

# TakingPart

WORKSHOP

# 2023

**The Sea Ranch**

October 21-22, 2023

## REPORT



moore ruble yudell  
architects & planners

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experience ✨ reflect ✨ imagine

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Videos of the Workshop and the Pre-Workshop can be seen at [www.takingpart2023.org](http://www.takingpart2023.org).



## ACKNOWLEDGEMENTS

### Content Group:

Mario Violich	Lu Lyndon
Harry Lindstrom	Donlyn Lyndon
Scott Smith	Marti Campbell
Lisa Dundee	Christine Kreyling
Kristina Jetton	Marilyn Thompson

### The Sea Ranch Archives Committee:

Harry Lindstrom, Chair	Doug Paul
Linda Kennedy	Christine Kreyling
Paula Smith	Ellen Rosenfield
Charles Wilson	Deloras Jones
Wayne Smith	Bia Gayotto
Lu Lyndon	George Calys

### Taking Part Workshop Supporters:

Menka Sethi, Community Manager  
Kristina Jetton, General Manager, The Sea Ranch Lodge

### Moore Ruble Yudell Architects & Planners:

Buzz Yudell, FAIA	Mario Violich, FAIA, ASLA
Kaoru Orime	Roya Chagnon
Christopher Hamilton	Stephanie Valdivia Grand
Rebecca Bubenas	

### Facilitators:

Marilyn Thompson	Tim Fulkerson
Lori Maak	Paula Smith
Harry Lindstrom	Karen Wilkinson
Menka Sethi	Barbara Schultz
Christine Kreyling	Bia Gayotto
Meserve Platt	Deb Scholey
Mike Petrich	Lisa Dundee
Kristen Haring	Scott Smith
Jim Sanfillippo	Kaoru Orime
Roya Chagnon	



Moore Ruble Yudell team Buzz Yudell, Kaoru Orime, Chris Hamilton, Roya Chagnon, and Mario Violich

### Presenter: Mary Griffin

### The Halprin Family:

Daria Halprin Jahan Khalighi

### Graphic Design:

Rebecca Bubenas Kaoru Orime

### Photography:

Moore Ruble Yudell	Paul Ryan
Maynard Hale Lyndon	Alan Frost

### Videography:

Alan Frost/B+ Studios

### Additional Artwork:

Lawrence Halprin Archives (pp 4, 10, 11, 13, 15)

### Website:

Kerry Mansfield

### Logo Design:

Hall Kelley

### Food Coordinators:

Paula Smith	Linda Kennedy
Hanne Liisberg	Michaela Suess

### Food:

Surf Super Market	Two Fish Bakery
Sea Ranch Lodge	The Wine Shop

### Barn Facilities Support:

Carol Emory	Don Krieger
TSR Facilities	J Kohari

### Donors:

Ned & Annie Alpers  
Cynthia & David Bogulub  
William & Susan Bryant  
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Caryl Carr & David Presotto  
Margery Entwisle  
Terry & Linda Green  
Marianne & Steve Harder  
Chris Jaap  
Deloras & Bud Jones  
Susan & Peter Kools  
Christine & Michael Kreyling  
Hanne Liisberg  
Harry Lindstrom  
Anne & Greg Long & Ericka Olson  
Crista Lucey  
Andrea Lunsford  
Donlyn Lyndon  
Drew McCalley & Marilyn Green  
Sophia & Bob Mitchell  
Jim & Marcia Nybakken  
Doug & Elke Paul  
Michael Peevey & Carol Liu  
Alan & Kat Reinke  
Ivy Ross & Arthur Drooker  
Wayne & Liz Smith  
Scott & Harper Smith  
Paula & Steve Smith  
Marilyn & Doug Thompson  
John & Fran Tornquist  
Dibby Tyler  
Elisabeth Watson & Nigel Blair-Johns  
Pae White & Tom Marble  
Ian & Marcella Williams  
The Sea Ranch Lodge



## JULY 2023 PRE-WORKSHOP

On July 29, 2023, The Sea Ranch Archives Committee hosted a pre-workshop at the Del Mar Hall, which over 150 Sea Ranchers attended. The intent of the pre-workshop was to lay the groundwork for the October event.

The history of the founding principles was shared in conversation between Donlyn Lyndon, one of the original architects, and Kevin Keim of The Charles Moore Foundation in Austin, Texas. Menka Sethi, The Sea Ranch Association Community Manager, and Kristina Jetton, General Manager of The Sea Ranch Lodge, discussed the relationship of the Association and Lodge, two separate entities which govern the activities here. Scott Smith introduced the new Taking Part Gateway Map which guides people through eighteen areas of The Sea Ranch to give them a deeper understanding of the cultural history of this place.

The Sea Ranch Lodge organized a lunch at 'The Ranch,' their new farm south of the Lodge which raises chickens, Belted Galloway cattle, mushrooms, and a variety of produce to provide for the restaurant at the Lodge.



After lunch, two units in The Sea Ranch Condominium One were open for timed visits to see these early homes which are privately owned and rarely open to the public (Condominium One is on the National Register of Historic Places.) Attendees were encouraged to take the Audio Walking Tour of the early structures at The Sea Ranch posted on the TSRA website and listen to a brief talk by Archives Committee chairman Harry Lindstrom about the early history of this property.

## ACKNOWLEDGEMENTS

### Speakers:

Donlyn Lyndon    Kevin Keim

### Morning Program:

Lu Lyndon            Donlyn Lyndon  
 Kevin Keim           Scott Smith  
 Kristina Jetton       Menka Sethi

### Lunch at The Ranch and Tour:

Kristina Jetton       Debra Sharkey  
 Raisa Yavneh, Registration Coordinator

### Afternoon Program:

#### Condo One Tour:

Brook Lane                    Evans Hankey  
 Donlyn Lyndon                Kevin Keim

#### Walking Tour Docents:

Harry Lindstrom              Mike Petrich  
 Karen Wilkinson              Ellen Rosenfield  
 Charles Wilson                Bia Gayotto  
 Cynthia Bogolub               Doug Paul  
 Paula Smith                     Steve Smith  
 Christine Kreyling              Michael Kreyling

**Taking Part Gateway Map:** Scott Smith

**Video:** Alan Frost/B+Studios

**Program:** Hall Kelley

**Registration Coordinator:** Wayne Smith

#### Additional Events:

*Sea Ranch Songs* at TSR Lodge  
 Aleksandra Vrebalov, Composer  
 Andrea Lunsford, Coordinator

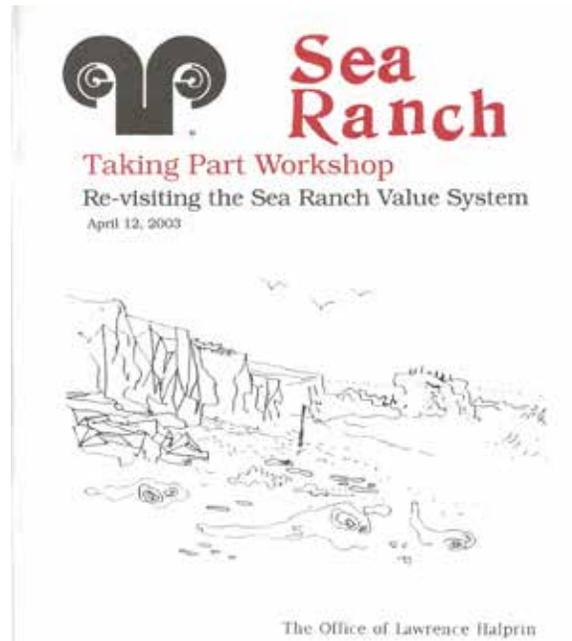
## **PURPOSE: Renewing an Inspiring Legacy and Envisioning a Resilient Future**

The purpose of this report is to illustrate and reflect the priorities of the community, as an instrument to help guide subsequent actions, including informing and advocating as a part of the community to the Board. The report will form the basis by which short, mid- and long-term priorities are reflected in the forthcoming Comprehensive Environmental Plan.

On the weekend of October 21-22, Moore Ruble Yudell's team led an energetic and creative Taking Part Workshop at The Sea Ranch. Close to 200 Sea Ranchers came together to renew the extraordinary legacy of living lightly on the land, and to envision a resilient future with adaptations for contemporary challenges. We explored issues of climate change, affordability, aging in place, and strengthening community and mobility. By the end of two days, we had prioritized actionable initiatives for the next era. Ideas and inspiration flowed through the weekend of group work, sketching, awareness walks and shared meals. As part of our summation, the California poet Jahan Khaligi shared a powerful new poem, illuminating the evolution of the Sea Ranch. A celebration of movement and sketching, led by Daria Halprin, provided an inspiring finale to an exceptional gathering.

This is the fourth in the historic series of Taking Part Workshops initiated and led by Lawrence Halprin in 1983, 1993, and 2003.

The TPWS '23 and current report is organized as a tool for further engagement and actions. As such, the structure of the contained documentation follows the same cadence of the weekend workshop and the full



*Taking Part 2003*

range of observations, ideation, and celebration. By design, the workshops followed the same structure as the early Halprin Taking Part workshops: a range of engagement modalities were used— analytical, experiential, playful, and celebratory.

The core narrative of the weekend pivoted around three key themes:

- PAST: TSR Legacies and Principles
- PRESENT: Contemporary Context & Challenges
- FUTURE: Actions & Momentum Moving Forward

Perhaps the most extraordinary part of the weekend was the diversity and demographic range of the participants.

We were energized by participants as young as 3 years old up to 93 years young, from new Sea Ranchers to those who shaped its beginnings. Priorities, differences, ideas, and reflections were expressed through a range of media, including voice, text, diagrams, poetry, drawings, and dance.

## **CONTINUUM: Linked Engagements Over Place and Time**

The TPWS '23 weekend is part of a series of linked events aimed at promoting and nurturing broad community participation over time. Rather than being a single, isolated event, it builds on previous engagements this year and those yet to come in early 2024. These engagements have included walks to raise awareness of the landscape, tours of architecture, guest speakers discussing TSR origins, and musical events.



*Larry Halprin, Anna Halprin, and Charles Moore, 1966*

# TakingPart WORKSHOP 2023 The Sea Ranch



**investigate**



**activate**

A Sea Ranch History Hike:  
Pirates, Black Point & the Pig



Make Your Own Gateway 18 Map



**participate**



2024 and beyond



1967

1983

2003

October 21-22, 2023



Kronos Quartet

**Past**

**Present**

**Future**

## Engagement Continuum

# DAY 1: SHARING

A large indoor event, likely a community meeting or workshop, held in a rustic barn. The space is filled with people, many of whom are seated at long tables covered with white cloths. Some people are standing and talking, while others are seated at tables. The barn's wooden structure, including the roof beams and support posts, is visible. Various posters and informational materials are displayed on the walls and hanging from the ceiling. The lighting is warm, and the atmosphere appears to be one of active participation and sharing.

*“...a search for the common objectives in our lives here, in our sense of community – and perhaps most importantly in our search for ways to communicate with each other in constructive and positive ways”*  
- Larry Halprin



**TakingPart Workshop 2023**  
October 21 & 22 – White Barn  
**PROGRAM**

**Day 1 – Saturday**

**8:30–9:00 am ARRIVAL: *Gathering & Refreshments***

**9:00–9:20 am WELCOME: *Introductions & Workshop Roadmap***

**9:20–9:40 am SHARING: *Celebrating Legacy While Moving Forward***

- Nature Predominates: Stewardship & Resiliency
- Design Excellence: Modesty & Simplicity
- Community & Commons: Participation & Shared Assets
- Diversity: Non-Elitist & Affordable
- TSR Legacies and Principles
- Contemporary Context & Challenges
- Actions & Momentum

**9:50–11:40 am YOUR VOICES: *Identify Challenges, Opportunities & Actions***

- Key Challenges in Environmental Adaptability and Community Renewal
- Commonalities & Divergence

**11:40 am–1:45 pm YOUR EXPERIENCES: *Awareness Walk & Lunch***

- Curated Walks Highlighting a Range of Landscape Elements and Building Types
- Sensory Experiences to Deepen Our Understanding of TSR Ecologies
- Addressing Vulnerabilities and New Opportunities
- Gather Artifacts for the Harvest Table



**1:45–2:15 pm AWARENESS WALK: *Pin Up & Discussion***

**2:25–4:30 pm YOUR REFLECTIONS: *Collect, Share & Collage – Harvest Table***

- Share Your Common & Divergent Themes from the morning session
- Nature Predominates: Landscape Management & Resiliency
- Design Excellence: Scale & Harmonious Materials
- Community & Commons: Accessibility & Shared Spaces
- Diversity: Configurations, Density & Demographics

