abundant pasture lands.

Research indicates that the Dillard Ranch property is among very few remaining agricultural properties of its vintage in Wilton and the immediate vicinity in southern Sacramento County that retains a cluster of buildings representative of a relatively early period of settlement in the community of Wilton's history, with very few known examples of agricultural properties dating prior to 1899 existing in Sacramento County. The property also appears to have played an important role in the development of Wilton and the smaller community of Dillard, so named for Columbus Wade Dillard, Jr. The Dillard Ranch property therefore appears to be individually representative of early patterns of development in Wilton. A period of significance of 1899 to 1926 spans the ranch's establishment and ends in the year Columbus Wade Dillard, Jr. died, which effectively marked the transition of the property's use to from grain farming to dairy ranching.

Although the ranch transitioned to dairy operations ca. 1930 and continued in operation as a dairy through the early 2000s, research did not identify the property's role in the history of dairying and the dairy industry locally or statewide as individually significant.

Criterion 2 (Persons)

The Dillard Ranch property appears to be individually eligible under Criterion 2 (Persons). Original owners and occupants of the ranch, Columbus Wade Dillard Jr. and his wife Emma Strong Dillard, were among earlier settlers and ranch owners in community of Wilton and played key roles in enabling the community to established library, school, store, and town hall facilities. During the first quarter of the twentieth century, the Dillards continued to own and occupy the ranch, which appears to have grown from an original size of approximately 40 acres to its present 97-acre size by 1926, the year Columbus Wade Dillard, Jr. died. Over the course of their lives, the Dillards contributed to the establishment of community facilities through donation of land for a school building, a town hall, and a store near Dillard's Crossing, one mile south of Wilton's center, to the immediate east of subject property on formerly agricultural land. It also appears that Emma Strong Dillard served as the first librarian of Wilton and provided space for the first Wilton library within the Dillard's ranch house before the library was relocated to the home of other Wilton residents over ensuing years. Between the 1950s and 2000s, the school and store buildings erected on land formerly owned by the Dillards were replaced, leaving the ranch property as the property with the strongest direct association to their productive lives. Although the personal roles of the Dillards in terms of their influence upon agricultural practices carried out at Dillard Ranch have not been found to have been of particular significance based upon available documentation, the ranch property does remain associated with the Dillards' role as settlers and supporters of community development between 1899 and 1926.

Research found that the Dillards' son, Walter Columbus Dillard, was a well-known local dairyman who participated in professional organizations during his career and operated a dairy at Dillard Ranch between ca. 1930 and his death in 1967. Construction of Dillard's dairy barn with milk parlor was reported in the *Sacramento Bee* in 1964, and his dairy barn was purported to be a model of automation by the Sacramento Municipal Utilities District. Research of the dairy industry in California did not find that Dillard's dairy operations were individually highly influential or innovative, relative to the broader impacts of significant innovations and earlier established dairy operations documented in available scholarship, such that he would be identified as a historically important person.

Therefore, a period of significance of 1899-1926 is recommended for this criterion, which begins with the ranch's establishment and continues to the year Columbus Wade Dillard, Jr. died, effectively ending the first period of agricultural operation.

Criterion 3 (Architecture)

The Dillard Ranch property appears to be individually eligible under Criterion 3 (Architecture) at the local level of significance as a property that embodies the distinct characteristics of a ranch in Wilton, Sacramento County constructed between 1899 and 1937, based upon currently available information. Page & Turnbull notes that this period of significance may be adjusted if additional information relating to the development of the property between 1899 and 1937 becomes available and can refine the construction dates of the contributing buildings. The Dillard Ranch property is comprised of a collection of residential and agricultural buildings constructed between 1899 and at latest 1937. These buildings form a cluster of built resources that define the residential and agricultural features systems of the historic ranch property. The ranch house, garage, hay barns, and granary as a collection provide a good local example of building typologies built in Sacramento County between ca. 1899 and 1937. The ranch house, constructed in 1899, is representative of vernacular bungalow houses designed with influences of the Arts & Crafts style by local builders around the turn of the twentieth century. Some features of the ranch house are missing, such as its original porch balustrade and two porch columns, and windows have been replaced in most locations. The house's fenestration locations, footprint, form, and position within the site, as well as its setback from Dillard Road, appear to be consistent with its original location on the property. The detached garage to the immediate west of the ranch house was likely constructed to serve automobiles after the ranch was established, as automobiles became more commonly used ca. 1910s to 1930s. The garage was built by 1937 and has supported the residential use of the property while retaining its original location.

Both hay barns within the property provide examples of once abundant hay barns built within the region ca. 1899-1937. The barns feature board walls and truss-supported roofs with corrugated metal roofing. Based on available documentation of the property, it appears that at least one of the barns was built by ca. 1900, and was reoriented (turned 90 degrees to the north), or a barn built by ca. 1900 was later replaced, with the existing barns built by 1937 in their current positions. In either case, the existing hay barns are very good local examples of vernacular agricultural typologies, and continue to feature hay hoods, wood plank siding, and ad hoc openings that are common features of such buildings that accommodated access for various equipment and hay storage during the ranch's historic use. The granary building situated between the hay barns features common features of an early twentieth-century granary including board-and-batten siding, non-fenestrated walls, an access door, and a gable roof. Although the building typologies present at the site do not appear to represent innovative or the very last remaining examples of their types in Sacramento County, they do provide an apparently rare example of a collection of buildings that comprise a ranch property.

The former tankhouse does appear to be an early building that was constructed by 1937; however, it is not known whether this building was originally designed with a windmill, and if it was the building with windmill captured in a ca. 1900 photograph of the property. The building's existing form with a two-story straight-box tower and a one-story hip-roofed wing does not provide an individually distinct representation of an identified tankhouse typology based on available scholarship, as straight-box type tankhouses do appear to be fairly common in the Sacramento County and San Joaquin County regions, with other extant tankhouse providing better examples of this the straight-box tankhouse variant. The building's position between the residence and the agricultural buildings within the cluster is common for buildings that supported residential and agricultural systems on a ranch, yet the building appears to have been altered to the degree that it does not contribute significantly to an understanding of the property's historic use.

Additional ancillary buildings in the site appear have been built between 1937 and the 1952, during the second phase of the ranch's operations, which introduced and expanded dairying operations. These buildings were constructed such that they filled open areas in the property, but do not appear to have caused preexisting buildings constructed 1899-1937 to be relocated. Thus, the known early locations and spatial relationships that defined the ranch during the first three decades of the twentieth century appear to remain intact. Potential relocation of one of the hay barns prior to 1937 occurred during the period of significance and is thus not a detrimental change to the character of the property.

The ranch property continues to feature abundant grazing land and pasture, with circulation into the property off of Dillard Road and Davis Road, with Dillard Road providing primary residential access and Davis Road providing primary agricultural access. Some sections of wood rail fencing that appear to date to 1899-1937 are intact; however, existing documentation of the property does not provide for a thorough understanding of the former locations of such fencing. The fencing may have been used to create early corrals on the property, and to create perimeter fencing along roadsides; however, it appears that much of the early fencing has been replaced or has deteriorated into poor condition. For this reason, the extant fencing along the north perimeter of the property along Dillard Road, and that which lines the driveway to the immediate west of the garage, appears to be a contributing element of the property, while other sections do not, given their state of condition and less intact nature.

Criterion 4 (Information Potential)

The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When California Register Criterion 4 (Information Potential) does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The analysis of the Dillard Ranch property for eligibility under Criterion 4 is beyond the scope of this report.

INTEGRITY

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance," or more simply defined by the National Park Service as "the ability of a property to convey its significance."[53]

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

> Location is the place where the historic property was constructed or the place where the historic event occurred;
>
> Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);
>
> Design is the combination of elements that create the form, plan, space, structure, and style of the property;

[53] California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources,* (Sacramento: California Office of State Publishing, 4 September 2001) 11; U.S. Department of the Interior, National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: National Park Service, 1995) 44.

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

Ranch House

The ranch house remains situated at its original location of construction in 1899 and retains its footprint with only a small rear shed addition. The building's original pyramidal roof and side gable over its east side porch are also intact. Most original wood-sash windows have been replaced, yet the window locations, flat wood surrounds, and porch entry locations appear to remain intact. The exterior of the house has been covered with non-original asbestos siding, however, this has not diminished the ability to interpret the building's original form. The house's original porch balustrade and central porch columns have been removed, however the front porch's width, and outer columns provide reference to its original size and scale. Overall, the residence retains sufficient feeling and association with its period of construction and use by the Dillard family during the early twentieth century to remain contributory to the property.

Garage

The garage is an ancillary building that supports the ranches domestic feature system and has since at least 1937 remained situated to the immediate west of the ranch house. The garage's utilitarian materials, basic rectangular footprint, and use of wood and metal materials reflect the vernacular construction methods utilized at the ranch during the early twentieth century.

Hay Barns

The two similar hay barns on the property appear to have been altered as needed to accommodate storage of hay and equipment, during the course of the ranch's operations. Nonetheless, each barn retains the majority of its historic wood plank siding, truss-supported, gable roofs, and distinctive hay hoods that are key component in understanding how each building functioned historically. Alterations beyond the cutting of openings and patching of plank siding including patching with

galvanized metal at the rear of hay barn 2 and construction of a concrete block addition at the northeast corner of hay barn 1. These alterations occurred outside of the ranch's early period of operation, but overall have not diminished the integrity of either barn's design, materials, or workmanship. Each barn has since at least 1937, retained its location near the south end of the ranch's building cluster, which informs the overall property's retention of a ranch setting.

Granary

The granary has retained its location, which appears to be original, since at least 1937. The building shows no signs of major alteration and retains board-and-batten siding, a rectangular footprint, gable roof and no façade openings beyond the door that has been cut into the siding of one façade. The building continues to contribute to the property's historic setting and its highly intact design enables it to retain integrity of feeling and association with the ranch's early operation as and cultivation of grain.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. The character-defining features of the contributing buildings at Dillard Ranch include, but are not limited to:

Ranch House

- One-and-a-half story, rectangular footprint
- Pyramidal roof with side gable at east façade
- Moderate roof overhang and exposed rafter tails
- Full-width front porch
- Outer columns at front porch
- Side porch
- Fenestration (window locations)
- Remaining wood-sash windows (front gable and east side porch)
- Flat wood window surrounds
- Modest wood trim along roof edges

Note: the rear shed addition is not considered character-defining

Garage

- Adjacency to the ranch house
- Wood siding
- Wood vehicle bay door
- Gabled roof with moderate overhang and exposed rafter tails

Hay Barns

- Random with, plank wood siding
- Gabled roof that extends from central two-story section over one-story story shed wings
- Hay hoods

Note: Concrete block addition at Hay Barn 1 is not considered character-defining.

Granary

- Rectangular footprint
- Gabled roof
- Wood board-and-batten siding
- Single-entry door cut into façade
- No window openings to minimize light penetration into the interior

A Contributing Features Diagram for the property, illustrating the location of each contributing building is included in **Appendix B**.

VII. CONCLUSION

The Dillard Ranch property was established as a grain farm in 1899 by Columbus Wade Dillard Jr. and his wife Emma Strong Dillard. During the first quarter of the twentieth century, the Dillard's ranch grew and harvested grain and the Dillard's made significant contributions to the community of Wilton through land donation in support of civic efforts. The ranch's early agricultural activities transitioned to dairying ca. 1930, when the Dillard's son, Walter Columbus Dillard took over management of the property following his father's death in 1926. Walter was a well-known dairyman in Wilton and expanded dairy operations over 30 years, with the existing buildings and many of the ranch's existing features in place by the year of his death in 1967. Research did not identify the ranch's operations as innovative or otherwise significant, however, the ranch's earliest buildings, including the ranch house, granary, hay barns, and garage form a distinct collection of building typologies that are representative of ranches in Sacramento County during the early twentieth century. The property also remains the last and most direct representation of the lives and significant local contributions of Columbus and Mary Dillard, while remaining an apparently rare local example of a property of its vintage with a relatively highly intact collection of residential and agricultural buildings that comprised a ranch.

Accordingly, the property appears be eligible for listing in the California Register of Historical Resources for its significant association to patterns of agricultural history in Wilton, Sacramento County, its association to Columbus and Mary Dillard, and as a property that embodies the distinct characteristics of a ranch in Wilton, Sacramento County, California. Consideration of the integrity of the property's contributing buildings finds that the ranch house, garage, granary, and hay barns retain sufficient evidence of their historic design, use, and association with the ranch's early operations to support the property's eligibility. Additional buildings within the property appear to have been built after the ranch's early period of grain cultivation ended and are not contributory to property's significance.