**4:30–5:00 CELEBRATE & SHARE: *End of Day 1, Refreshments***

- Informal Viewing of Gallery of Observations & Ideas in the Barn





## WELCOME TO THE WORKSHOP: BUZZ YUDELL

### Envisioning a Resilient Future

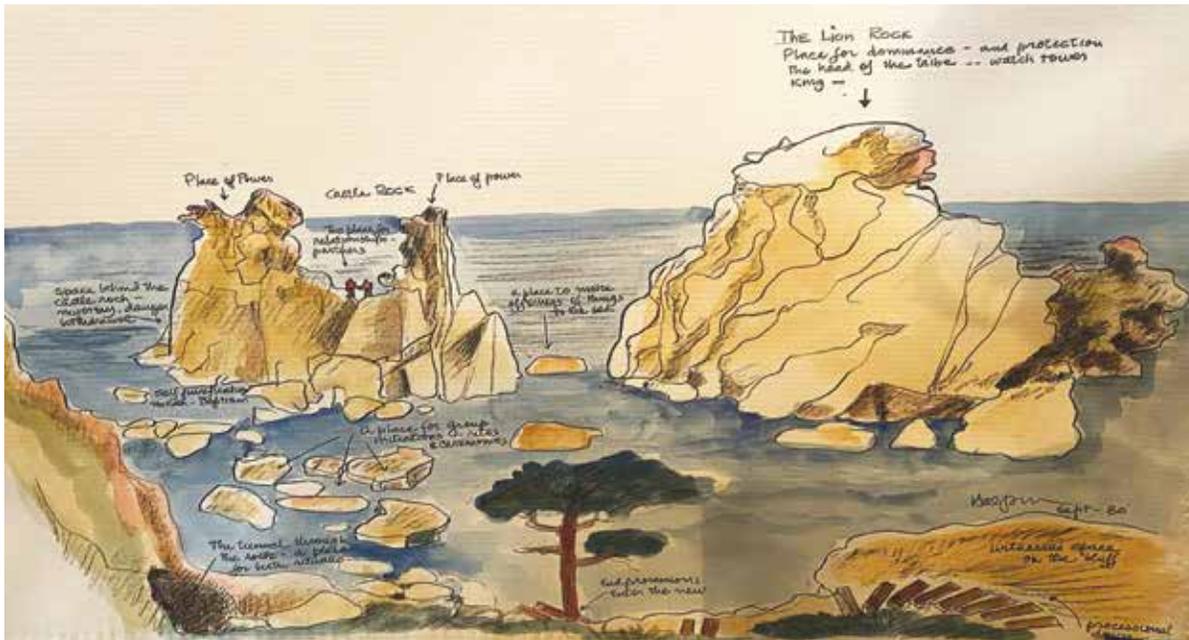
We've come together in this extraordinary place to share ideas and inspirations and to celebrate The Sea Ranch Community through a conversation about how we renew the legacy of The Sea Ranch, while looking forward to a more resilient future. The timing of the workshop has been planned by The Sea Ranch Association so that your input will feed directly into planning and governance, including the forthcoming update of the Comprehensive Environmental Plan, also known as the CEP. This plan is revised periodically and expresses shared goals and strategies for The Sea Ranch. Today's Workshop will focus on visioning and a creative exchange of ideas. We'll collaborate through a combination of group work, shared meals,

and an afternoon Awareness Walk. Together we'll renew our understanding of what it means to be stewards of the land and we will imagine new ways to address contemporary and urgent challenges such as climate change, resource management, affordability, and strengthening community. This weekend we will intentionally work in different media and different modes including work which is both graphic and verbal. The different modes and media of visioning are meant to be very free and open – nothing's off the table, literally. This afternoon there will be Awareness Walks for individual and group reflection on The Sea Ranch landscape. Tomorrow, Sunday morning, we will focus on how we translate today's visioning into actionable initiatives.

### Your voices, vision, and inspiration

We encourage you to sketch, to speak, to draw, to reflect. Through collaboration, we'll find common ground and we'll identify places of divergence, which is an important part of a community's conversation. We'll look for opportunities to renew and strengthen a sense of community and our stewardship of the land, especially in the time of rapid change. We look forward to your taking part in all aspects of the workshop. We want to hear your voices, your vision, and your inspiration.





## GREETINGS FROM DONLYN LYNDON

Today is a good day to remember that The Sea Ranch has always been a place where multiple interests have been considered important.

Certainly, it was more than just a singular vision by Al Boeke, a Vice President of Oceanic Properties, who had been sent out to the Bay Area from their headquarters in Hawaii to seek a place in California to build a new town.

It may have been he, it seems, who first imagined this territory as a place for second home development, after having been flown up to view a large tract of ranch land that had been advertised for sale by its owners. This somewhat remote location was not suitable for a New Town, but could become, Al imagined, a “second home community”, drawing people from the Bay Area metropolitan region to come up here for respite in a more

natural, dramatic and attractive locale – a landscape worth caring for.

Having convinced the corporation's Board of this possibility, he looked to the noted landscape architect Lawrence Halprin, with whom he had worked on a New Town development in Hawaii, to become the Lead Planner.

Together, recognizing that there were many factors at play in considering such a place, they assembled a large committee of consultants representing differing fields – some from Halprin's staff, as well as public relations consultant Marion Conrad and a real estate consultant. There was also a geographer, Richard Reynolds who gathered and presented information on the climate, solar gain, wind direction and speed, as well as characteristics of the land itself.

Most notably, among the consultants were the young bright lawyer Reverdy Johnson from a highly respected law firm, and two architectural firms: Joseph Esherick and Associates and MLTW, (Moore Lyndon, Turnbull, Whitaker) that was Charles Moore, myself, Bill Turnbull and Richard Whitaker, all of whom have had continuing involvement with The Sea Ranch (Johnson, Halprin, Turnbull and Moore devised the original Design guidelines for TSR.)

The table around which all these gathered, to present ideas, discuss and deliberate might well be considered the first Sea Ranch Workshop, with each person taking part in providing his or her viewpoint on what it would take to make this a great and viable place, then discussing them together.

Consideration of these many factors resulted in the concepts, graphically rendered in diagrams by Halprin, that we have used now for decades to great effect. They can still guide work on The Sea Ranch.

Some of the principles have been suggested in your program:

**Nature Predominates:** Stewardship & Resiliency (essential to its continuing character, I would note.)

**Design Excellence:** Modesty & Simplicity (buildings that become a part of their landscape may be a further guide.)

**Community & Commons:** Participation & Shared Assets (developing a sense of community through participation in governance and the recognition of our shared interest in the character of the Commons landscape through which we are joined.)

**Diversity:** Non Elitist & Affordable (this has been an intent, now impacted by strong market forces countering easy affordability for many.)

The designation of:

**PAST:** TSR Legacies and Principles

**PRESENT:** Contemporary Context & Challenges

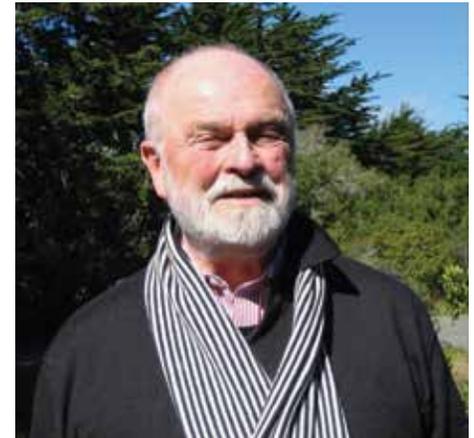
**FUTURE:** Actions & Momentum Moving Forward might seem to separate Past, Present and Future....and artificially construct distinct differences, when the most important construct is continuity, which can draw from the past and open opportunities for how we may move into the future.

Clearly there are changes which have taken place since the founding and others that will take place in the society and economy and the geography in which we live.... and there are more changes to come. This makes it all the more important to gather common understandings that may guide us and our successors in caring for this place.

Larry Halprin and Anna Halprin stayed firmly involved with the TSR throughout their lives and ....and he, knowing the vitality of the experience of those who were now living here, realized that also was a resource and an important part of what needed to be brought to mind. He created the idea of the Workshops, which would be open to all and gather vital current information about the place and its care from many voices – “Taking Part” in continuing to envision the promise of this place and the ways it can best be stewarded.

Three “Taking Part Workshops” have happened in the preceding decades, and we are now setting out the fourth Taking Part Workshop to gather fresh insights and reaffirm vital goals and objectives.

SEA RANCH PRINCIPLES	
YES	NO
Nature predominates (rural matrix)	Vest pocket nature (as at Carmel or Bodega)
Rural	Suburbia
Community	Individual houses
Aesthetics (major overall concern for art, architecture, graphics, signs)	Aesthetics (up for grabs)
Design control (AIA etc. awards over the years)	No control (see the butcher of highway 1)
Diversity People income profession interests	Uniformity
Non-elitist	Elitist (Pebble Beach/Carmel)
Modesty of house size	Enormous houses
Reforestation	Individual planting
Maintain unique character (North coast)	Relinquish character (any other "2nd home community")
Native trees	Exotics
Preserve access (to coastline and views)	Relinquish access (Malibu type)
Common facilities trails recreation vigorous association playgrounds vegetable gardens activities	Individuals only
Simplicity	Flamboyance



Donlyn Lyndon



*NOTE: In Donlyn's absence, his statement was read by Mary Griffin, long time colleague and principal of Turnbull Griffin Haesloop Architects.*

## BUZZ YUDELL

I've only known a couple of people in my life who can speak in full poetic paragraphs. One is Donlyn Lyndon, the other is Charles Moore. So thank you Mary Griffin and thank you Donlyn for your inspiration. I also want to shout out to Lu Lyndon who was the anchor of preparation, motivation, and spirit throughout the last several months. She could not be here today but has still been helping us remotely, in every possible way.

### Continuity and Change – Evolution and Adaptation

Donlyn and I have had numerous conversations about continuity and change at The Sea Ranch. I'd like to pick up where he posed the question about whether the consideration of past, present, and future might create an artificial distinction when, for many of us, the most important construct is, as he says, continuity. I would propose that we think about our work this weekend in terms of evolution and adaptation—you might think of it as the adaptive balance of continuity and change. I've always been fascinated with Larry Halprin's "Ecoscore" which is an extraordinary diagram of the evolution and ecology of The Sea Ranch over geologic time. It is exhilarating to understand our co-evolution with the land, but it's also humbling to see how briefly we've figured in that. On Larry's diagram, humans only show up very recently and Sea Ranchers show up as a speck at the end of the timeline. So, as extraordinary as this community is, it's part of the great span in the evolution of the natural world. Various theories of evolution pose the idea of an irregular pace of change, with periods of rapid transition and points of inflection. Many of us feel that we are at a historic point of inflection which will have significant implications for how we adapt and live

at The Sea Ranch. This weekend we'll be discussing individual and collective concerns and aspirations, asking questions such as how we can adapt while being stewards of this extraordinary landscape and community. How can we maintain and renew the continuity of values and principles which have served The Sea Ranch so well, while thoughtfully and responsibly adapting. We'll surely be discussing big issues such as climate change, affordability, and finer grain issues such as hedgerow maintenance, and view preservation.

### Commitment and Impact

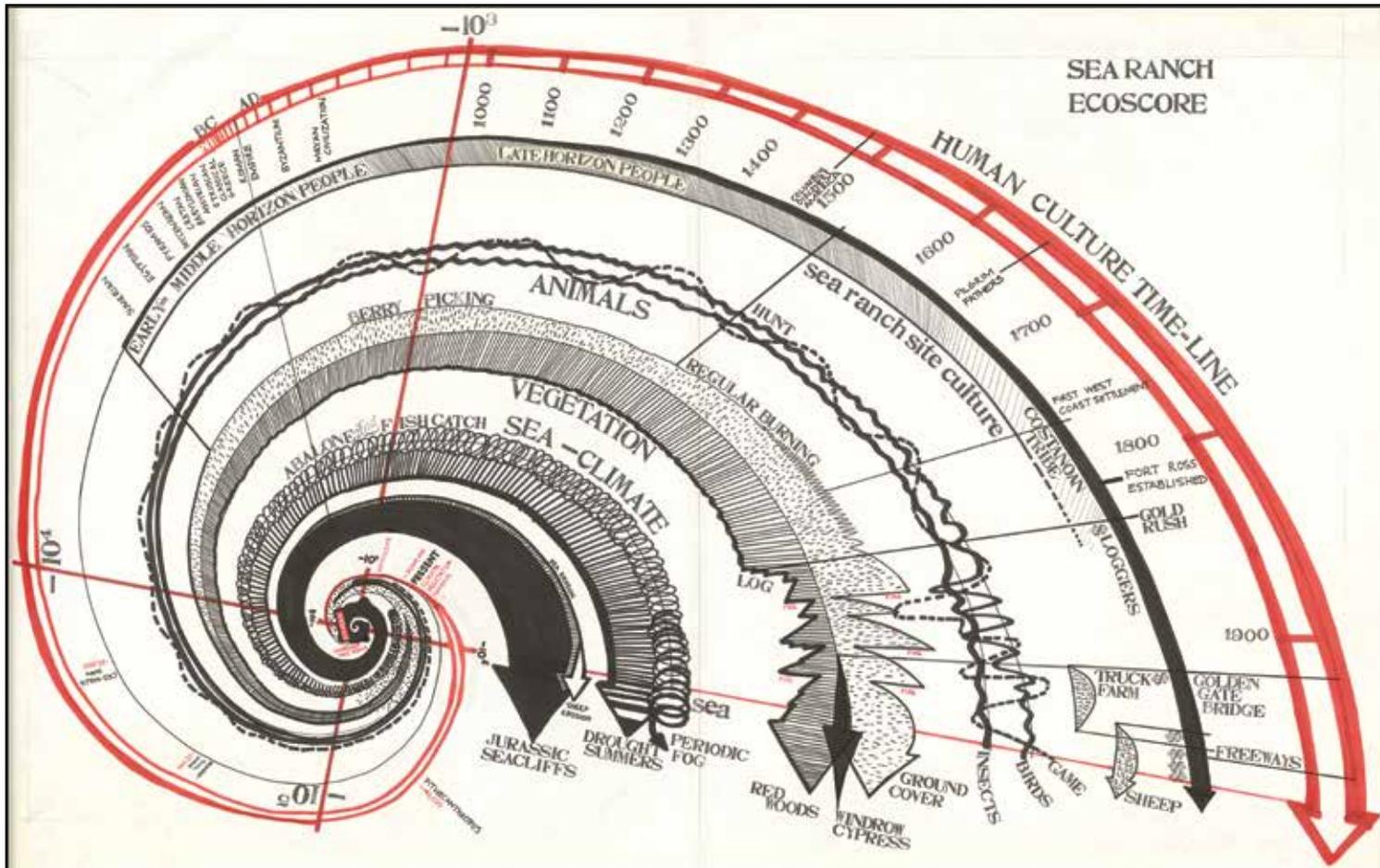
Some people have asked questions like "*It's great to get together to celebrate our community and legacy but what impact will it have?*" It's certainly true that one weekend Taking Part Workshop will not automatically translate into results. But if we look across the sweep and influence of prior Taking Part Workshops, we can see tremendous impact over time. Large initiatives, like the Del Mar Center or the Gualala Art Center, emerged out of conversations at workshops and led to productive partnerships with our regional neighbors. At a finer grain, committed volunteers have had enormous impact over decades. A great example is the Trails Committee members who have helped to transform fifty miles of trails into learning experiences – places to understand and be inspired by the landscape.