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IX. APPENDICES

Appendix A – Preparer Qualifications

This report was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Lada Kocherovsky, AIA, Principal-in-charge; Christina Dikas Associate Principal; Greg Yanito, AICP, Project Manager; Josh Bevan, Cultural Resources Planner, primary author; all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

Appendix B – Contributing Features Diagram

The diagram below illustrates locations of each of the contributing and non-contributing building s within the ranches building cluster. The ranch features two entry areas that served the residential and agricultural sections of the property's building cluster. The intact portion of the historic cluster area is outlined with an orange dashed line. Remnants of wood rail fencing running east-west from the west side of the dairy barn towards the three non-contributing ancillary buildings at the center of the cluster provide evidence of the division of residential and agricultural areas within the historic building cluster area. The existing retention pond and corrals at the property are not contributing features as they were built outside of the identified periods of significance.

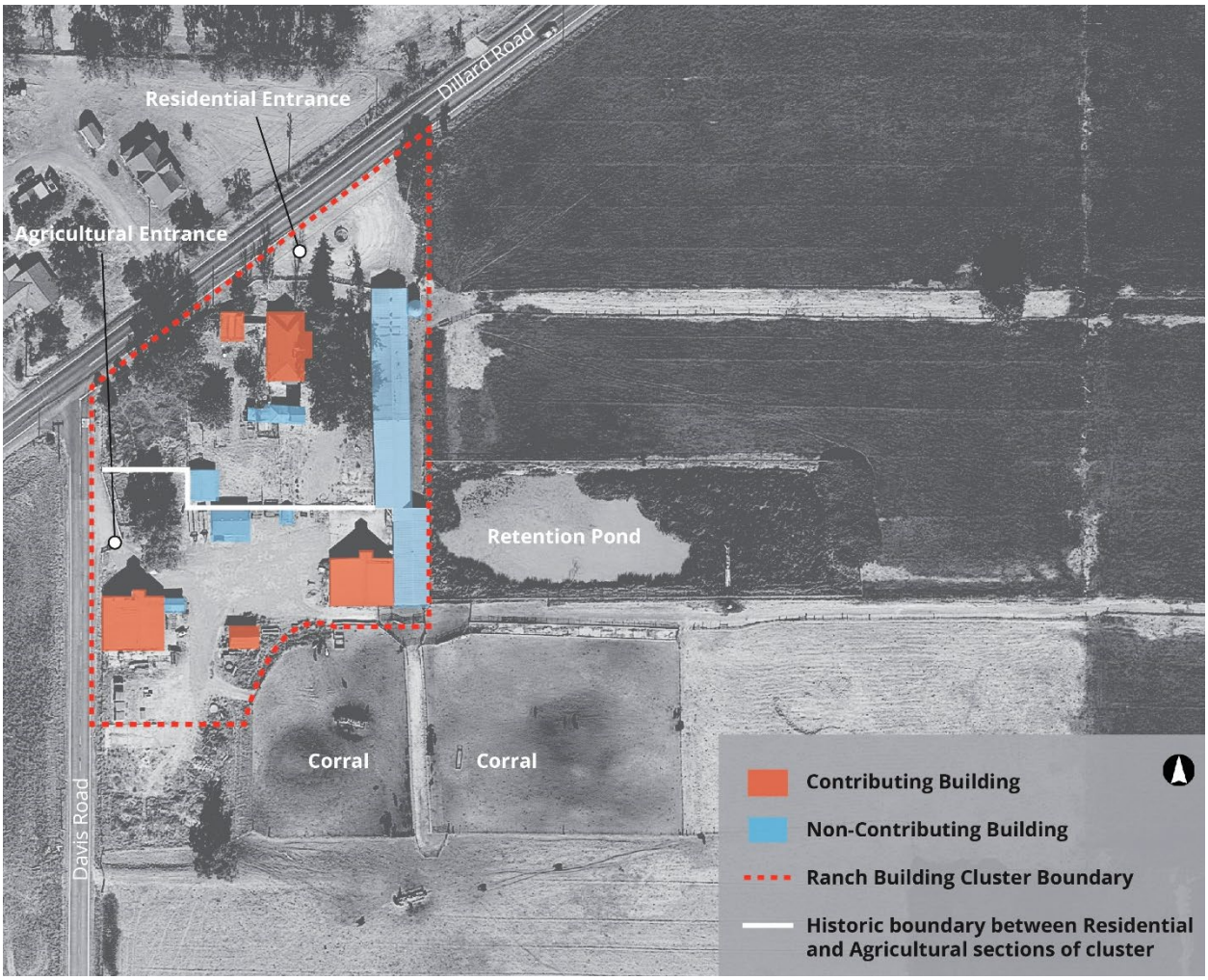

Figure 58: Diagram prepared by Page & Turnbull, 2021.
Aerial imagery date, October 2020. Source: Google Earth Pro.

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design, research, and technology

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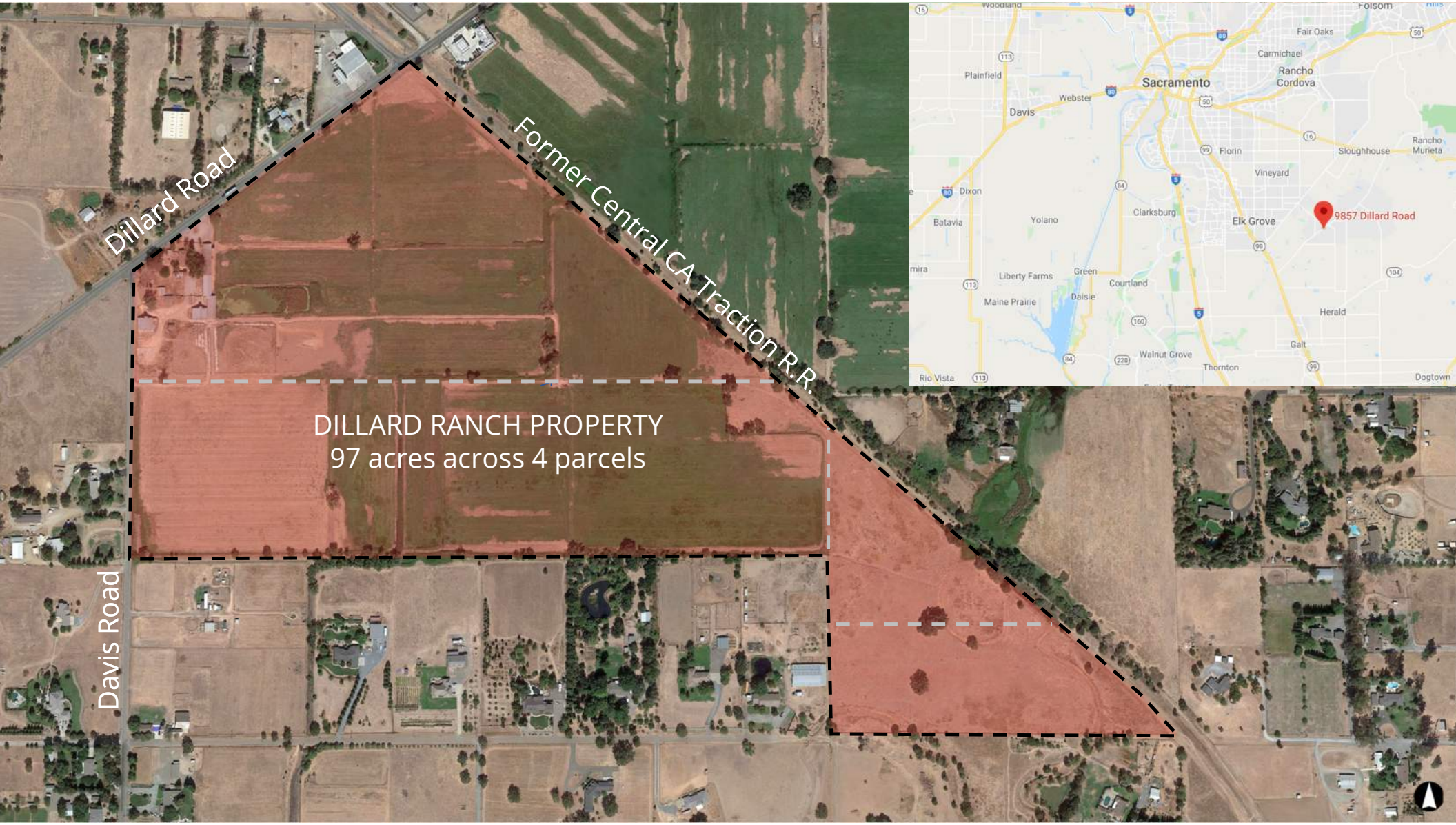
Appendices

APPENDIX D: COMMUNITY MEETING PRESENTATIONS & PUBLIC COMMENTS (2021-2022)

DILLARD RANCH CONCEPTUAL MASTERPLAN

Community Meeting #1 | July 28, 2021

SACRAMENTO COUNTY REGIONAL PARKS


Dillard Road
Former Central CA Traction R.R.
DILLARD RANCH PROPERTY
97 acres across 4 parcels
Davis Road
Sacramento
Davis
Dixon
Batavia
Yolano
Clarksburg
Elk Grove
9857 Dillard Road
Florin
Vineyard
Sloughhouse
Rancho Murieta
Fair Oaks
Carmichael
Rancho Cordova
Folsom
Plainfield
Webster
Liberty Farms
Green
Courtland
Maine Prairie
Daisie
Herald
Galt
Walnut Grove
Thornton
Rio Vista
Dogtown

Site Chronology

1882–ca. 1899

Ranch land owned by Elk Grove landholder Preston Albert Strong.

ca. 1899–1926

Ranch land gifted to daughter Emma Strong and her husband Columbus Wade Dillard Jr., who pursued grain, bean, and hay production.

1930s-1960s

Walter Columbus Dillard establishes dairy and milk production, raising replacement stock for other dairies, and retail milk sales.

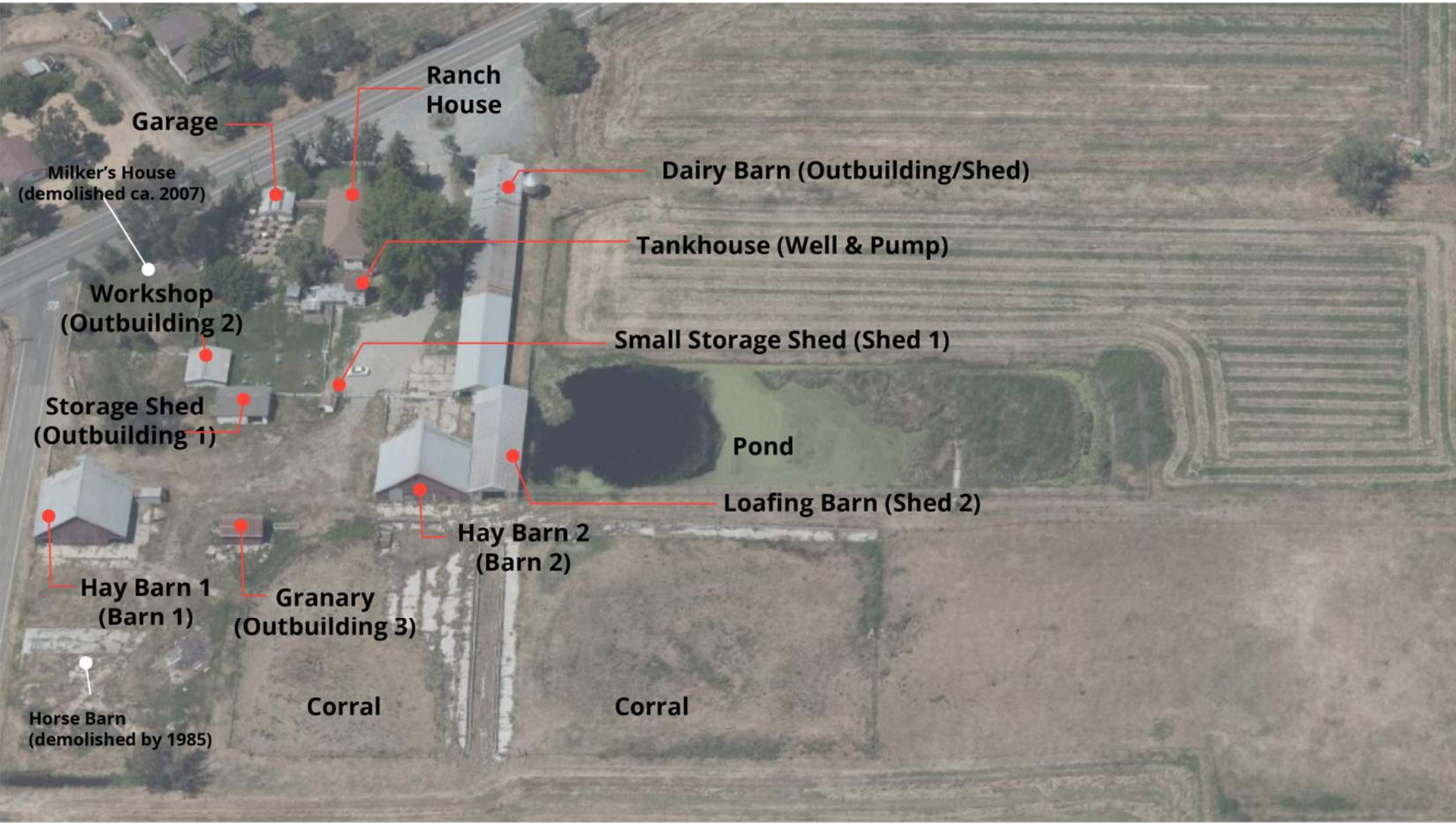
1970s-2000s

Agricultural operations continue under daughters Shirley Dillard Jackson and Emogene Dillard Womack.

Sold to Elk Grove (Cosumnes) Community Services District in 2006.

2018

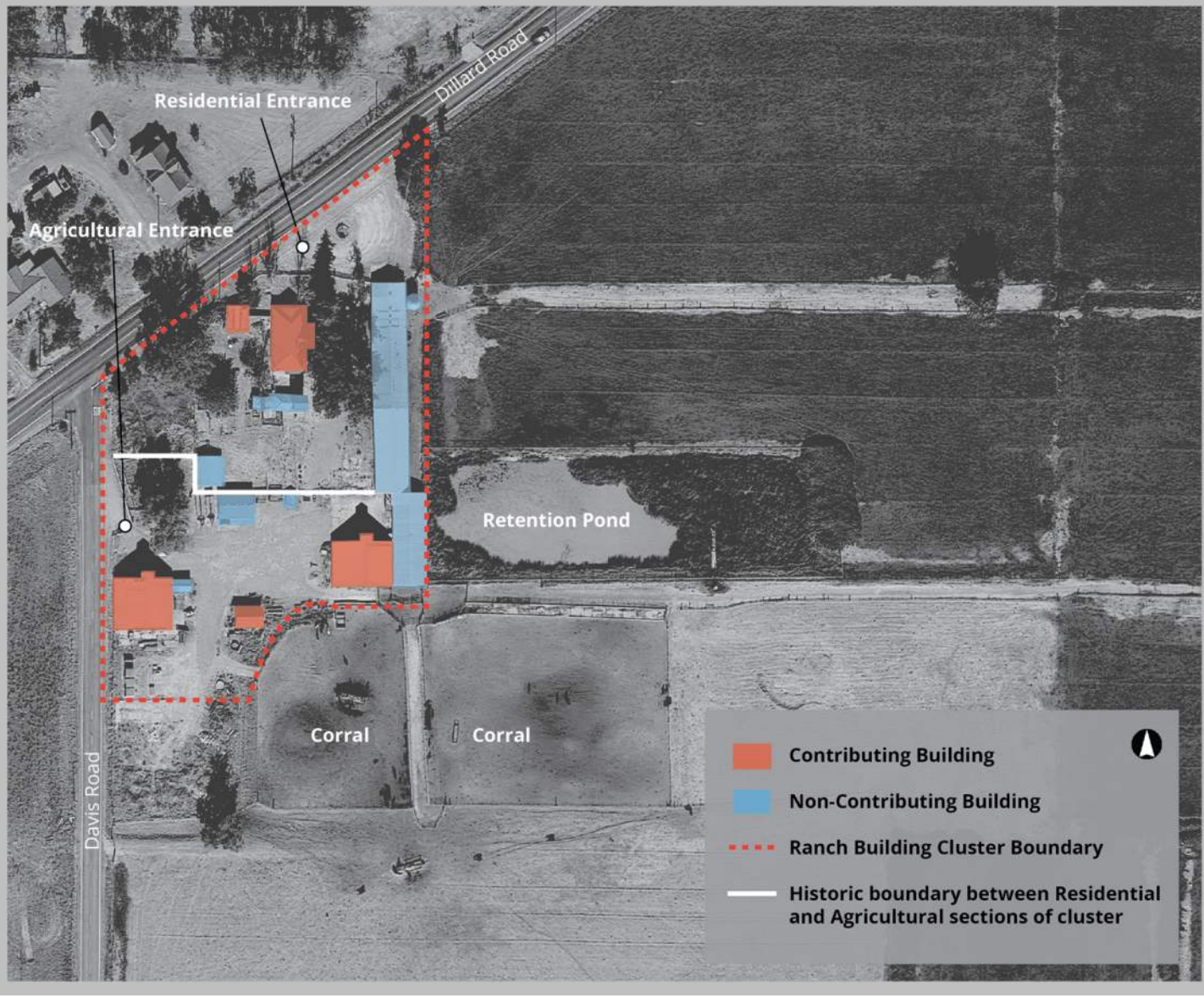
Sacramento County Regional Parks acquires property.


Ranch House
Garage
Milker's House (demolished ca. 2007)
Dairy Barn (Outbuilding/Shed)
Tankhouse (Well & Pump)
Workshop (Outbuilding 2)
Small Storage Shed (Shed 1)
Storage Shed (Outbuilding 1)
Pond
Loafing Barn (Shed 2)
Hay Barn 2 (Barn 2)
Hay Barn 1 (Barn 1)
Granary (Outbuilding 3)
Horse Barn (demolished by 1985)
Corral
Corral

Historic Significance

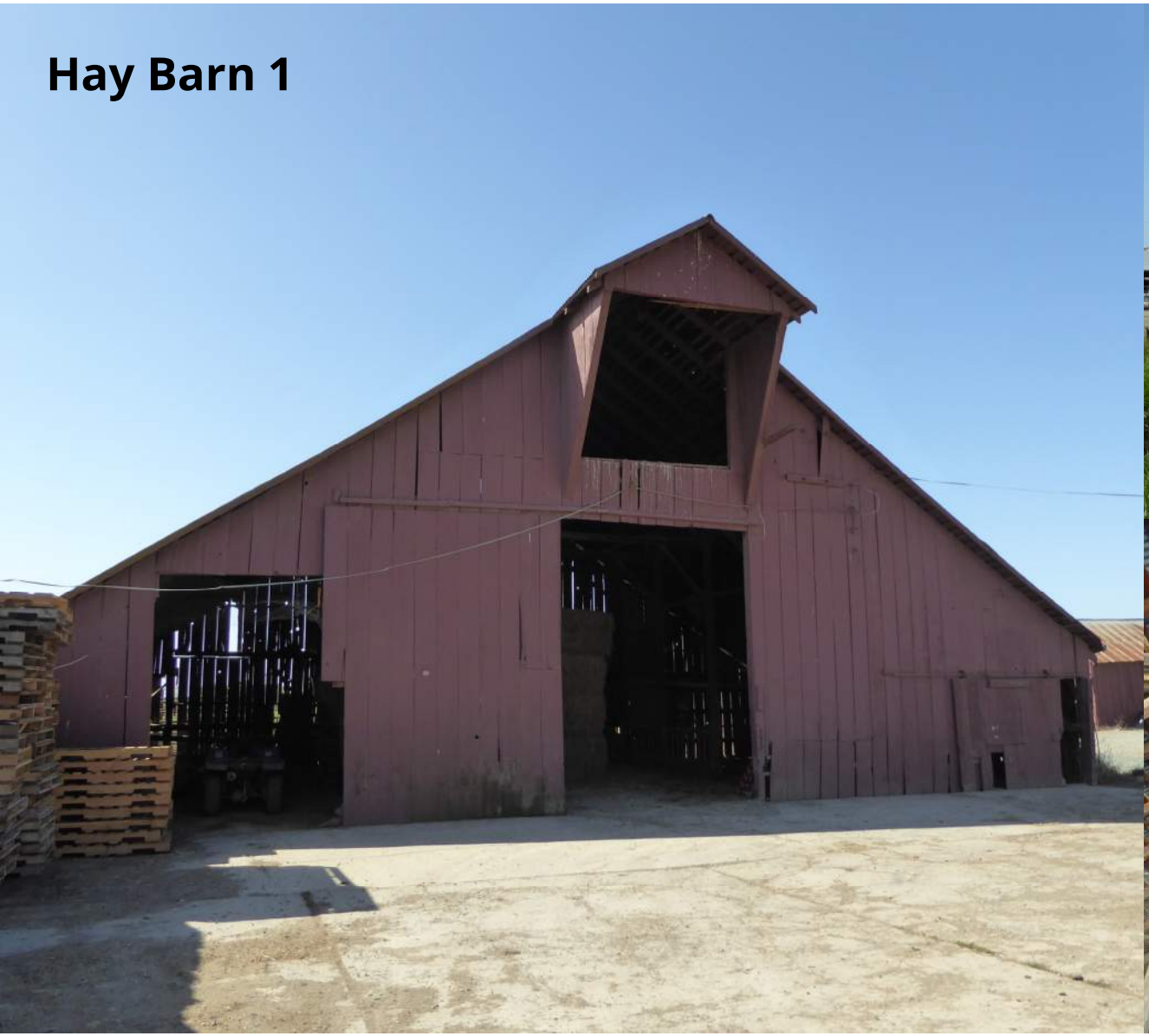
California Register of Historical Resources eligibility:

- **Criterion 1 (Events)**
  - Early settlement and development of Wilton
  - Period of significance: 1899-1926
- **Criterion 2 (Persons)**
  - Columbus and Emma Dillard
  - Period of significance: 1899-1926
- **Criterion 3 (Architecture)**
  - Rare example of historic ranch property
  - Period of significance: 1899-1937