Today we will be envisioning strategies for adaptation and evolution. Tomorrow we'll move from visioning to actionable initiatives and prioritizing areas of consensus. Many reoccurring concerns are big lifts. Affordable housing, co-housing, management of resources, fire

management are all long-term commitments with complex challenges. But they are not out of reach, and we should encourage ourselves to envision both the smaller scale opportunities that can happen starting tomorrow and the bigger scale lifts that should also start tomorrow but might take several years. Even a small group of committed people can accomplish great things as we know from the founding history of The Sea Ranch. We should feel empowered as individuals and as a community to imagine many ways of renewing The Sea Ranch legacy for a fresh and resilient future, one where change and continuity are in harmony. The creativity and commitment of this community has always proven itself up to that task.



Lu Lyndon



This magnificent diagram, made by Lawrence Halprin during the early stages of the development of The Sea Ranch, is meant to remind us all that the landscape we now experience spirals out of deep time, beyond human reckoning, even before human existence. It has been formed by geological forces, ocean and climate, more recently by cultivation and some settling and only comparatively recently by known history like the founding of Fort Ross in the 1800s and the opening of the Golden Gate Bridge.

To get a sense of the scale of time represented note that the most recent thing noted is the development of "Freeways."

Remembering that this evolution is still active brings into focus the certainty of Climate change and its influences on vegetation and buildings and our need to carefully steward the developed landscape we have inherited. —Donlyn Lyndon, 2002



## PAST, PRESENT, FUTURE: MENKA SETHI

**Past, Present, Future:** This is the fourth Taking Part event: 1983, 1993, 2003, and now 2023. We skipped 2013. We are ten years overdue, and there is a palpable, pent-up energy behind this particular Taking Part. During this Taking Part, we are intentionally taking time out from our fast-paced society to revisit the principles of Halprin and our founders that began The Sea Ranch. Our home was conceived of as an experiment – no one really knew how it was going to turn out. Taking Part continues the tradition of experimentalism – of looking at how The Sea Ranch founding principles have weathered time, where are we today, and where we want to move ahead in the future.

**Shifting Demographics:** The output from past Taking Parts contains common threads that span decades. One such thread is a focus on people. Environment and design topics are also prevalent across past Taking Parts, however they are in context of harmony with people and vice versa. The Sea Ranch is made up of many different types of people. Our demographics have shifted in recent years, and there is a lot of energy coming into today that is geared towards figuring out implications and meaning of this shift.

**Resilience:** Many Sea Ranchers have contributed to Taking Part already through the July workshops, various

prompts put out by the Vision Committee and Moore Ruble Yudell, mapping exercises, educational walks, and other preparation that went into making today happen. One important word that emerged from this incredible participatory input is *resilience*.

**Environment:** Environmental resilience emerged as a theme as we continue to learn about the Bomb Cyclone and follow-on storms we lived through this past winter. Climate data suggests this storm pattern can no longer be considered a once-in-a-generation event – and that it would behoove us to plan for similar weather events to occur on a more frequent basis. The question left for us to answer is ‘What does this mean for long-range planning of The Sea Ranch?’

**Economy:** Economic resilience continues to emerge as a topic on a daily basis as we live with and move forward from COVID impacts. Local businesses, such as Two Fish, couldn’t open every workday because a local workforce was scarce – and remains stubbornly so. A shrinking labor force impacts availability of services such as home cleaning, appliance repair, and more. Basic services are becoming increasingly expensive and inconsistent.

When it comes to The Sea Ranch Association budget, there more and more exists a tension between providing amenities we expect and keeping dues low. This tension

is exacerbated by the growing differences in income levels across our membership.

**People:** Social resilience emerges as an important theme that has shifted in scope with residual impacts of the COVID economy. We have come out of a time when we were stuck behind our computers and in our homes for a couple years. The social implications of this situation are just beginning to be understood. The question for us to investigate is how can we relearn how to connect as humans? How can The Sea Ranch become a place where everyone feels welcome with their diversity of views and person, where it is accepted and encouraged to disagree, and where such discourse can produce richness of ideas and outcomes?

**Next Steps:** To make good use of what comes out of today, staff, committees and the Board will layer Taking Part output into policy and long-range planning efforts. The Planning Committee, via its charter to update The Sea Ranch’s Comprehensive Environmental Plan, plays a special role in this work of implementing output of Taking Part, the highest level ideas and meaning for The Sea Ranch. The Planning Committee will work with others to translate our ideas that flow from Halprin’s Principles for The Sea Ranch, into goals and policies that are then vetted with members, policy committees, and the Board. The work will then be translated by staff and operating committees into implementation plans that go back every year to the Board for approval for budgeting. In this sense, Taking Part sets up our next ten years of workstreams.

I encourage us to keep these practical next steps in mind throughout today. When big ideas emerge, give thought to what follow-on steps might be needed to work towards tactical implementation. Today is the start of the journey, not the end of the journey. Thank you so much for being here. Thank you for your time and all the love that you commit to The Sea Ranch. I can’t wait to see the outcome.



Lawrence Halprin Archives

## TRANSLATING IDEAS INTO INITIATIVE: MARIO VIOLICH

One of the things I remember fondly about coming up to TSR was a class I taught at UCLA for Landscape Architecture students. One year I brought my students up to Larry Halprin's office in San Francisco along the Embarcadero. One of the students raised their hand during our visit and asked "Larry, why do you draw?"

I was kind of terrified that my student would ask such a straight-forward and seemingly obvious question.

*Larry said, "I draw for the same reason that I breathe, it's my form of sustenance."*

### Goals

In the tradition of previous Taking Part Workshops, drawings, text, diagrams, found objects, sketches, poetry, and dance all reflected our collective knowledge, differences, imagination, and expressed priorities.

### Diversity of Media

For the weekend we asked participants to express their thoughts, beyond words. Of course, we wanted to record priorities and ideas through words, but not limit the workshop to one modality of expression. Each table was set up with markers, oil crayons, glue, yarn, Post-It pads, and stickers. Each gave the participants a choice of medium to express and share their ideas visually.

### Nested Scales

A key part of the workshop was to engage participants at TSR on planning and design issues at multiple scales. TSR is dynamically related to its varied regional scale, approximately 10-12 miles long and 1.5 miles wide, bordered by important neighboring towns, environmental, and regional influences. Participants used maps to illustrate how these adjacencies of Sonoma County, Gualala, the ocean, and forested ridge lines are all impacted by climate change. As a part of the Awareness Walk exercise, we discussed how the varying scales impact a range of more discrete landscape types: meadows, hedgerows, forested regions, commons areas or bluff edges, including transitions to smaller-scaled environments such as gardens and commons.

## ARRIVAL & INTRODUCTIONS







## RED DOT GREEN DOT GOLD STAR

The first exercise is the **red dot - green dot - gold star exercise**.

All participants have five red dots, five green dots, and a gold star. These will be used between the morning session and after the awareness walk to mark spots on the 10 foot long map on the wall.

A key point to this exercise is the **red dots** represent and will identify areas that each person thinks represent *challenges* at The Sea Ranch. That might be challenges due to accessibility on the bluff edge, or it might have to do with other things that have to do with climate change, such as the hedgerows dying off in certain areas. These are impasses that are negative.

The **green dots** represent areas of *opportunity*, or areas that you see as exemplars of The Sea Ranch principles.

The **gold star** is very simple – if you had one hour at The Sea Ranch where would you go? What is the spot that you would go to?







## The Red Dot Green Dot Gold Star map illustrates a few key discoveries:

**Connectivity:** While there are many great trails and destinations at TSR, they are not always very well connected. This question of ease of access and mobility was emphasized throughout the weekend and best illustrated by the large-scale map. How can we better connect the “green dots and gold stars” as a network of assets – trails, bike paths and infrastructure?

**Divergence:** In some cases the red dots and gold stars appear next to each other, or even on top of each other. This suggests that some places that may be characterized as a negative impact may simultaneously represent a highly valued asset to some. For example, the lack of beach access in some areas may be viewed as a negative, but limiting access to a sensitive marine sanctuary may be considered ecologically desirable.

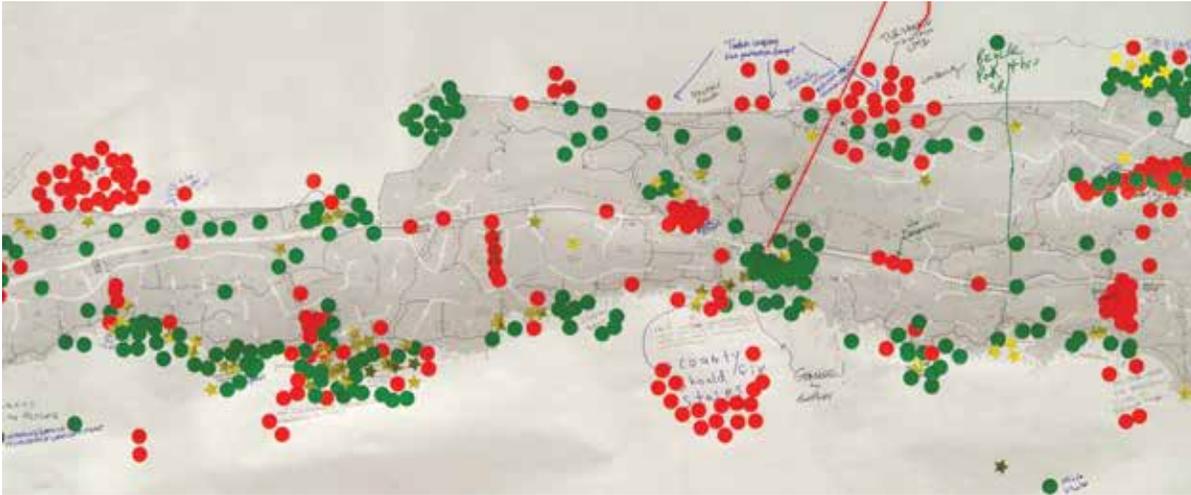
**Low Cap/High Value:** Areas highlighted represent a range of investment scales: trails, bike paths, renovations, stairs, and buildings (i.e., workforce housing). The inclusion of a bike path or bluff benches is an example of a relatively low capital investment with a very high transformational value.

**Leverage What We Have:** Many highly valued areas like One-Eyed Jack’s, the Hot Spot, Salal Trail, and the Lodge can be expanded as community hubs by looking at how to re-envision and reprogram these areas to accommodate all members of the community.



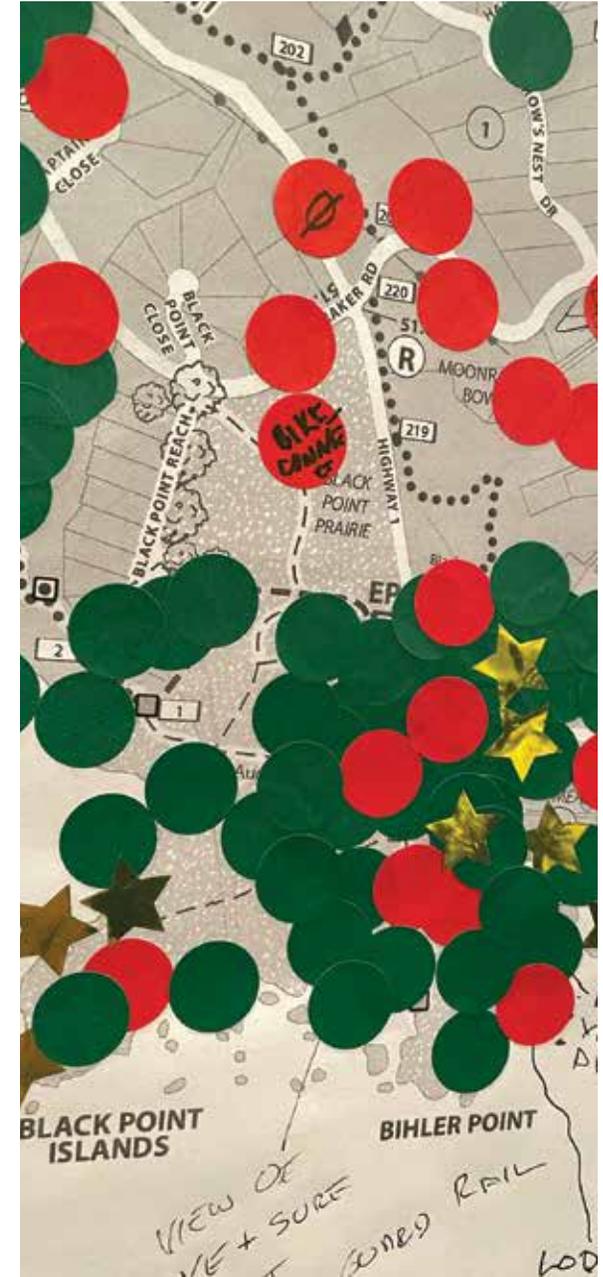
### Green Dots & Gold Stars

- Moonraker Tower/Community Built Infrastructure/ Infrastructure Independence
- The Sea Ranch Lodge/Gathering Space
- Trails and views around the Lodge, Bihler Point, and Black Point
- Black Point Beach
- Galleon’s Point
- Moonraker Rec Center
- Posh Squash Community Garden
- Engagement with Kashia Pomo community
- TSRA staff
- Verdant View Business Center
- Airstrip
- Bike paths
- Pebble Beach
- Smuggler’s Cove
- TSRA Marine Preserve
- Ohlson Recreation Center
- Stengel Beach
- Coastal Trails
- Forest Trails
- Chapel
- Shell Beach
- Tide Pool Beach
- TSRA Marine Preserve
- Walk-on Beach
- Commons with no fences
- Meadows/Grazing/Regenerative landscape management
- Del Mar Center
- Del Mar Cove
- Del Mar Point
- Del Mar Landing State Marine Reserve
- Hedgerow at Halcyon
- Supports/Enables local workforce & economy
- More affordable housing & supports for Burbank community
- Salal Trail
- Gualala Point
- Whale Watch Point
- Gualala River
- Gualala Point Regional Park
- Having own TSR reservoir



### Red Dots

- Above ground powerlines
- Dead/dying trees
- Timber Company/forest cutting and poor fire mitigation
- TSR Association office building/Inspire or reflect TSR principles?
- TSR Association office is on unstable ground
- Lack of community coffee shop, post office, and library near the Association office
- Shortage of hillside trails
- Airstrip
- No bike paths south of Breaker Reach
- Lack of continuity at Ridge Trail
- Unmanaged central forest
- TSR should maintain Central Timber Production Zone (CTPZ)
- PG&E voltage regulators need infrastructure upgrades – more reliable, sustainable, and affordable
- County should fix stairs at Stengel Beach
- Need hedgerow replanting at Cormorant Close
- One-Eyed Jack's uninspiring playground
- Logging by Gualala Redwood Timber (GRT)
- Del Mar Schoolhouse
- Golf Course
- Lack of public restroom near Del Mar Point Bluff Trail
- Need more engagement with Burbank residents
- Need Village Center with stores and restaurants at TSR Golf Link Pro Shop
- Need shop/food at Gualala Point Regional Park Visitor Center
- Signage repair and accurate information





The participants had three PLACES to explore during the Awareness Walk. They could go to any one of them, or part of one, or several, as they chose. Each of the PLACES offers distinctly different experiences and opportunities for discovery.

### place 1

Breaker Reach  
Riparians, Hedgerows,  
Meadows and Bluffs

### place 2 | 2a

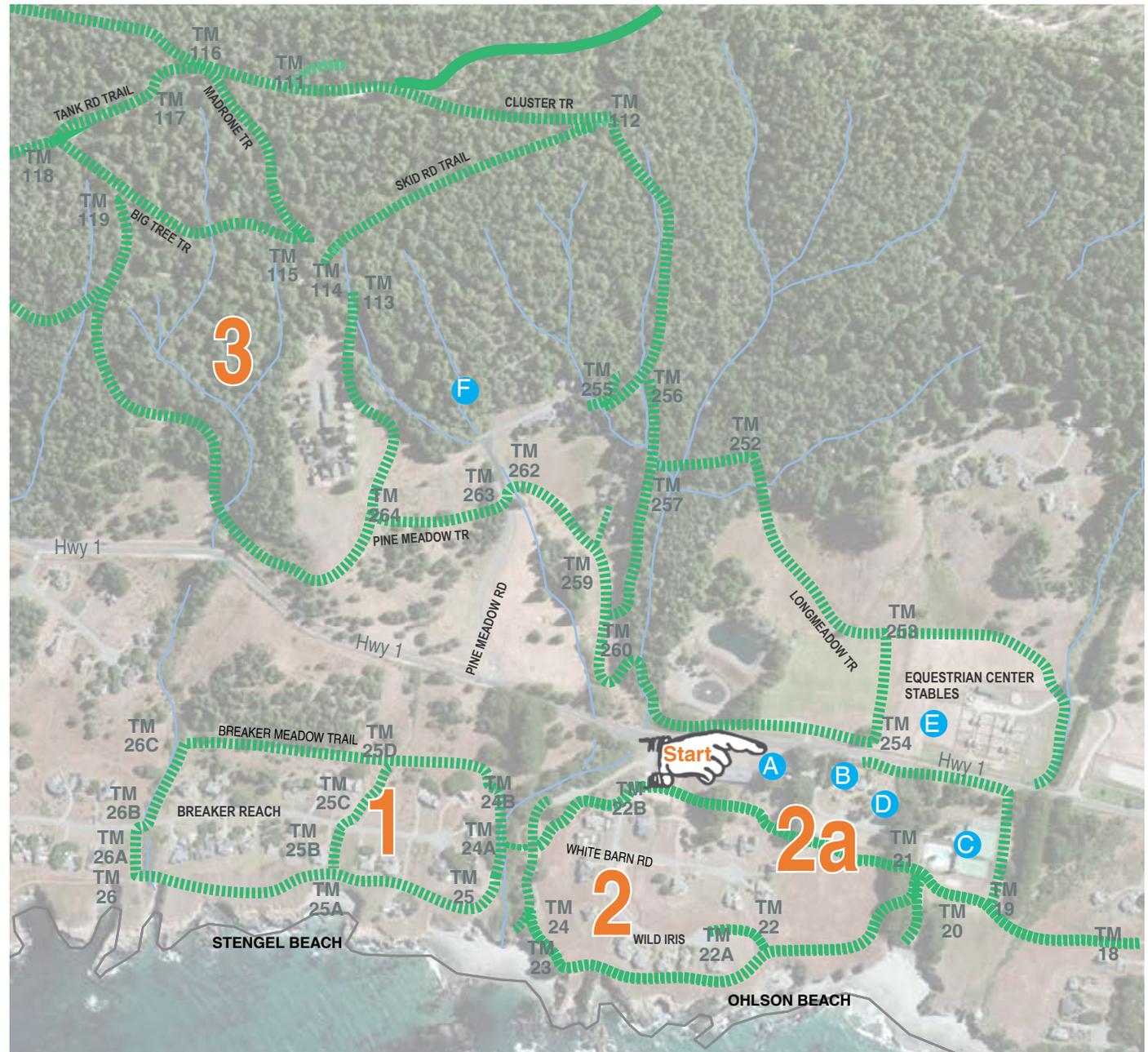
- A** White Barn
- B** Ohlson Ranch House
- C** Ohlson Recreation
- D** Native Plant Demonstration Garden
- E** Equestrian Center  
Meadows, Hedgerows and Bluffs

### place 3

- F** Cluster Houses and Walk-In Cabins  
Central Forest, Biodiversity Hotspots  
Big Tree and Madrone Trails



TM trail markers  
 hiking trails









# DAY 1 PIN-UPS



## DAY 1: COMMON THEMES & PRIORITIES

Day 1 of the TPWS focused on hearing the voices of the participants – what they value and prioritize across the range of scales, geography, and community interests.

Conversations were framed around legacy, contemporary challenges and anticipating future needs. Discussions pivoted around the themes of change and evolution: how the origin story of TSR and associated founding principles need to adapt to contemporary influences. These initial high-level discussions were complemented by exercises and discussions that focused on the experiential aspects of living at TSR. By design, the goal for Day 1 was to record the reflections and priorities of all participants as a collective, through analytical and experiential perspectives.

In the morning, scales of house, property, community space, commons, neighbors, region, and state were addressed using a large format map of TSR. Individual participants throughout the morning session used stickers to highlight areas of challenge and negative impact, along with those areas that represent high value to the community.

In small groups, tables of 8-10 participants, led by facilitators (who were identified by an orange bandana, worn in a myriad of ways per personal preference), addressed questions regarding community obstacles and opportunities and how The Sea Ranch community has changed and evolved, since the last TPWS in 2003. Environmental resiliency was a common theme to all discussions on Day 1. The afternoon focused on the sensory experience. Individuals expressed their observations about TSR across landscape biomes and building types using the Awareness Walk Field Guide as a common graphic tool/prompt. Facilitators identified areas of consensus and those of divergence.

# DAY 1: COMMON THEMES & PRIORITIES

## PAST: TSR LEGACIES & PRINCIPLES

### Education:

- Inform visitors about TSR Values
- Educate around values/ethos, environment, process & communication
- Cultivate collective memory
- Revisit: Halprin's *Diary of an Idea*
- "It's a place founded on a vision – what sustains that & what needs revisioning?"

### Design:

- Architecture that enhances a sense of environment
- New materials and creativity
- Sense of community in the Clusters + Walk-ins typology
- Need to recommitment to hedgerow preservation and or transformation
- Should values be re-examined every year?

### Community:

- Define – who are we/want to be, how are we different?
- Engage – events/outreach, wider than TSR.
- Prioritize what it is that's important, re-establish and highlight what it was

## PRESENT: CONTEMPORARY CONTEXT & CHALLENGES

### Environment:

- Climate change impacts – identify and anticipate
- We need to become more energy autonomous: water and solar/energy
- What we love may no longer be possible – we need to be guided by science
- Who is the voice for the land, today?
- Less fear – more info (science)

### Resources & Affordable Housing:

- Medical: aging in place, no hospital (clinic) to support demographic
- Price increase and affordability disparities, how do we reconcile?

### Diversity:

- Celebrate diversity: economic, age and race
- Historically significant population shift today...a 1/3 change in homeowners, 600 new folks, who are they and how do we leverage their knowledge and skills?
- Plan and design to accommodate full demographic range, kid friendly

## FUTURE: ACTIONS & MOMENTUM MOVING FORWARD

### Housing:

- ADUs/affordable housing
- Long term plan, cluster houses (transfer housing): affordable housing

### Community:

- Commons and communal destinations (built + natural): Library, Barn Rec center Garden Community Hub/Nature Center
- Rehabilitate and re-envision One-Eyed Jack's as "community center" – all ages

### Planning & Design:

- Town Square concept
- Alternative building materials
- Leverage student exchange opportunities: a source for LEARNING, improve stewardship, document success
- Transfer site, development rights – use for affordable housing
- Electrifying (cars, homes): micro-grids, batteries, solar ...