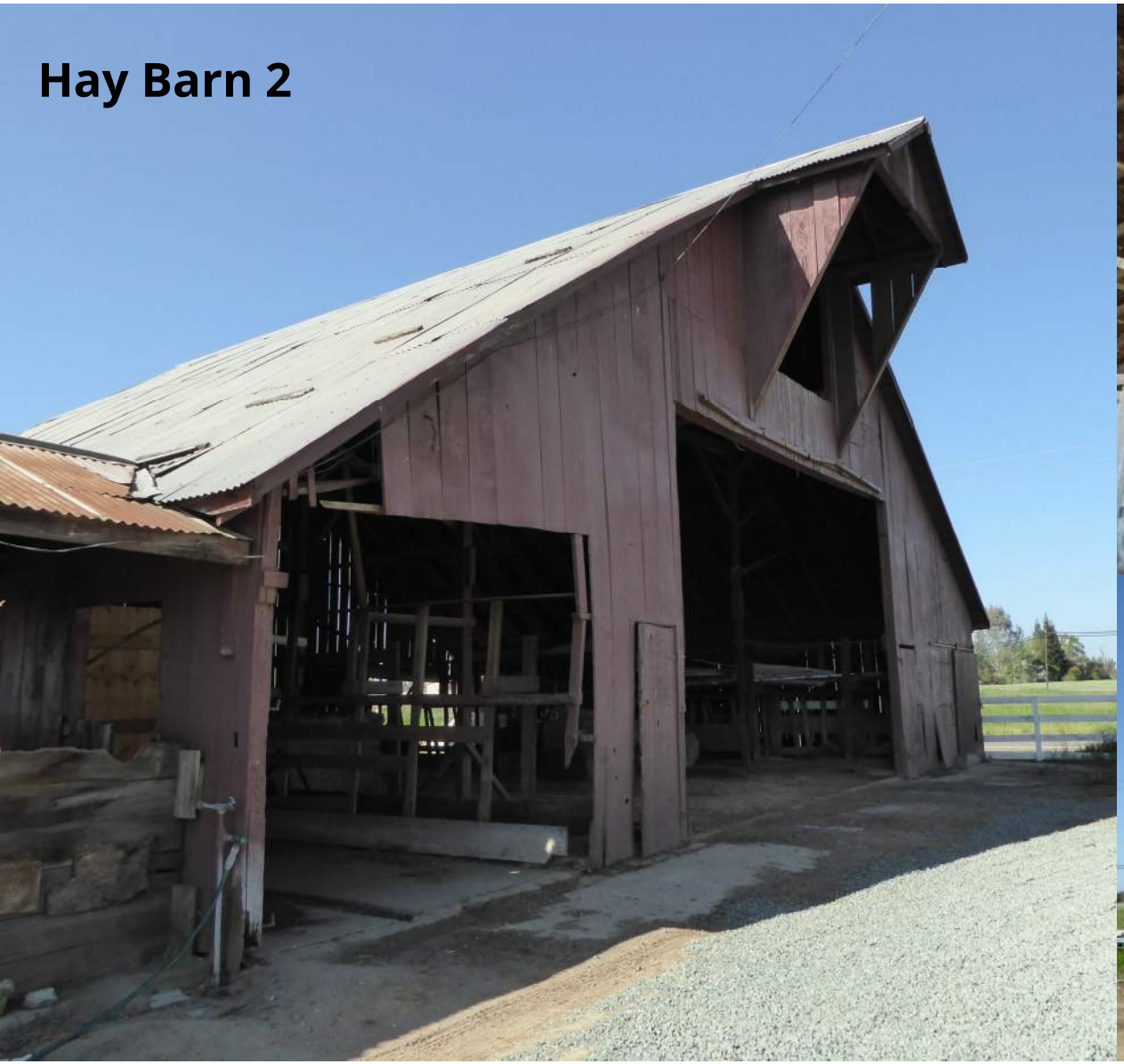


Ranch House

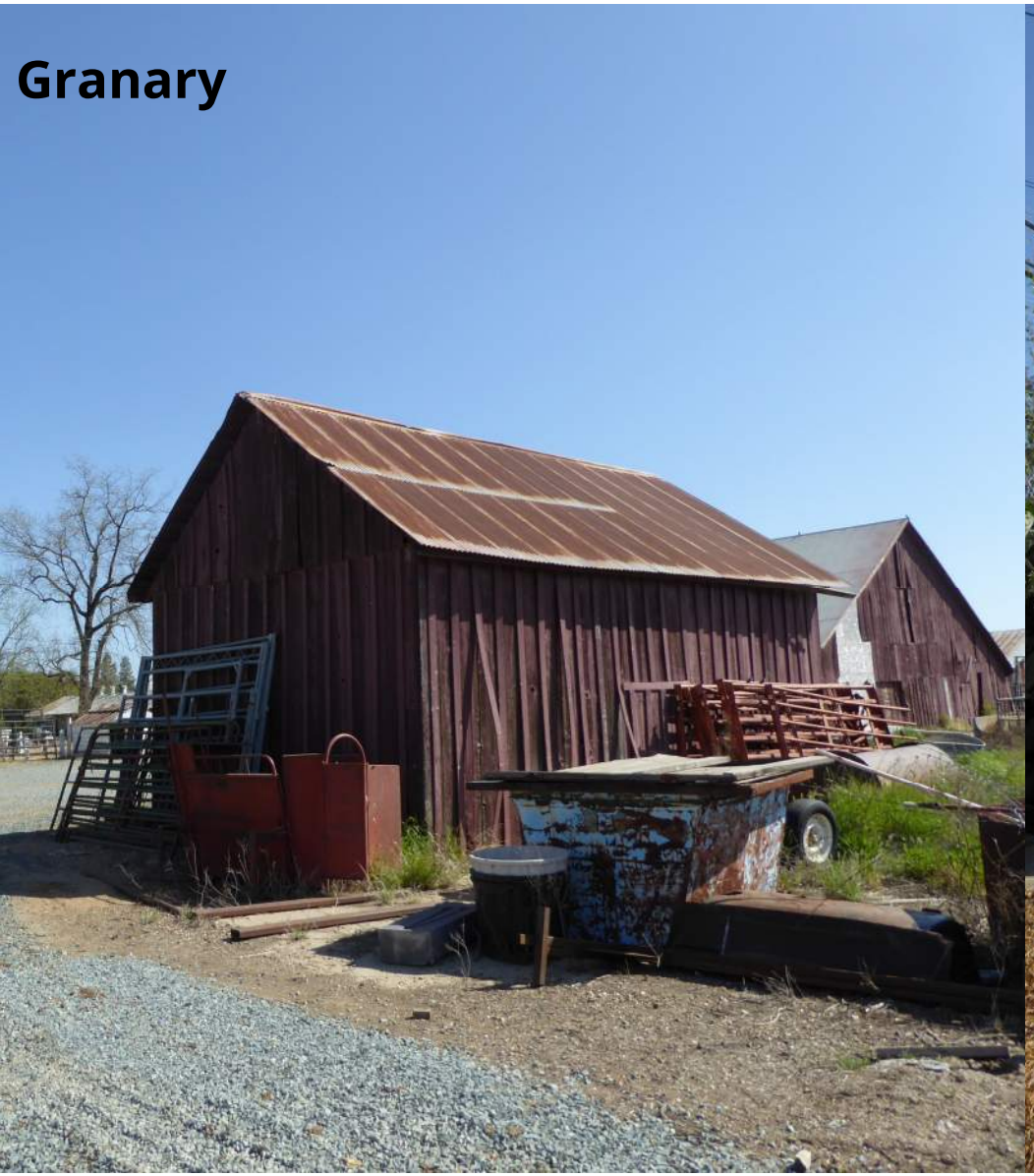
Hay Barn 1



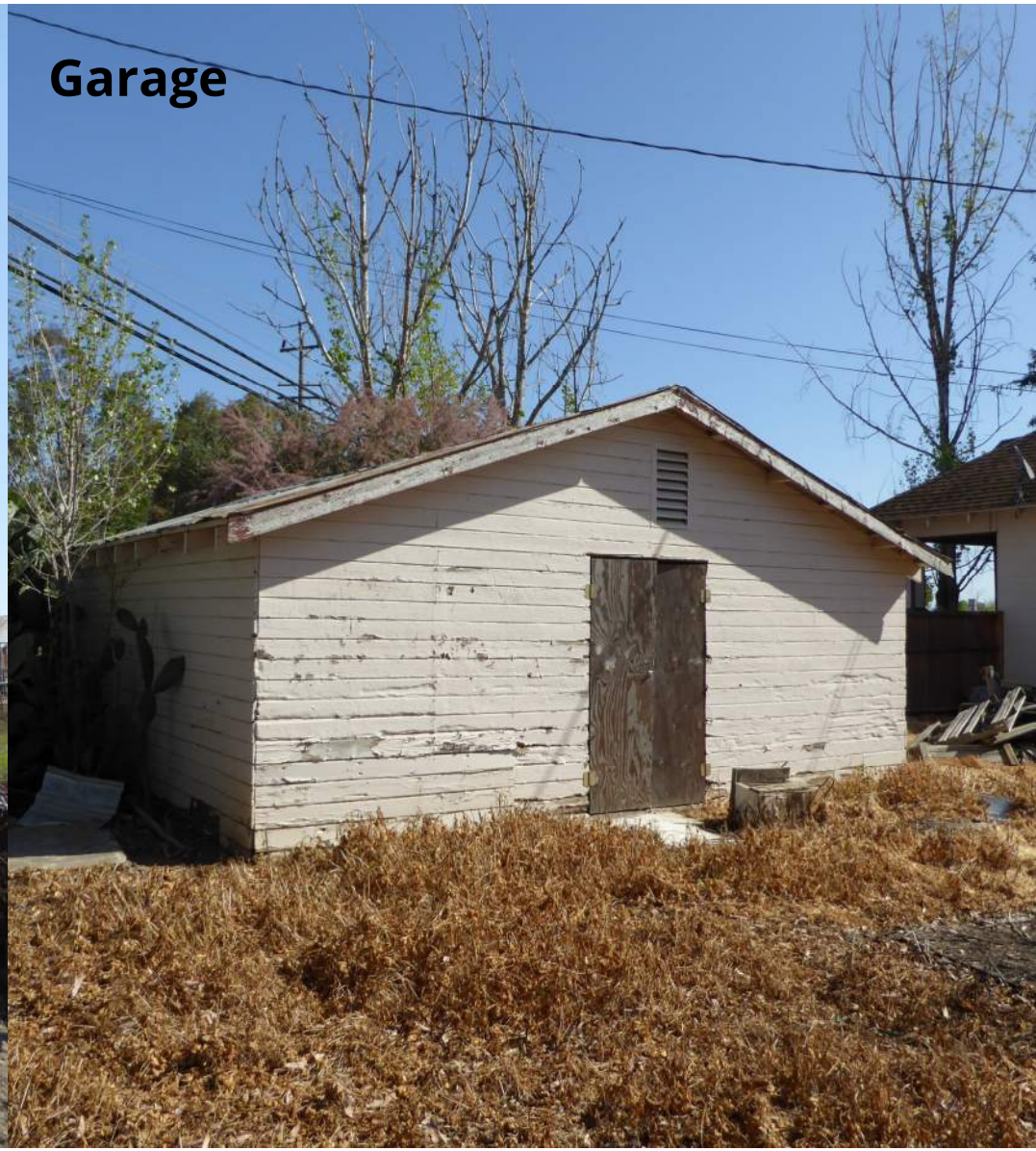
Hay Barn 2



Granary



Garage



WHAT WE HAVE HEARD SO FAR

Community-oriented educational & interpretive center
See/learn the workings of a farm, ranch, horse boarding

Community area for families
Park for kids & parents, nature preserve, picnic areas

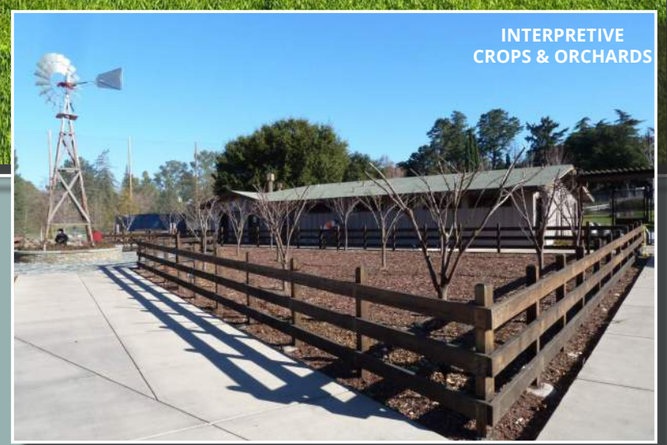
Maintain rural values
FFA and 4H, observe country living, see & work with animals, preserve historic buildings

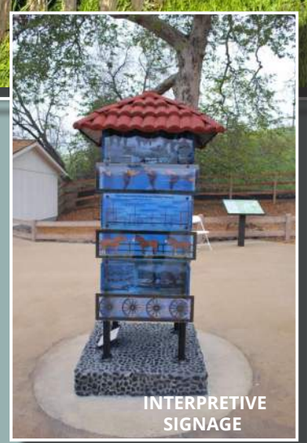
Community theater venue
Local performances, publicly accessible

Horseback, hiking, bike and walking trails
Connection to railroad, perimeter trail, indoor equestrian arena

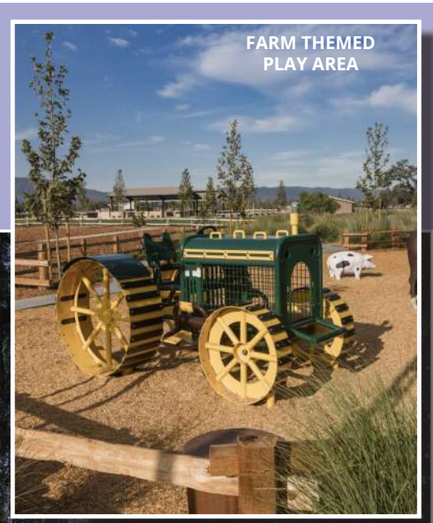
Remain a working ranch
Grazing leases, hay production

Avoid traffic, congestion, and parking, and safety issues
Water usage/resources, remain rural





HISTORIC PARK with Historic Programming Only



HISTORIC PARK with Historic & Recreation Programming

SACRAMENTO COUNTY
PAGE&TURNBULL
BFS LANDSCAPE ARCHITECTS

INTERPRETIVE SIGNAGE

DEVELOPED PATHWAY SYSTEM

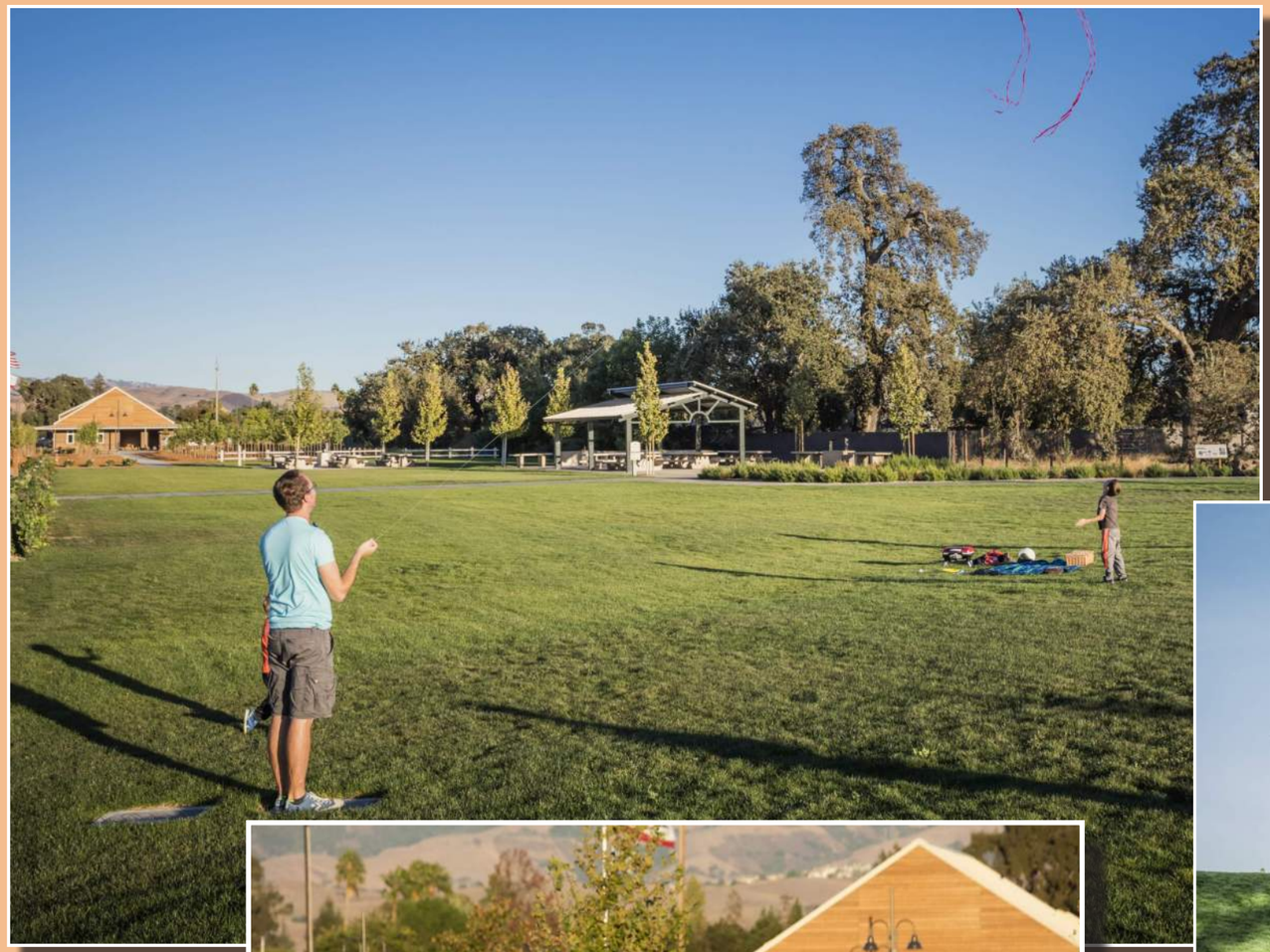
NATURAL OPENSPACE with Historical Programming

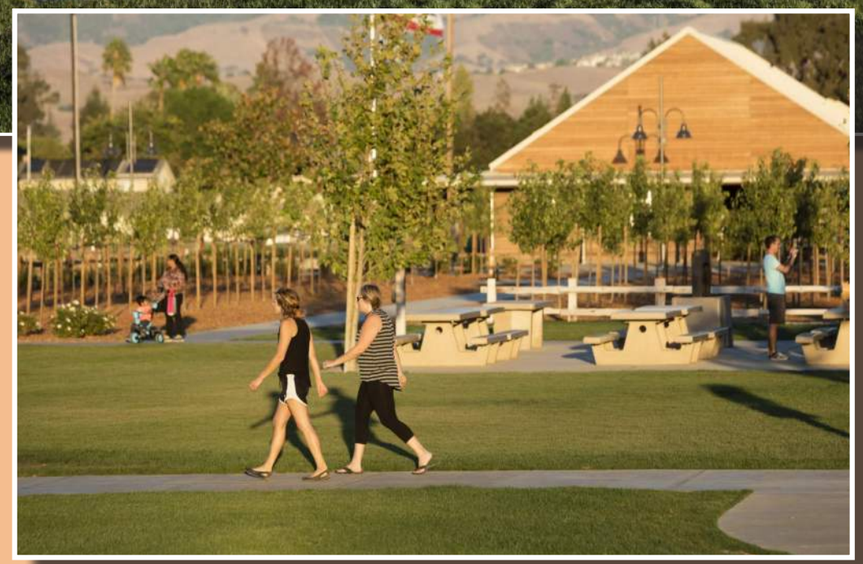
PICNIC AREAS

RESTROOM FACILITIES

NATURAL OPENSPACE with Recreation Programming

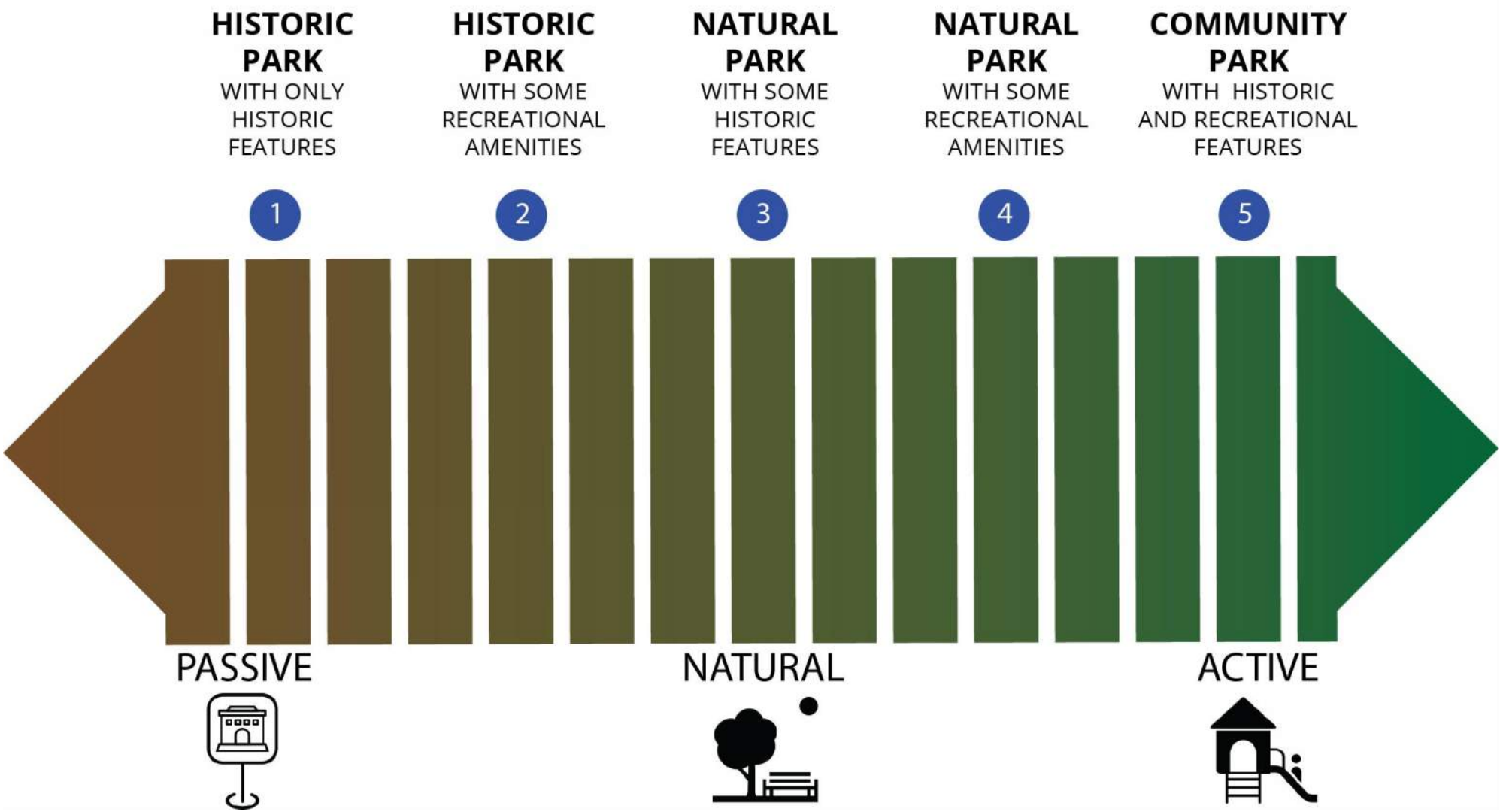
SACRAMENTO COUNTY REGIONAL PARKS
SACRAMENTO COUNTY
P&T PAGE&TURNBULL
BFS LANDSCAPE ARCHITECTS





TRADITIONAL COMMUNITY PARK with Historical and Recreational Programming

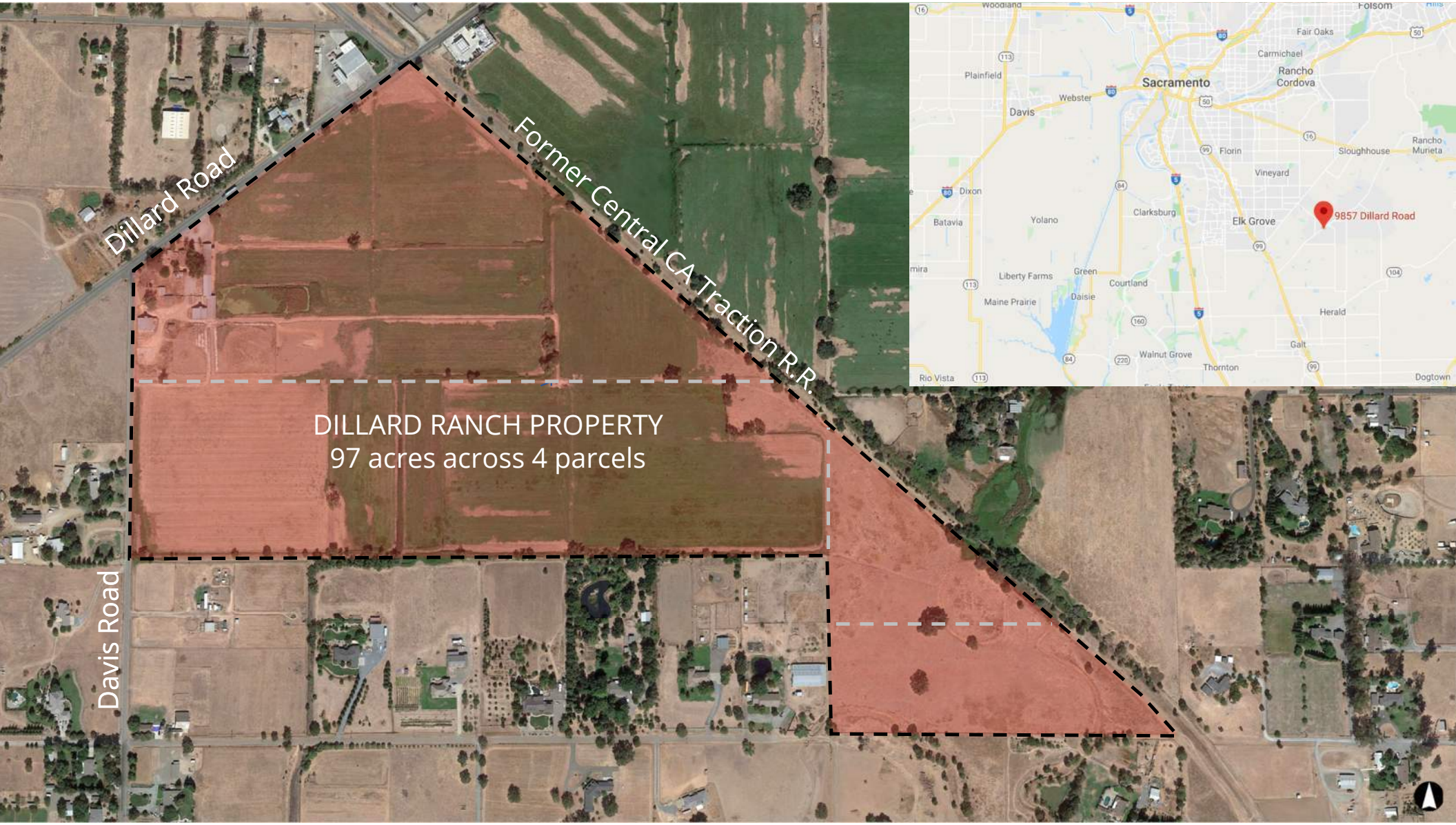
WHAT IS YOUR PREFERRED TYPE OF PARK SPACE?