# TABLE 1

## PARTICIPATING

Marilyn Thompson (facilitator)

P.J. Lo Duca	Phil Lo Duca
Jim Nybakken	Lou Bieker
Mary Griffin	Paul White
Nick Devries	

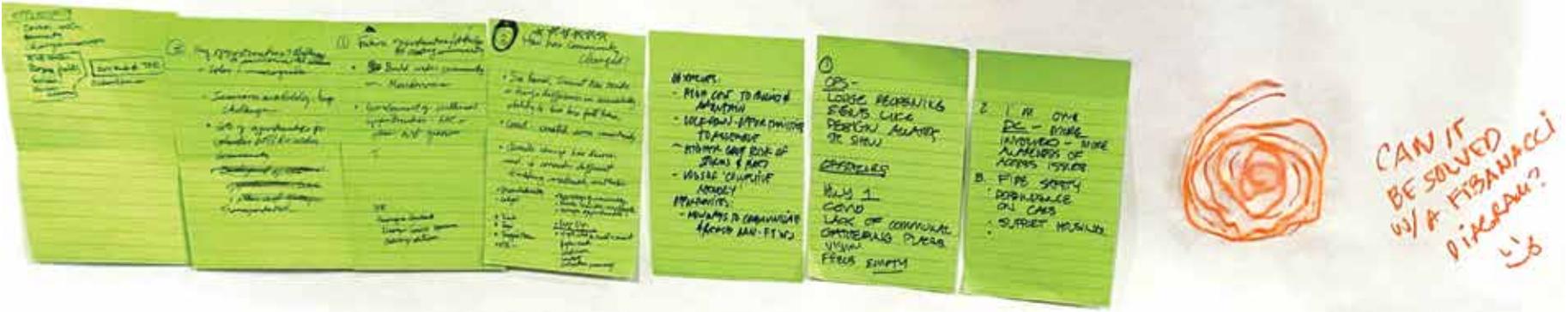
## SPEAKING OUT

- Short term rentals, regulation and enforcement needs to be addressed
- Affordability for full time residents is a growing challenge
- Integrate schools and work force housing
- Building cost challenges - maintenance & cost, labor, supply chains
- Fire management - insurance costs, safety, transportation
- Medical: aging in place, no hospital
- Work force housing, prohibitive costs to live here
- Loss of collective memory - how do we address
- Is the original vision relevant (i.e. new material and creativity)?
- Wellness activities: more yoga, Kaiser shuttle, shuttles (book a shared ride)
- Educate visitors about TSR Values
- Lack of regional connections need to be addressed
- Community involvement-- more news
- New people bring new ideas
- New modes of home ownership condos -- helps with affordability
- Multi-generational ownership pods
- Energy Independence, micro-grids





“...our challenges and opportunities are interwoven – we can’t solve one problem at expense of another...”



## TABLE 2

### PARTICIPATING

Tim Fulkerson (facilitator)

Paul Plakos

Barry Weiss

Tito Patri

Marti Campbell

Gretchen Meyer-Hoffman

Andrew Mann

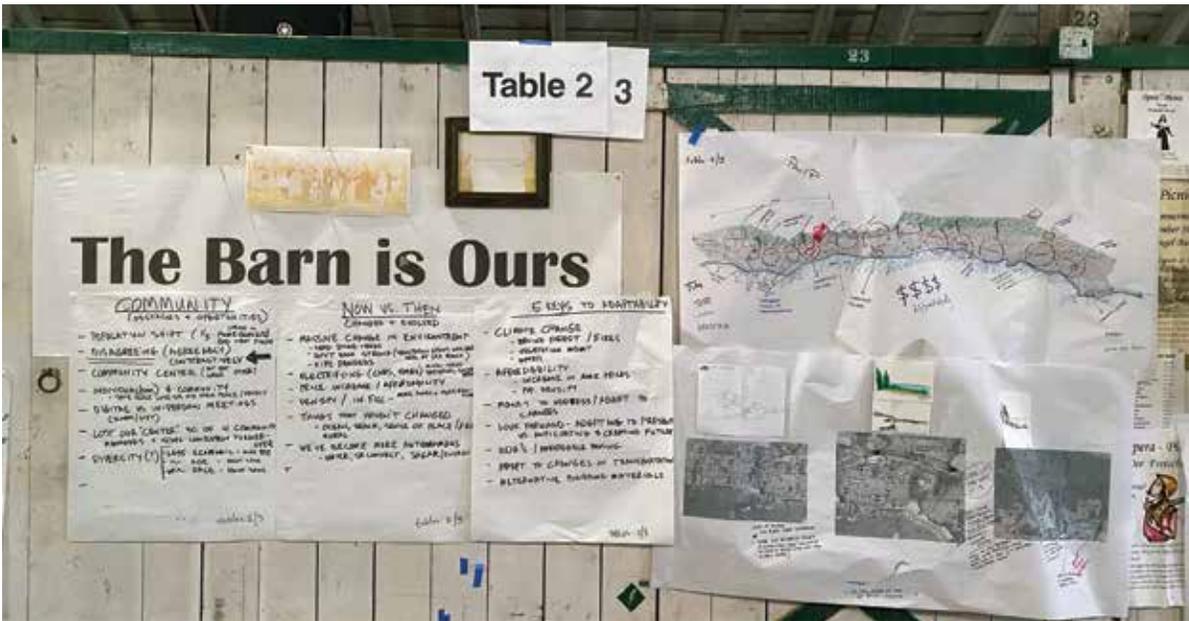
Laura Hartman

Kristina Jetton

### SPEAKING OUT

- Historically significant population shift today...a 1/3 change in homeowners, 600 new folks
- We need a community center, a “community hot spot” at the Lodge or other?
- Individual(ism) & Community - some people love TSR for their peace/privacy
- Digital vs. in-person meetings - (zoom/list)
- Diversity: economic, age and race
- Massive change in environment: dead dying trees, environment back strong, fire dangers
- Electrifying (cars, homes): micro-grids, batteries, solar ...
- Price increase and affordability
- Density in-fill: more homes + more full-time
- Things that haven't changed: ocean, beach, sense of place, rural environment
- We need to become more energy autonomous: water and solar/energy

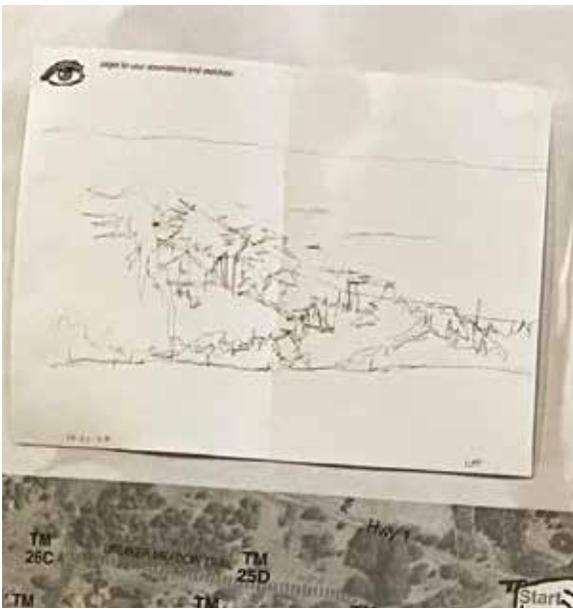




**“...disagreeing (agreeably) and constructively, it’s what we have to do...”**

**Keys to Adaptability**

- Climate change
- Driving forest/fires
- Vegetation management
- Water
- Affordability: Increase in home prices
- Population density
- Money to address/adapt to changes
- Look forward – adapting to present vs. anticipating & creating future
- ADUs/affordable housing
- Adapt to changes in transportation
- Alternative building materials
- Need to rehab One-Eyed Jack’s playground
- More kid-friendly rules
- Add some restrooms along trail
- Dog poop bags
- More benches along trail
- Need to add better/more bike paths (e.g. along east side of Hwy 1) and trailhead
- Bike racks/locks
- Love sense of community in the clusters + walk-ins
- Need to recommit to hedgerow



# TABLE 3

## PARTICIPATING

Menka Sethi (facilitator)

Lee Sethi Riggs      Frederick (Fritz) Sethi Riggs

Owen Trumble      Sarah Hebenstreit

Willa Hebenstreit      Delphine Hebenstreit

## SPEAKING OUT

- 200 children at TSR
- 40 fulltime children at TSR currently

### Challenges:

- Fire dragon breathing (depicted in a kid's drawing)
- Erosion
- Trees falling down
- I like biking around...but there aren't enough places to go...safely

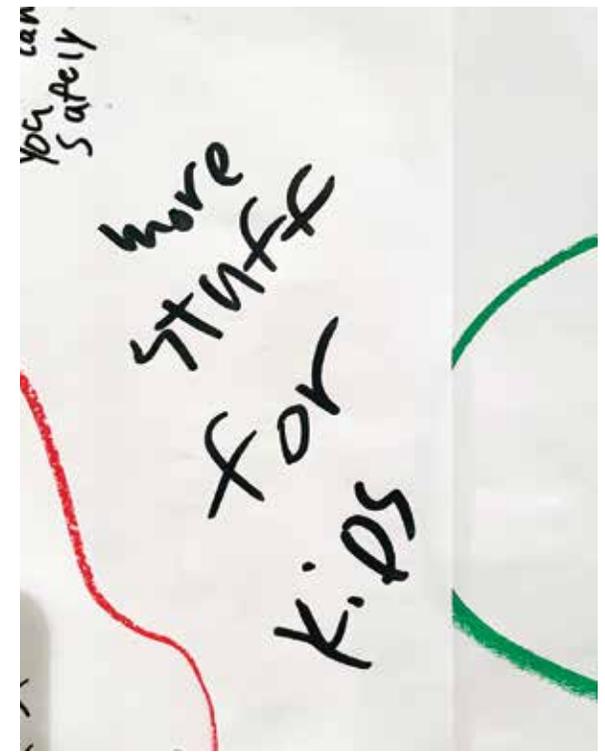
### Opportunities:

- More places for kids to play
- We need playing fields and parks
- Should be easier to reserve the tennis courts
- A garden for kids
- Easier to find teachers for instruction (like swim lessons)
- Lodge is doing a good job to provide kids-oriented programs and activities, need more throughout TSR
- Save the Schoolhouse





*“I love the bluffs, whenever I’m upset, I use it as a place to calm down...”*



# TABLE 4

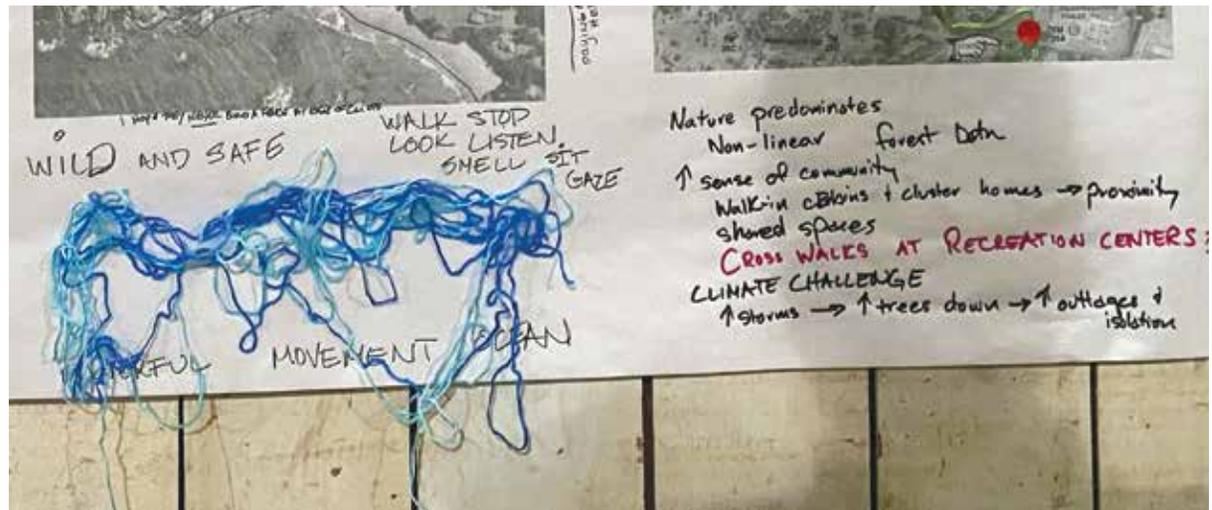
## PARTICIPATING

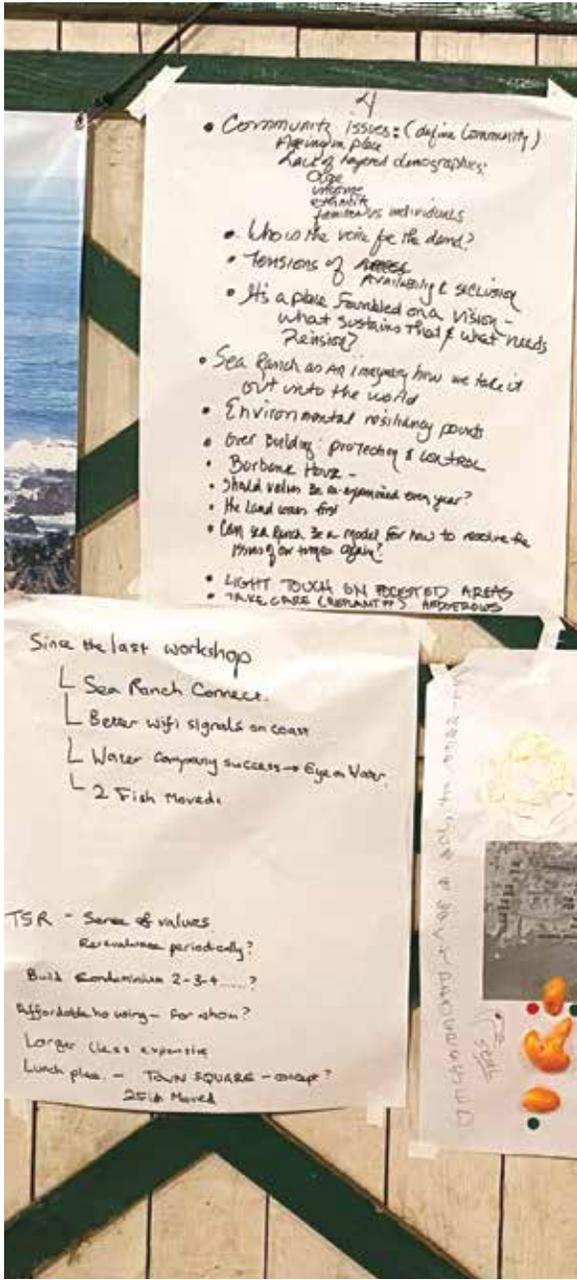
Lori Maak Ingram (facilitator)  
Daria Halprin Paul Ryan  
Jill Silliphant Mark Olson  
Janice Ross Judith Coley

## SPEAKING OUT

### Community issues: (define community)

- Aging in place
- Love of layered demographics
  - Age
  - Income
  - Ethnicity
  - Families vs. individuals
- Who is the voice for the land?
- Tensions of availability & seclusion
- "It's a place founded on a vision" – what sustains that vision and what needs revision?
- The Sea Ranch as an imaginary... how we take it out into the world
- Environmental resiliency points
- Over building: protection & control
- Burbank housing
- Should values be re-examined every year?
- The land comes first
- Can The Sea Ranch be a model for how to resolve the issues of our times again?
- Light touch on forested areas
- Take care of (replant) hedgerows





## Key Opportunities and challenges to environmental resilience and community renewal

### Opportunities

- Better, faster internet
- Neighborhood networks
- Covenant back on every edition of Bulletin
- Age in place
- Better schools
- Public transportation
- Re-open Stengel Beach (Sonoma County!)
- Sea Ranch extended living

### Challenges

- Cost of building
- Cost of living
- Road access
- Ensure supplies
- Provide evacuation
- Skaggs Springs Road
- Need pedestrian bridge to Gualala

### Since the last workshop

- Sea Ranch Connect
- Better Wi-Fi signals on coast
- Water Company success – Eye on Water
- Two Fish moved
- TSR – sense of values, re-evaluate periodically
- Build condominiums
- Affordable housing – for whom?
- Large (less expensive)
- Lunch place – town square concept?
- Nature predominates – non-linear
- Sense of community
- Walk-in cabins & Cluster homes, proximity
- Shared spaces
- Cross walks at recreation centers?
- Climate challenge
- Storms, trees down, outages & isolation

**“It’s a place founded on a vision – what sustains that & what needs revision?”**

**“Who is the voice for the land?”**



# TABLE 5

## PARTICIPATING

Paula Smith (facilitator)  
Doug Paul  
Cynthia Hogan  
Nicole Holmes  
Debra Wahl

Tempra Board  
Debra Sharkey  
Alan Ponchick

## SPEAKING OUT

### Opportunities to Connect

- Face to face
- Mixers
- Identify your target audience
- Community hub/nature center
- Inclusive, respectful e-communication

### Affordable Housing

- Labor/workforce
- Cluster/modest homes
- Fees for services & dues

### Water/Healthcare/Infrastructure

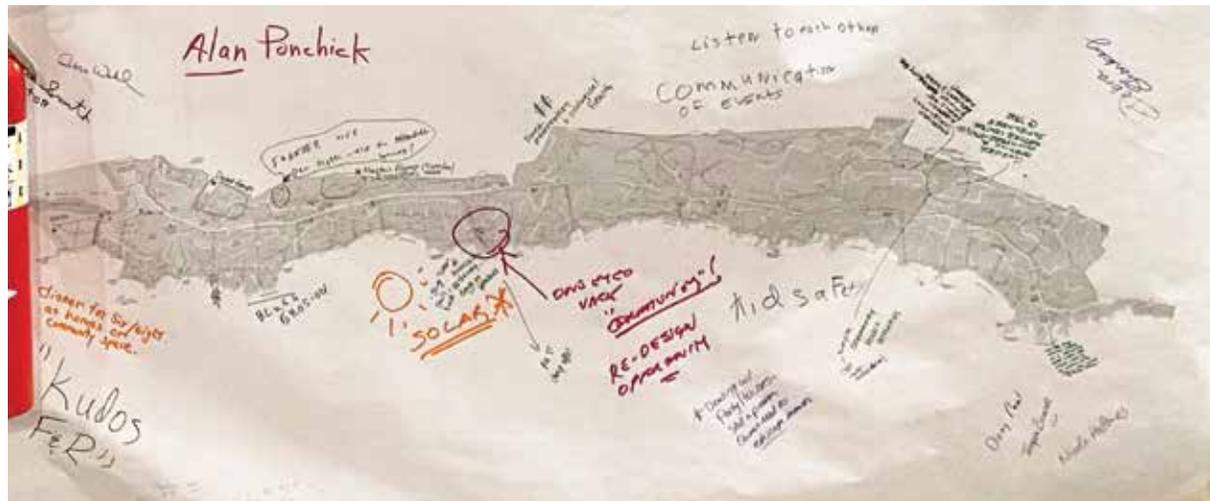
- Aging in place
- Self-sufficiency
- Solar
- Safety & Climate Resiliency
- Insurance
- Nature & ecology balance
- Fire safety/earthquake safety
- Storms/drought/erosion + other hazards

### Ethos/“Feeling” of Sea Ranch

- Respect, empathy

### Innovation/Brain Trust

- Cell tower, Tank 8, internet
- Water reservoir



## Community

- Future opportunities/obstacles: un-affordability (need workers' housing)
- Long term plan, cluster houses (transfer housing): affordable housing
- Connect w/neighbors (part-time people to connect), neighborhood network (unit dinners)
- Safety (trees, branches overhang trail), fire
- Insurance (cost, availability)
- "Feeling" isn't what it used to be...people coming together, not 'tactile' w/each other
- Prioritize what it is that's important, re-establish what it was
- Listen to each other
- Communication of events
- Bluff erosion
- Solar
- Transfer site, development rights – use for affordable housing
- Maintain forest
- Ecosystems
- Bring "little" trails back
- Accessibility all the way down to beaches – reestablish/prioritize
- One-Eyed Jack's "Community" community space reestablish, re-envision - re-design opportunity
- Dealing with party houses – still a problem - owners need to educate tenants
- Simple (not multi-million dollar) community hub – activities
- Things you see when you are present
- Things you feel when you are present
- Serenity
- Peace & wholeness
- Architecture + ocean + nature = layers of interest
- Lots of shapes, angles + texture
- Historical markers – cypress + barn

## Challenges

- Bluff erosion
- Wind
- Bird List - circulate:
  - Black Phoebe
  - Kinglets
  - Surf Scooter
  - Steller's Jay
- Layered homes w/ocean behind
- Weathered board + batten barn-like cohesiveness
- Falling, half-rotted fence – feeling of time
- Noisy shore, gray waves coming in
- Driftwood bric-a-brac

## Opportunities

- Peaceful, quiet, harmonious, solitude
- Intentional community
- Shared social space
- Serenity
- Rest bench
- Electrical line that could be underground
- Big trees, smaller homes
- Ocean views + sounds
- Living lightly on the land: views preserved, open meadows

***“Homeowners’ responsibility is to educate tenants to respect the ethos... the feeling of The Sea Ranch.... we all chose to live here for a reason...”***

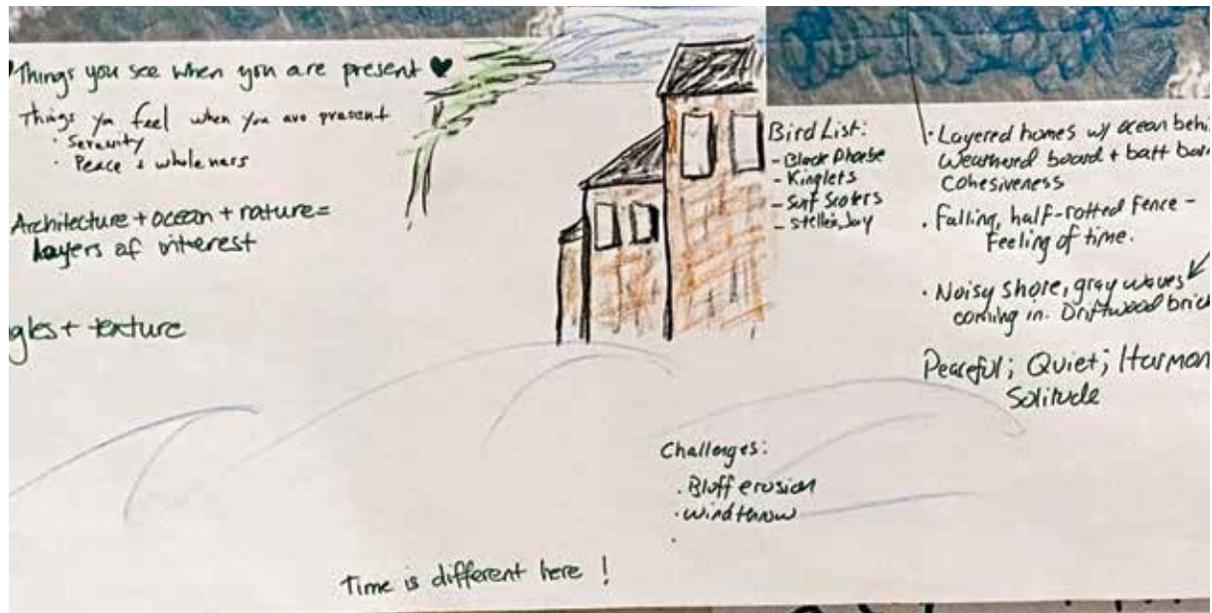
# TABLE 6

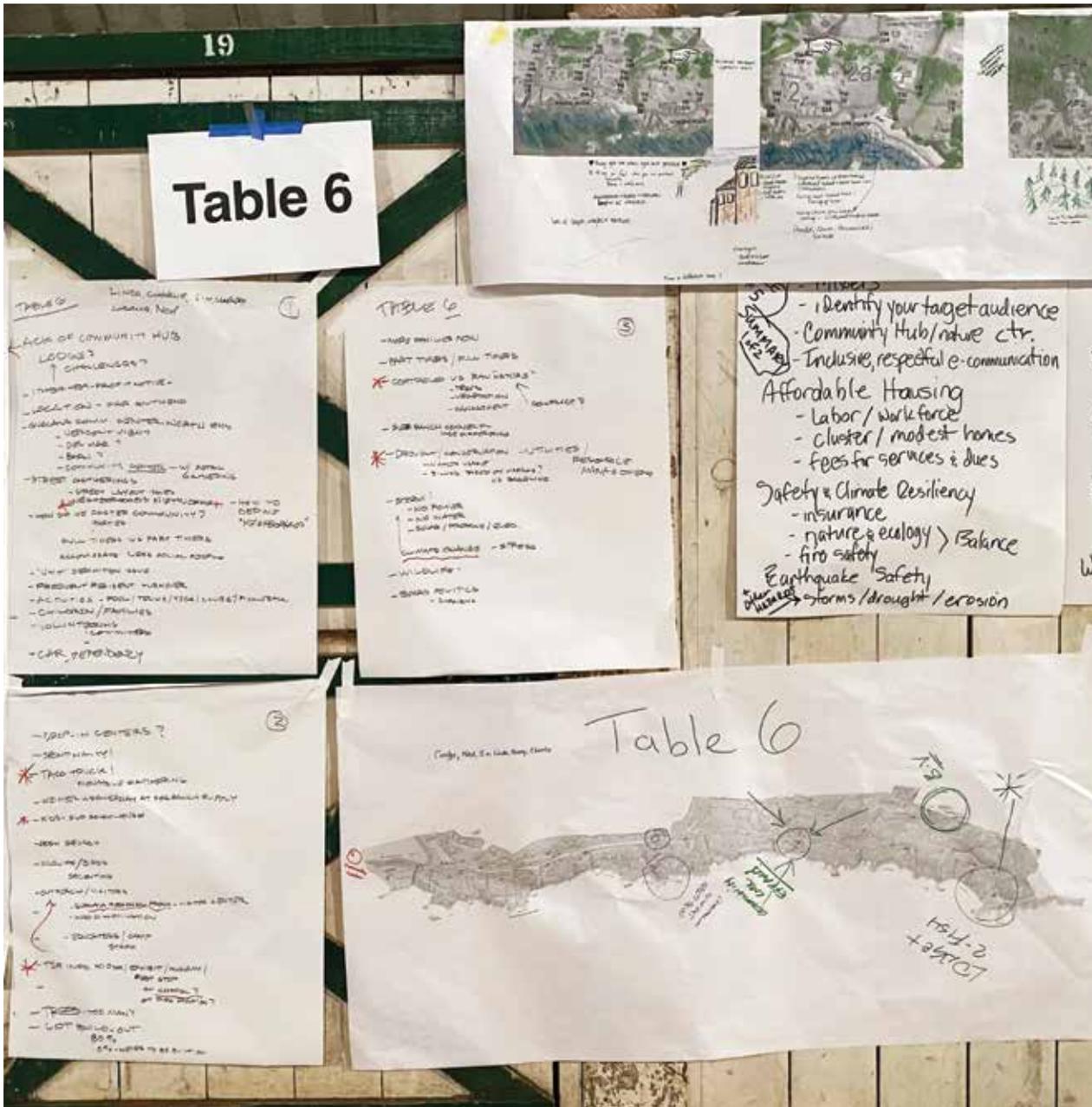
## PARTICIPATING

Harry Lindstrom (facilitator)  
Charles Wilson                      Ned Alpers  
Carolyn Carnell                      Linda Lipkin  
Jim Weigand