DILLARD RANCH CONCEPTUAL MASTERPLAN

Community Meeting #2 | Feb 22, 2022

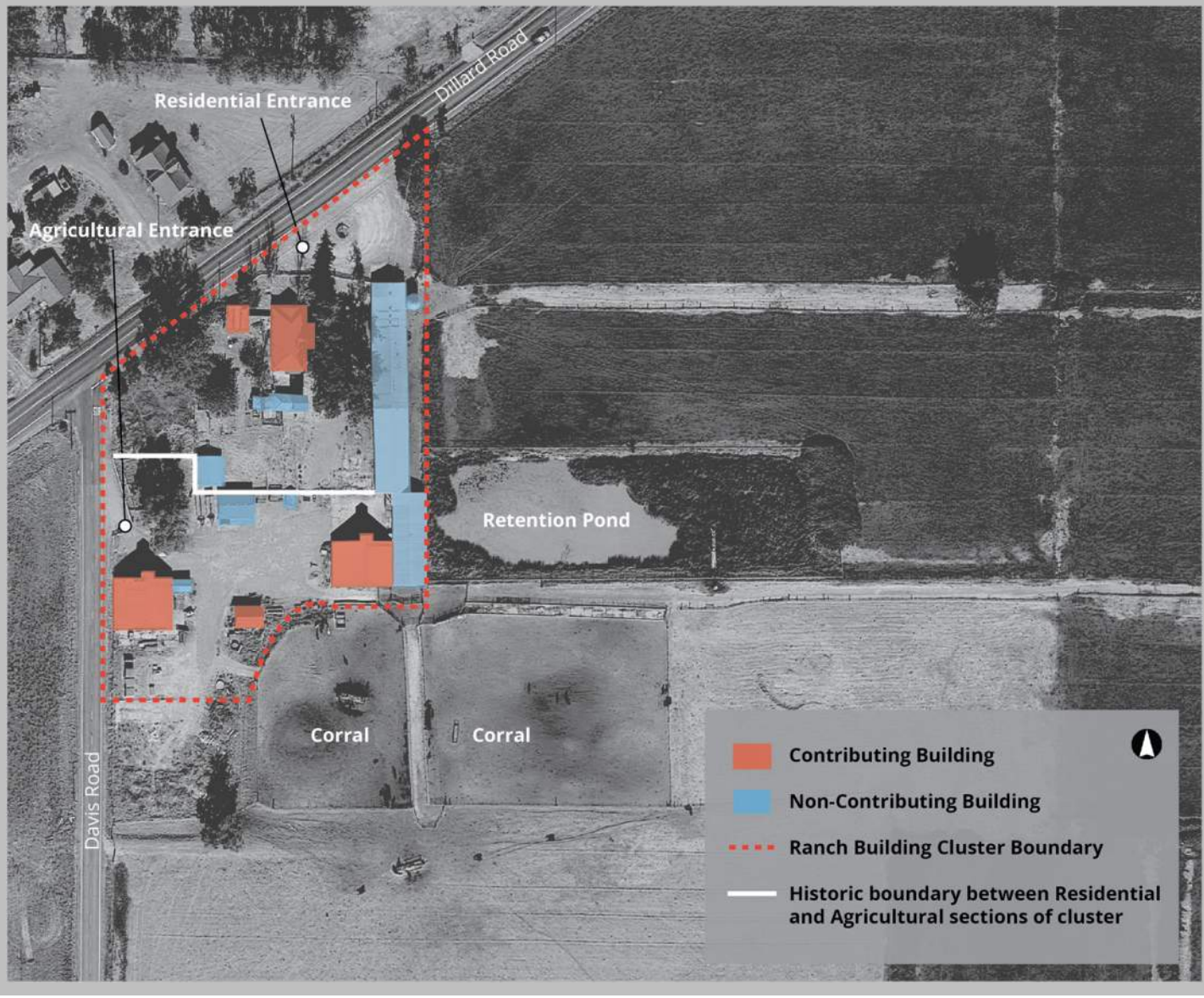
SACRAMENTO COUNTY REGIONAL PARKS


Dillard Road
Former Central CA Traction R.R.
DILLARD RANCH PROPERTY
97 acres across 4 parcels
Davis Road
Woodland
Folsom
Fair Oaks
Carmichael
Plainfield
Sacramento
Rancho Cordova
Webster
Davis
Florin
Sloughhouse
Rancho Murieta
Vineyard
Dixon
Batavia
Yolano
Clarksburg
Elk Grove
9857 Dillard Road
Liberty Farms
Green
Courtland
Maine Prairie
Daisie
Herald
Galt
Walnut Grove
Thornton
Rio Vista
Dogtown

Historic Significance

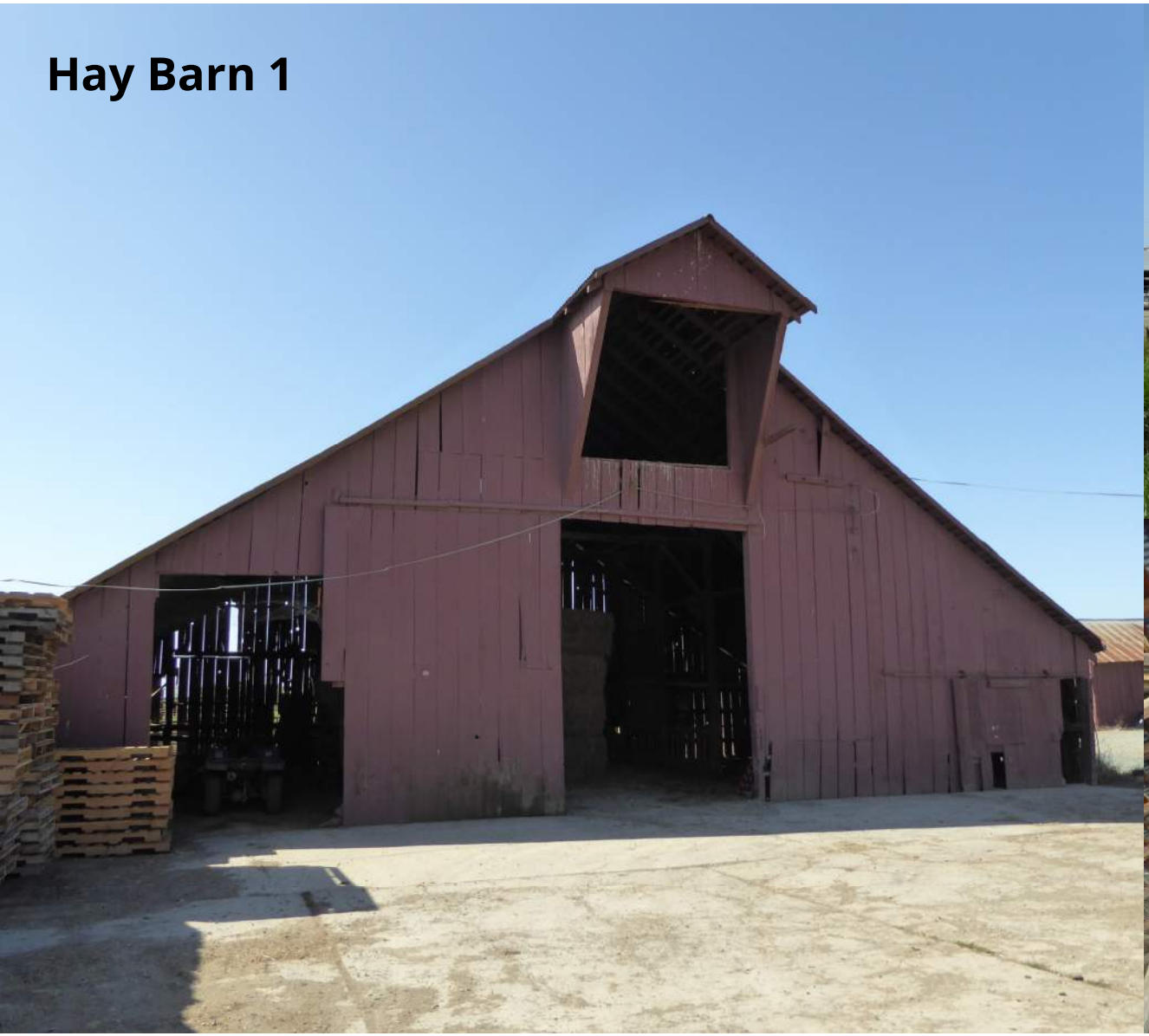
California Register of Historical Resources eligibility:

- **Criterion 1 (Events)**
  - Early settlement and development of Wilton
  - Period of significance: 1899-1926
- **Criterion 2 (Persons)**
  - Columbus and Emma Dillard
  - Period of significance: 1899-1926
- **Criterion 3 (Architecture)**
  - Rare example of historic ranch property
  - Period of significance: 1899-1937