## SPEAKING OUT

- Lack of community hub  
Community centers at either end – but what spaces are in between? What about a Gualala Community Center, north end, Del Mar, Barn?  
Community Center – w/rental gathering would be very beneficial
- Where is our community place of spontaneity – impromptu meeting spot(s)?, need places just to hang out
- Need things for kids to do
- Activities – pool/tennis/yoga/clubs/pickleball
- Taco Truck: introduce moveable gathering spots ‘pop-up’
- Advertise neighborhood groups more broadly and include people from outside blocks
- Recently there has been lots of rain, but need to be prepared for drought in the future
- Need for more benches on trails
- Signage, i.e., mapping birding vantage points so other people can know where to look
- Wildlife: birding, introduce docent programs
- Outreach/Visitors
- Gualala Regional Park – visitor center  
Info, dissemination  
Educators, camp – staff  
TSR Information Kiosk, exhibit or Museum





**“Let’s define and cultivate community spaces that foster spontaneous community interaction – impromptu meeting spot(s)”**

# TABLE 7

## PARTICIPATING

- |                               |                       |
|-------------------------------|-----------------------|
| Karen Wilkinson (facilitator) |                       |
| Lisa Pierrepoint              | Jay Pierrepoint       |
| Annie Alpers                  | Joe Hebenstreit       |
| Doug Thompson                 | Alan Wahl             |
| Hanne Liisberg                | Frederick Just Melson |

## SPEAKING OUT

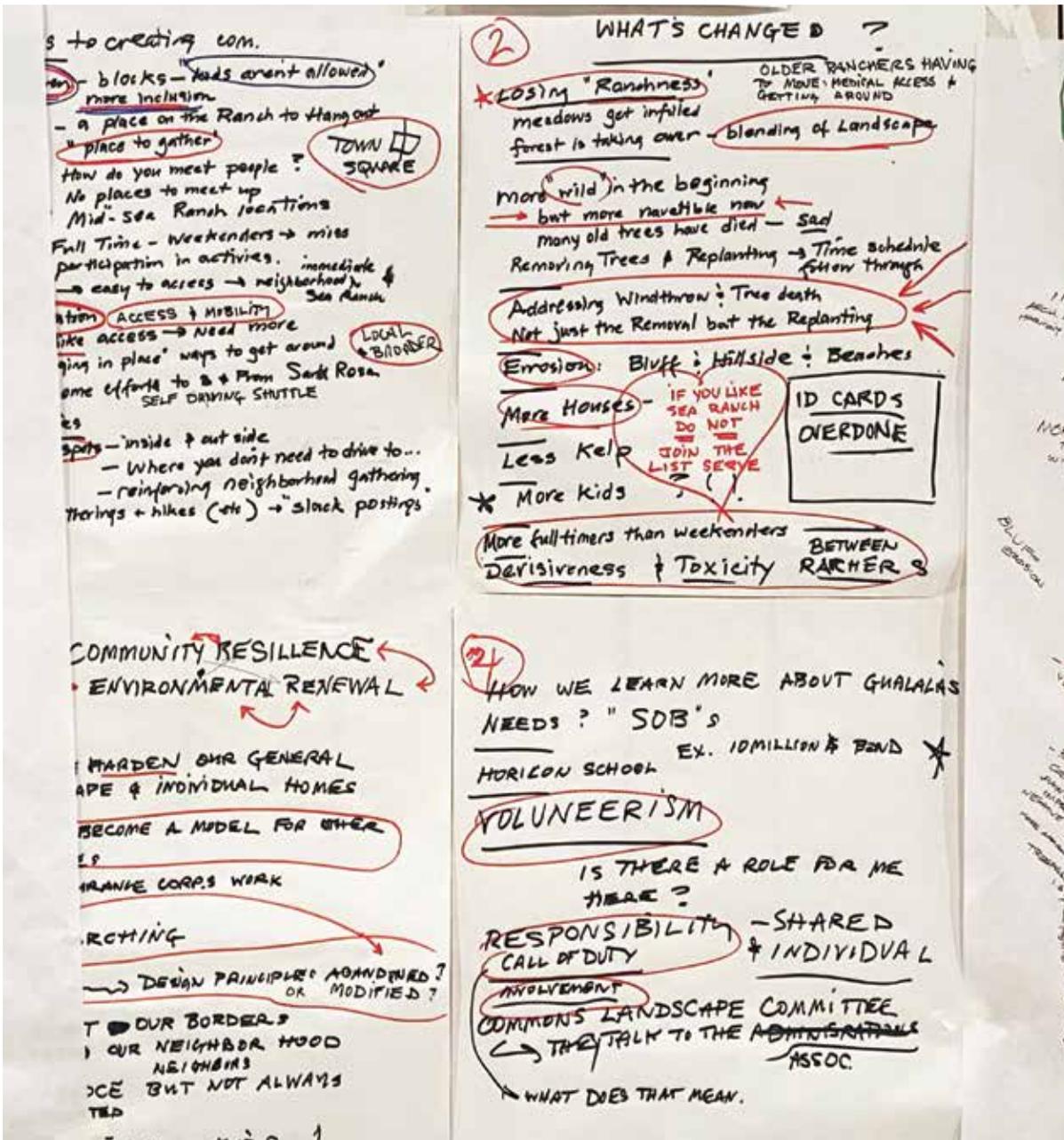
### Observations & Sketches

- Meandering trails (thank you trails committee!)
- Distant vistas
- Rugged natural beauty
- Varied landscape
- Repeated elements: street signs, trail markers, fence posts/fences, architectural elements, hedgerows
- Architecture that enhances a sense of environment
- The notion of surprise moving from meadows into forested canopy
- What's new – what's not
- Past Taking Part reflections

### Commons & Communal Destinations (built + natural)

- Library
- Barn
- Rec center
- Garden





"An enduring  
 commitment to  
 design and the  
 environment is  
 what attracted me  
 to this place..."

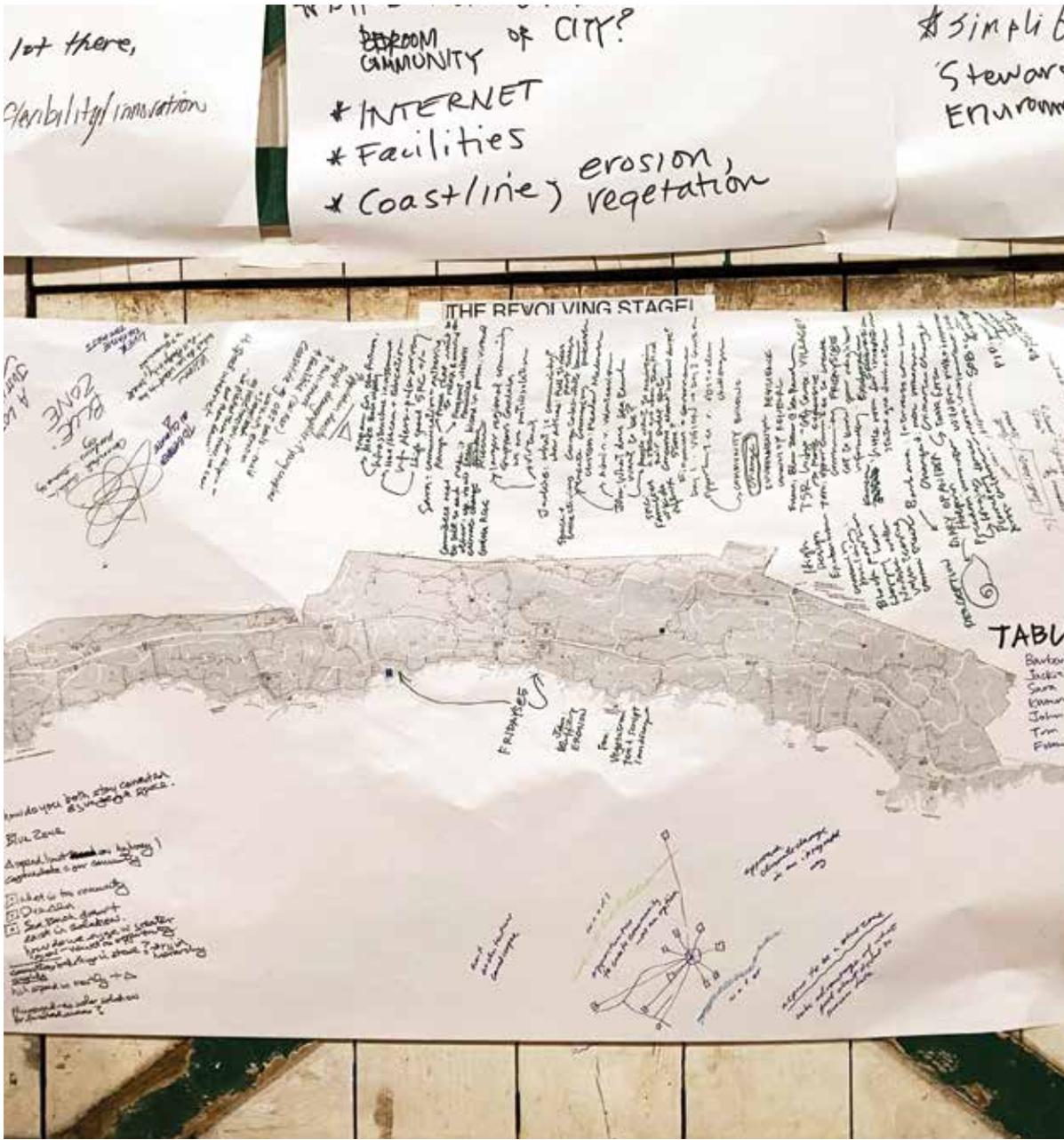
Important Shared Spaces & Places

- Beach (access)
- Trails
- Rest logs
- Outcroppings
- Picnic spots
- Sit spots
- Stairs

Environmental Threats are a Concern

- Wildfire
- Drought
- Wind
- Air quality
- Wildlife
- Erosion





**“I love Sea Ranch – but I don’t want to live in an elitist community.”**

**Resilience & Renewal**

- Opportunities + challenges
- Climate change
- Analog vs digital: communication data capture, inform the present & future
- Blue Zone creation
- Infuse the Arts – freedom of dance, *Diary of an Idea*
- Aging in place
- Innovation & flexibility
- Clarify our vision: city vs. bedroom vs. second-home community
- Simplify & integrate: stewardship of land + forest, environmental resilience

# TABLE 9

## PARTICIPATING

Christine Kreyling (facilitator)  
 Fred Ilfeld Akiko Docker  
 Doug Lipton Albert Dall  
 David Hurt Monica Hurt  
 Roger Magoulas Naomi Glass

## SPEAKING OUT

### Building Community

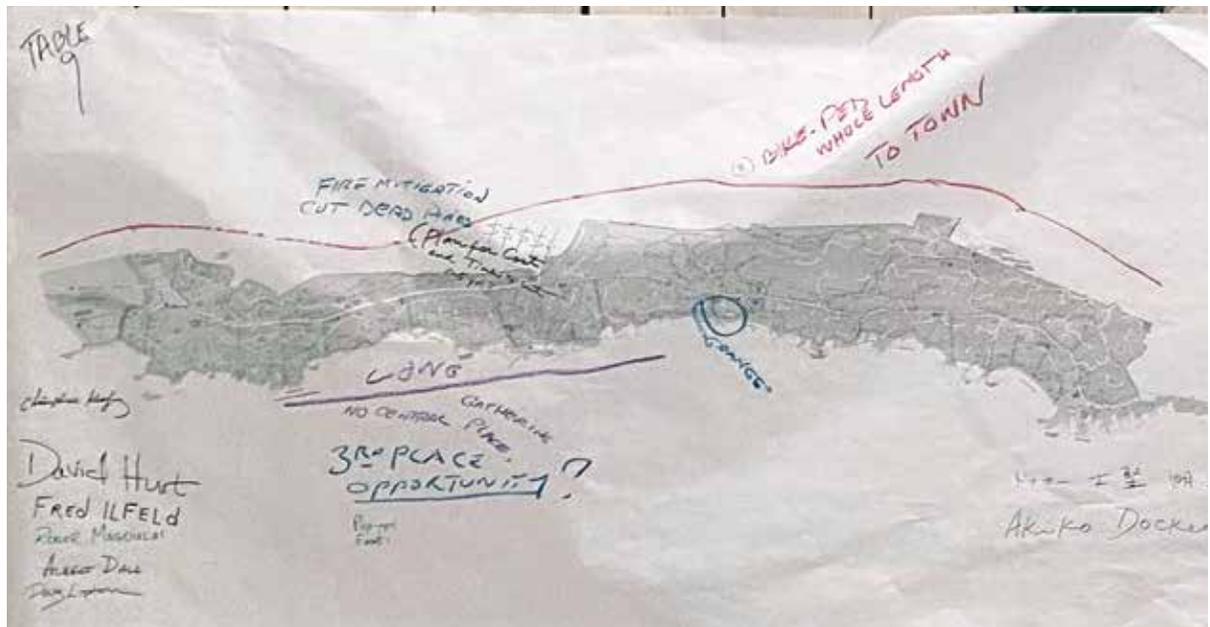
- Need gathering place: i.e., Grange
- Pop-ups, “3rd place” (e.g. 2 Fish)
- Meetings
- Education
- Performance
- Events