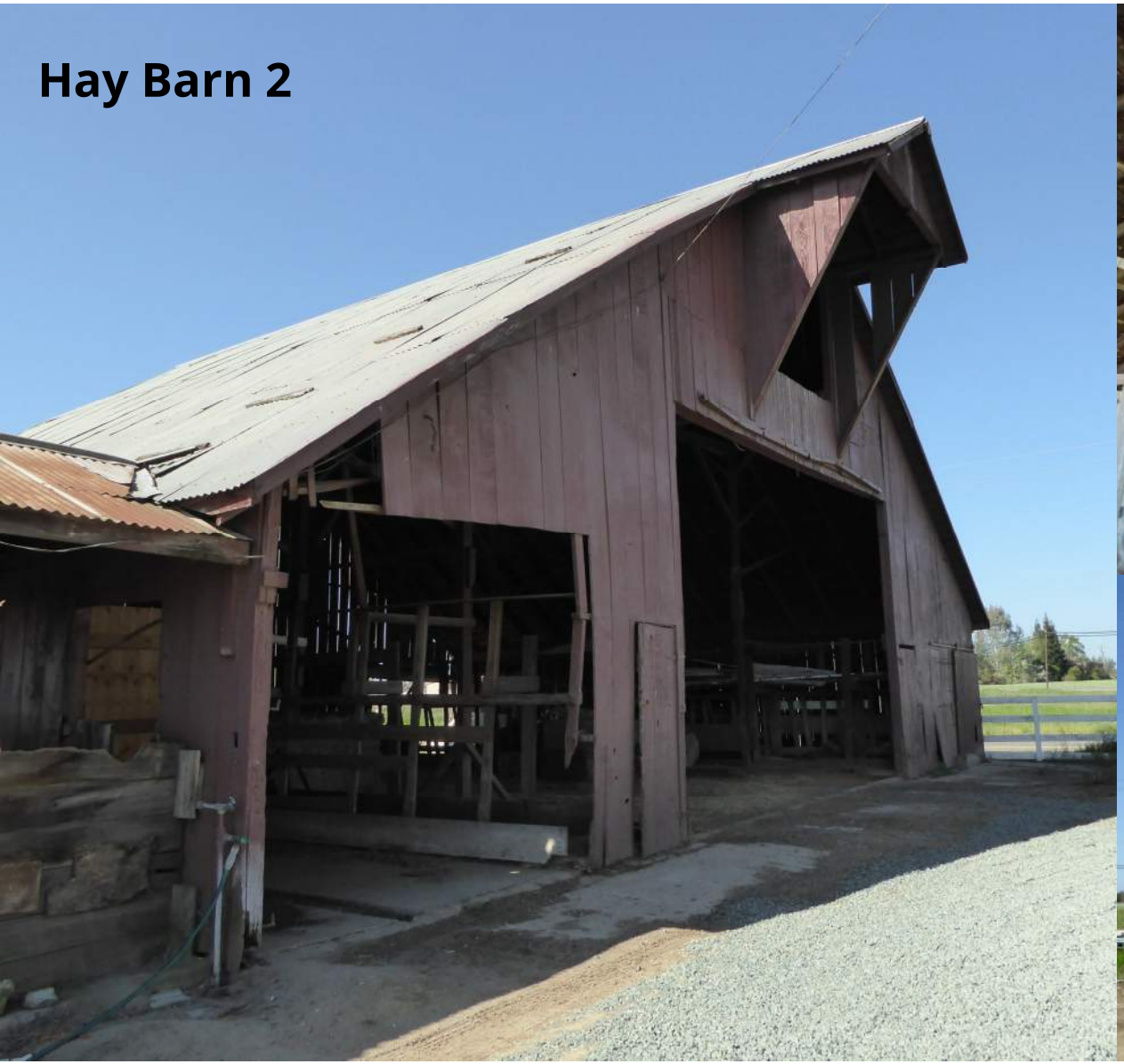


Ranch House

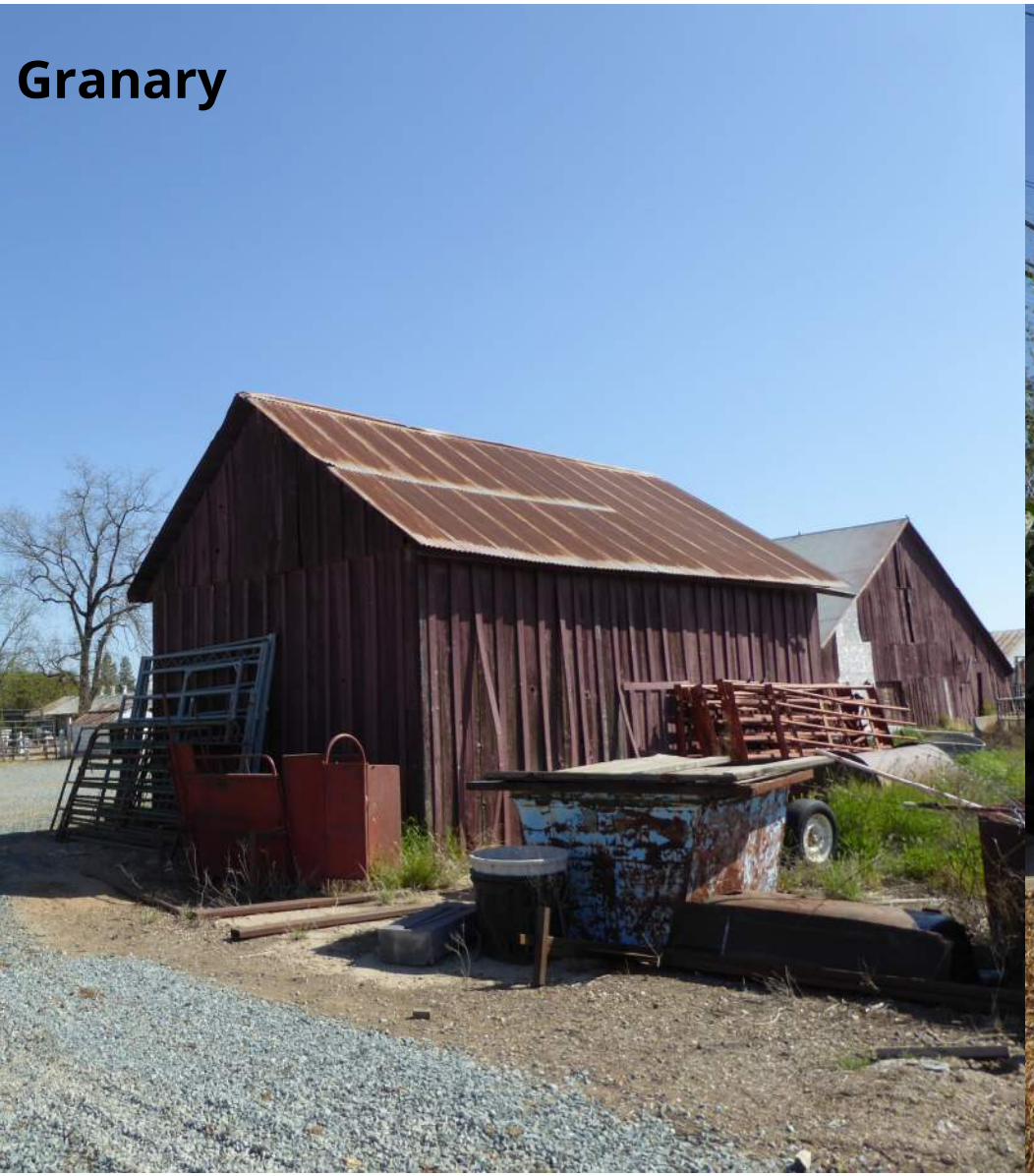
Hay Barn 1



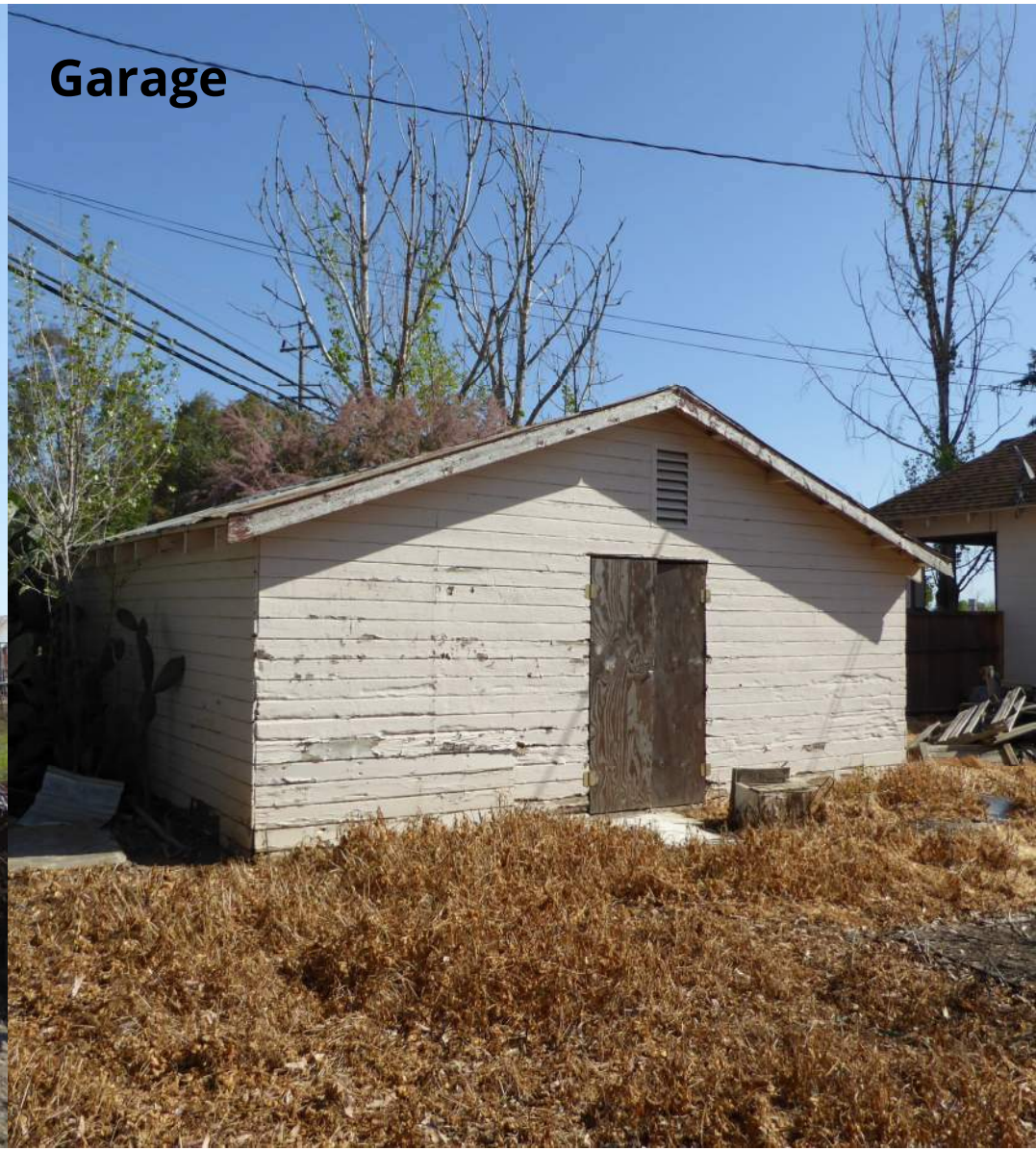
Hay Barn 2

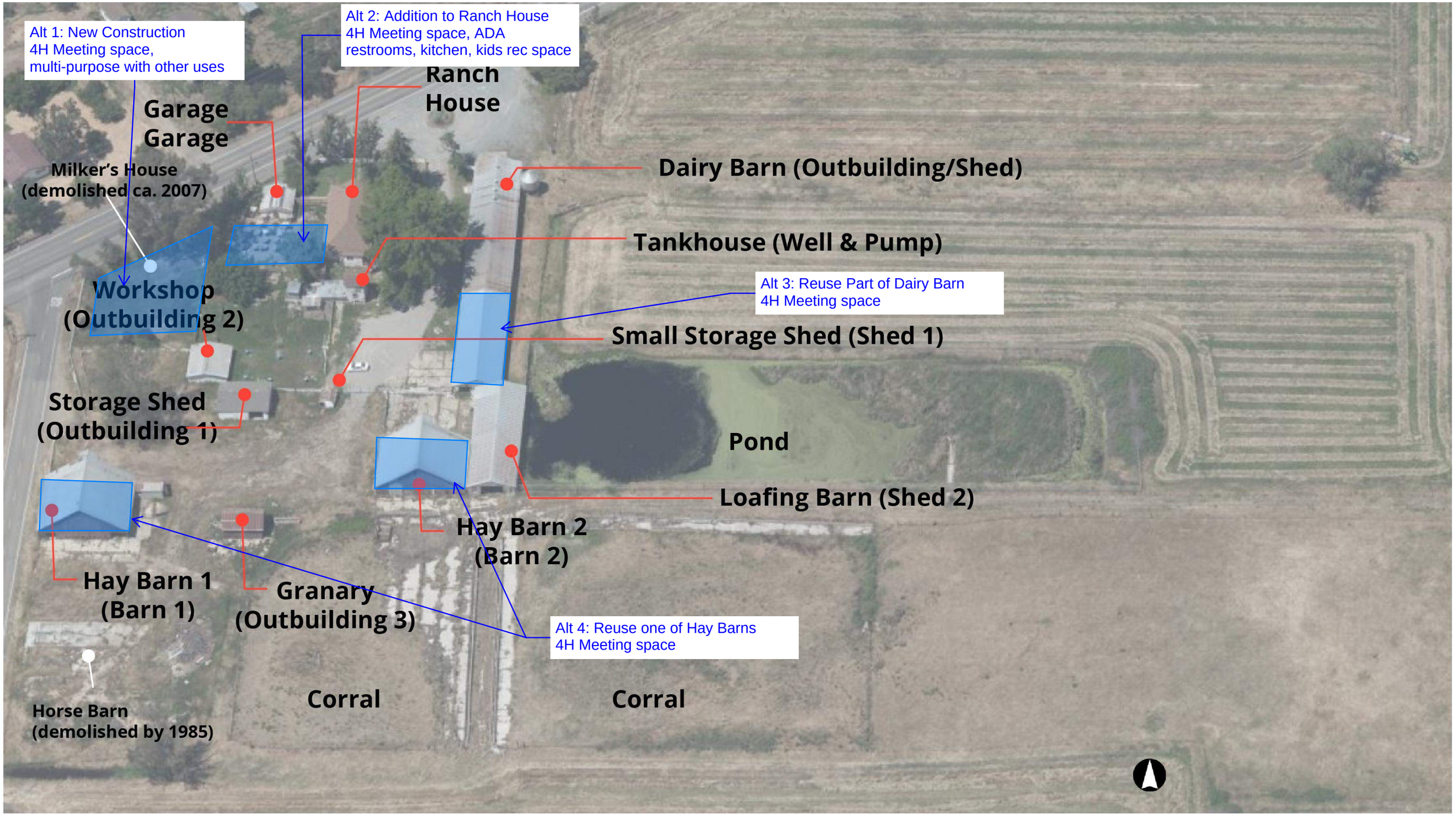


Granary



Garage





Meeting Space (1,500 sf requirement plus restrooms)
Options:
1. New construction at corner of Dillard and Davis St, multi-purpose building
2. New construction - Addition to Ranch House
3. Reuse of south end of Dairy Barn (non contributor, need to make conditioned space)
4. Reuse of Hay Barn 1 or 2 (need to make conditioned space)

Dillard Ranch Concept Plan
Meeting Space Alternatives

DRAFT

Page & Turnbull
October 20, 2021

Dillard Ranch **Adaptive Reuse Programming**

	Activity/Space		Ranch House	Garage	Hay Barn #1	Hay Barn #2	Dairy Barn	Storage Shed	Loafing Barn	Small Storage Shed	Workshop	Granary	Tank House	Modular Bldg	Site
							Outbuilding/ Shed	Shed #1	Shed #2	Outbuilding #1	Outbuilding #2	Outbuilding #3	Well & Pump	*(new)*	exterior
		size:	1,620 sf	400 sf	2,508 sf	2,280 sf	2,400 sf	650 sf	2,600 sf	100 sf	825 sf	400 sf	720 sf	flexible	
	Requested Program Requirements:														
1	WHG storage	flexible	◆	◆										◆	
2	WHG museum	flexible	◆												
3	Site Interpretation	flexible													◆
4	4H arena	flexible				◆									◆
5	4H animal holding area	flexible				◆	◆								
6	4H meeting space (assume 100 ppl)	1,500 sf			◆	◆								◆	
7	4H animal learning	flexible				◆	◆								
8	4H animal shows/training/educ	flexible				◆	◆								◆
9	Nature Interpretive Center	flexible													◆
10	Kids Rec Area/Room	flexible										◆		◆	
11	Kids Kitchen/Cooking Classes	flexible										◆		◆	
12	Public ADA restrooms **	250 sf	◆		◆	◆					◆	◆		◆	
13	Fire Station expansion	7 acres													◆

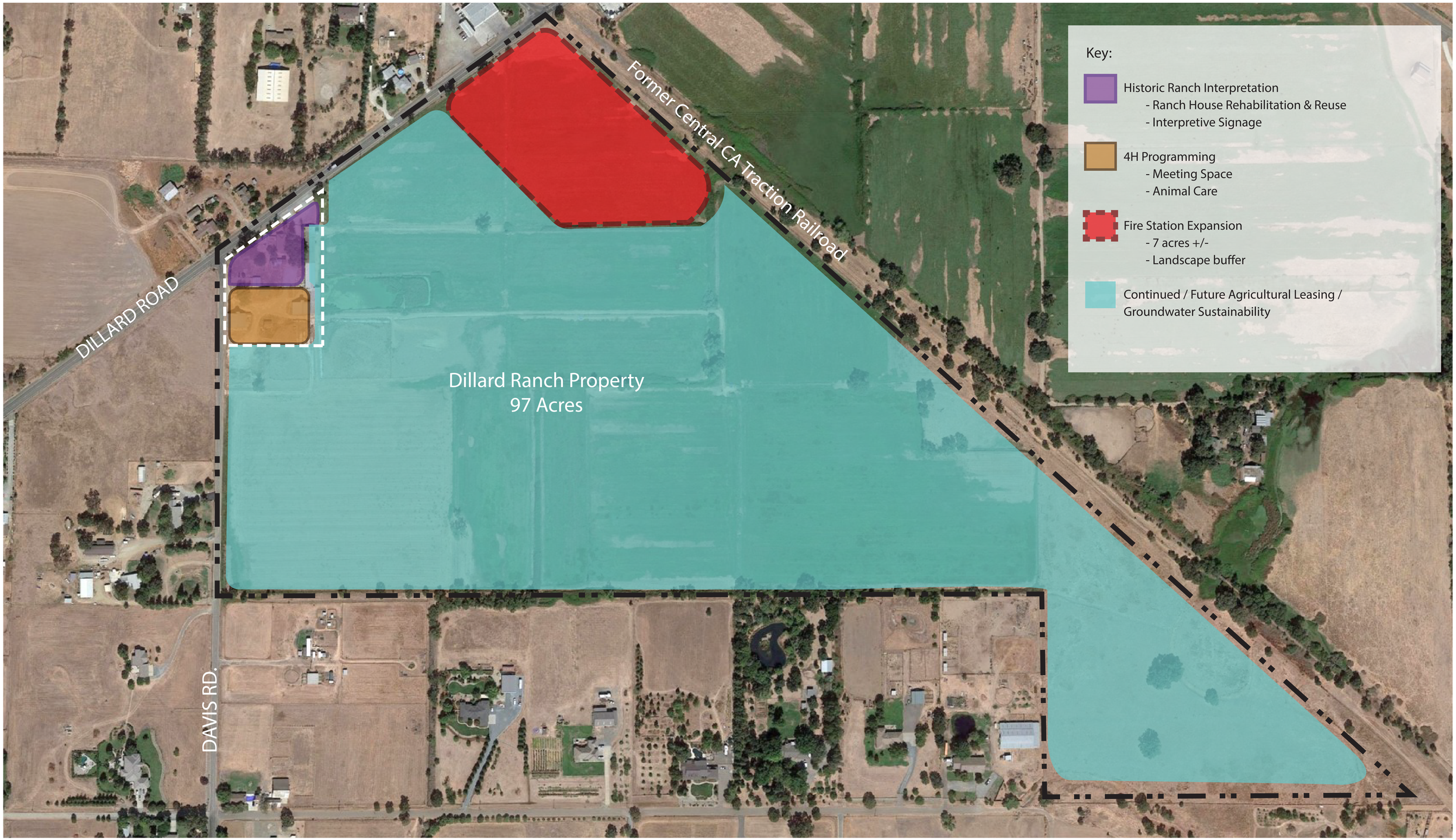
* 1,500 sf meeting space, accomm tables & chairs, 100 ppl

** 2 wc + 2 lav ea., M/F

Contributors

Non-contributors

Potential new construction



Dillard Ranch Concept Plan - Land Use Recommendations

December 2021

0 125 250 500′

BFS LANDSCAPE ARCHITECTS

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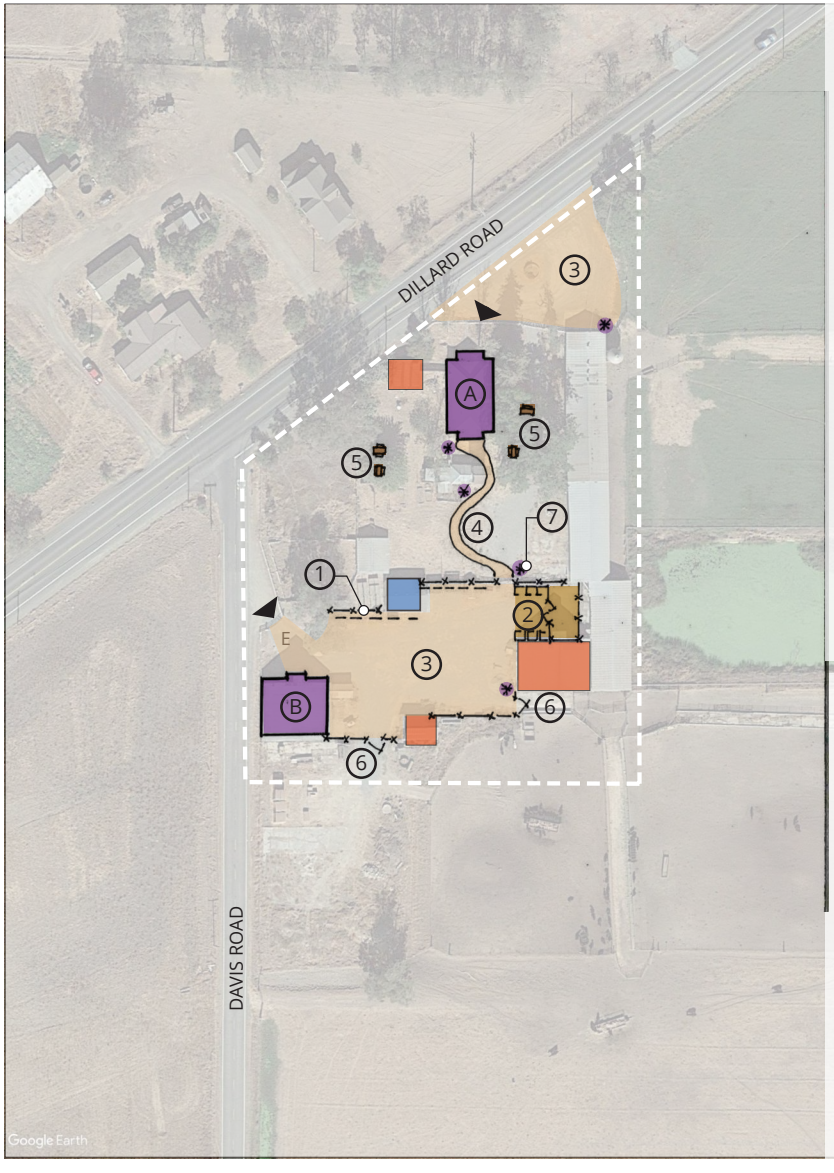


Key:

A Ranch House Rehabilitation

B Hay Barn Adaptive Reuse

1 Open Board Fence and Timber Wheel Stops, typ.

2 Animal pens
(6) 10' x 10' plus Small Corrall 25' x 50'

3 Compacted Gravel - informal parking

4 Stablized DG pathway

5 Picnic tables, typ.

6 Wood Board Fence & Gate, typ.

7 Interpretive Signage, typ.

Stabilization of Contributing Resource

Rehabilitation or Reuse of Contributing Resource

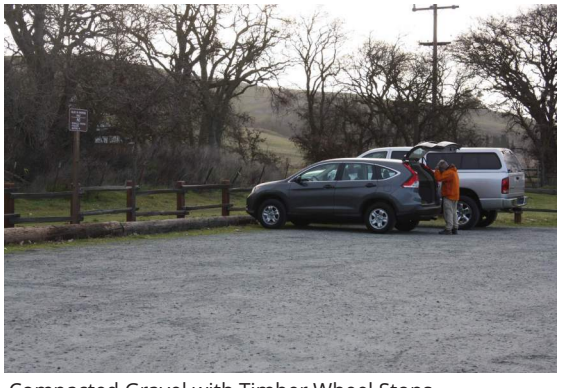
New Construction (Restroom Building, approx 400 sf) using Salvaged Materials

Adaptive Reuse:

A Ranch House Rehabilitation
Approx area: 1,620 sf
Proposed use: Wilton Historic Group Admin & Stor.
Recommended upgrades include:
- Exterior rehabilitation
- Accessible ramp / access
- Accessible restroom(s)

B Hay Barn Adaptive Reuse:
Approx area: 2,200 - 2,500 sf
Proposed use: 4H/Community Meeting Space
Recommended upgrades include:
- Exterior rehabilition
- Seismic Stabilization & Upgrade
- Interior construction of meeting space

Wood Board Fence



Compacted Gravel with Timber Wheel Stops

Dillard Ranch Concept Plan - Option 1

December 2021

SACRAMENTO COUNTY

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BFS LANDSCAPE ARCHITECTS

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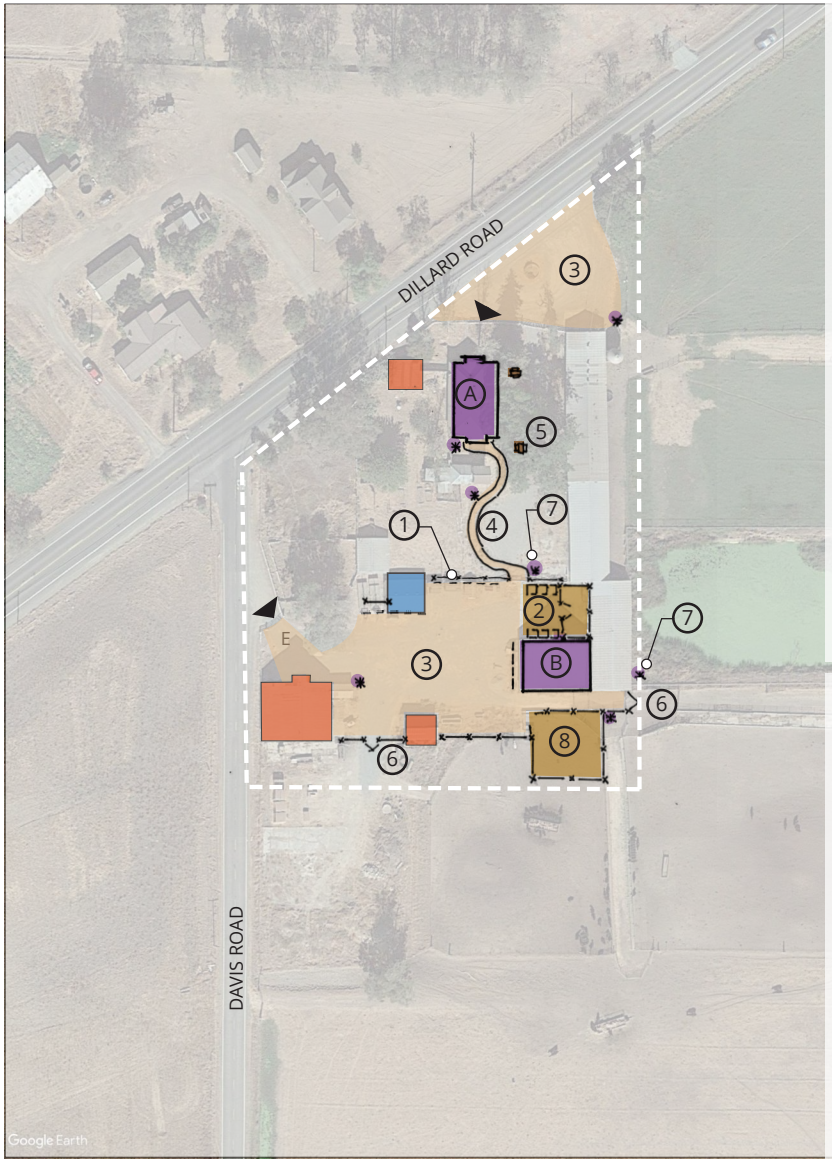

Key:

A Ranch House Rehabilitation

B Hay Barn Adaptive Reuse

1 Open Board Fence and Timber Wheel Stops, typ.

2 Animal pens
(6) 10' x 10' plus Small Corrall 25' x 50'

3 Compacted Gravel - informal parking

4 Stablized DG pathway

5 Picnic tables, typ.

6 Wood Board Fence & Gate, typ.

7 Interpretive Signage, typ.

8 Practice Arena: 50' x 50'

Stabilization of Contributing Resource

Rehabilitation or Reuse of Contributing Resource

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Adaptive Reuse:

A Ranch House Rehabilitation
Approx area: 1,620 sf
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Approx area: 2,200 - 2,500 sf
Proposed use: 4H/Community Meeting Space
Recommended upgrades include:
- Exterior rehabilition
- Seismic Stabilization & Upgrade
- Interior construction of meeting space

Wood Board Fence

Compacted Gravel with Timber Wheel Stops

Dillard Ranch Concept Plan - Option 2

December 2021

SACRAMENTO COUNTY

0 50 100 200'

N

BFS LANDSCAPE ARCHITECTS

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Imagining change in historic environments through
design, research, and technology

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170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CALIFORNIA 94108 TEL 415.362.5154