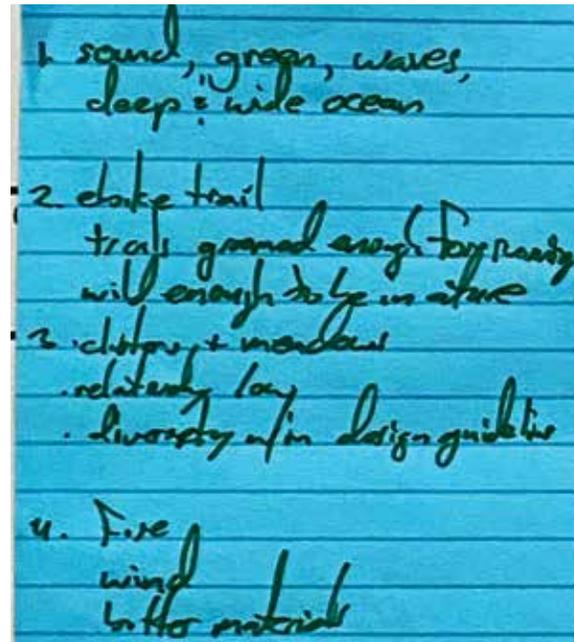
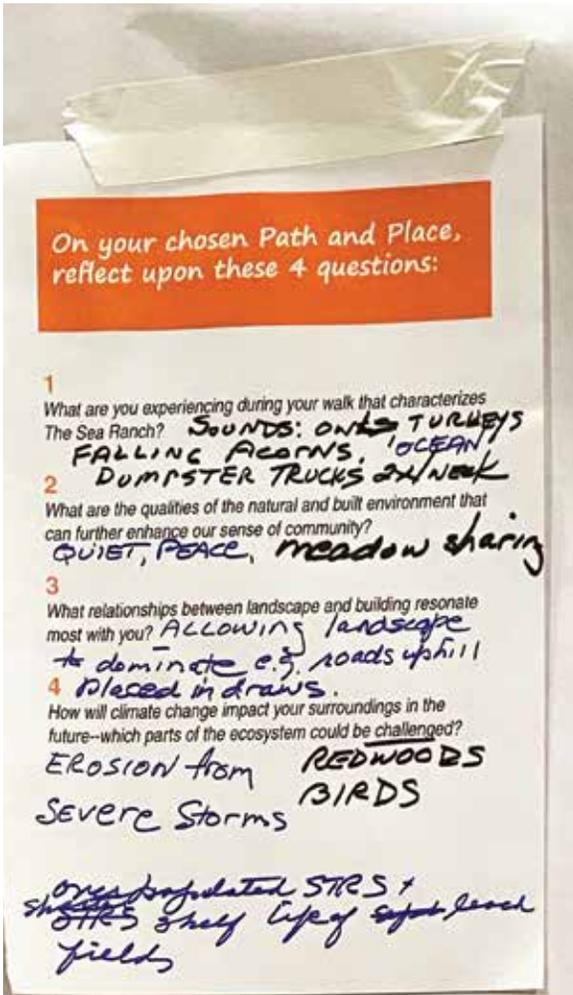
### Communication Challenges/Opportunities

- Units – Neighborhood Network
- Volunteerism
- TSRA Directory
- Personal Biz cards (business)
- Car dependency/connect Gualala
- Bike/pedestrian/path from south end all way to Gualala

### Fire Mitigation/storm mitigation

- Cut down dead/sick pines
- Cut down unsafe trees
- Roofs/siding non-flammable – 180-degree turn
- Underground big PG&E line





**“We need to adopt the concept of “the Third Place\*” at TSR...”**

*\*Third Place is a term coined by sociologist Ray Oldenburg. They are locations between home and work, where the exchange of ideas and the building of relationships within the larger community takes place.*

**Change: demographic younger, wealthier**

- More kids – good
- VW, now Porsche
- Change: less affordable housing
- Sounds: owls, turkeys, falling acorns, ocean, dumpster trucks two times/week
- Quiet, peace, meadow sharing
- Allowing landscape to dominate, e.g., roads uphill placed in drains
- Erosion from severe storms
- Redwoods, birds
- Over-populated short-term rentals impact life of leach fields
- Sound, green, waves, deep & wide ocean
- Small lots, shared parking
- Lots of commons & trails
- Great views
- Too many redundant signs

# TABLE 10

## PARTICIPATING

Bia Gayotto (facilitator)	
David Ross	James Docker
David Skibbins	Mimi Lee
Lawrence Hsu	David Alpert
Eileen Kallaway	Diane Hichwa

## SPEAKING OUT

### Community

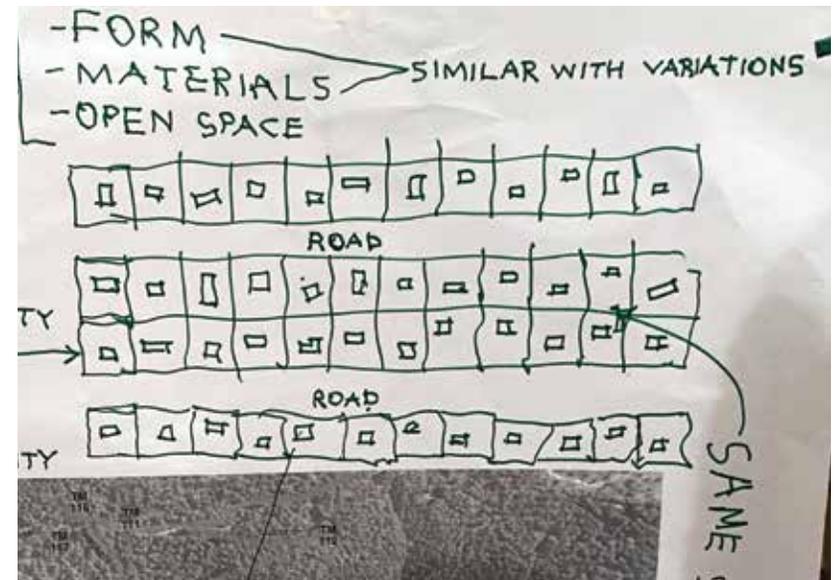
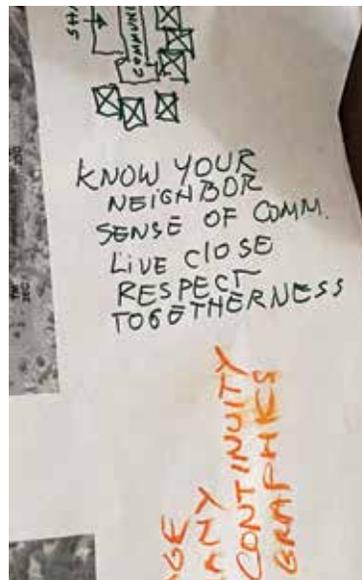
- Define – who are we/want to be, how are we different?
- Engage – events/outreach, wider than TSR.
- Educate – values/ethos, environment, process, communication.
- Less fear – more info (science)

### Now and Then

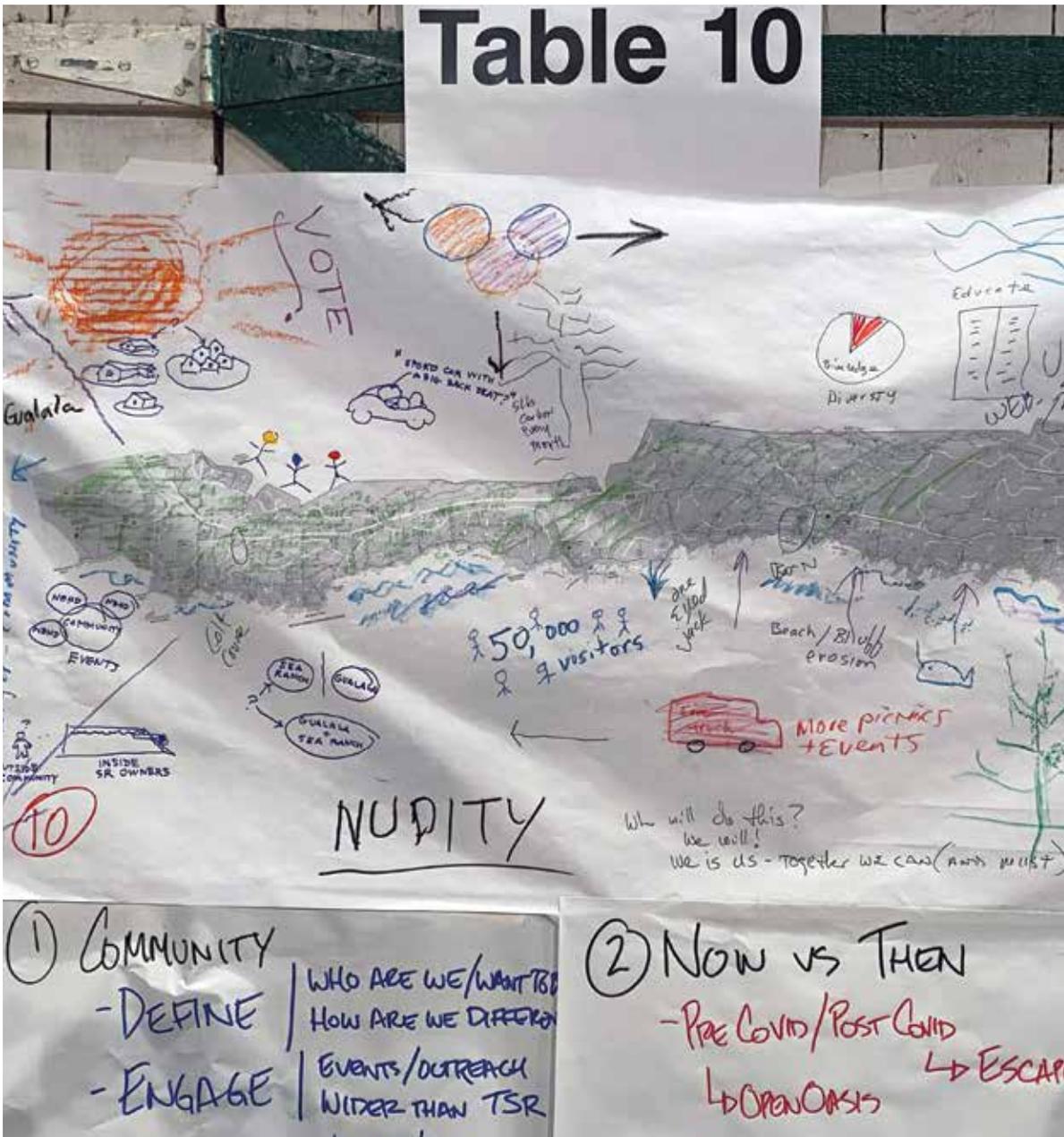
- Pre-COVID (open oasis)/post-COVID (escape/refuge)
- Introduction of younger population, internet access (high speed)
- Socio-economic factors: affordability – cost to build, cost of living @TSR, rental
- Ethos shift: questioning status quo

### Challenge to Environmental Resilience

- Fire risk/prevention/management
- Preservation of natural resource
- Coastal erosion
- Support of open access/use
- Sprawl vs. density/commons
- Climate change



# Table 10



**“Climate change impacts everything!”**

## Common community spaces

- Seasonal experience of ocean – sounds & strolls
- Long view to horizon “open”
- Bird calls & flowers
- Native garden, common area quiet, sense of community & education
- Yoga – get to know people
- Trails – meet new people
- Stillness, peacefulness, silence
- Signage – too many, need continuity in graphics
- Sea Ranch – form, materials, open space – similar with variations
- Hide/blend with trees
- Low density
- Walk-in Cabins
- White Fir Cluster
- Madrone Cluster

## Know your neighbor

- Sense of community
- Live close
- Respect togetherness

① COMMUNITY  
 - DEFINE | WHO ARE WE/WANT TO BE  
 - ENGAGE | HOW ARE WE DIFFERENT  
 EVENTS/OUTREACH  
 WIDER THAN TSR

② NOW VS THEN  
 - PRE COVID/POST COVID  
 ↳ OPEN OASIS ↳ ESCAPE

# TABLE 11

## PARTICIPATING

Meserve Platt (facilitator)  
Andrew Fischer  
Elizabeth Luebben  
Mark Godley  
Cameron Smith  
Leslie Culhane

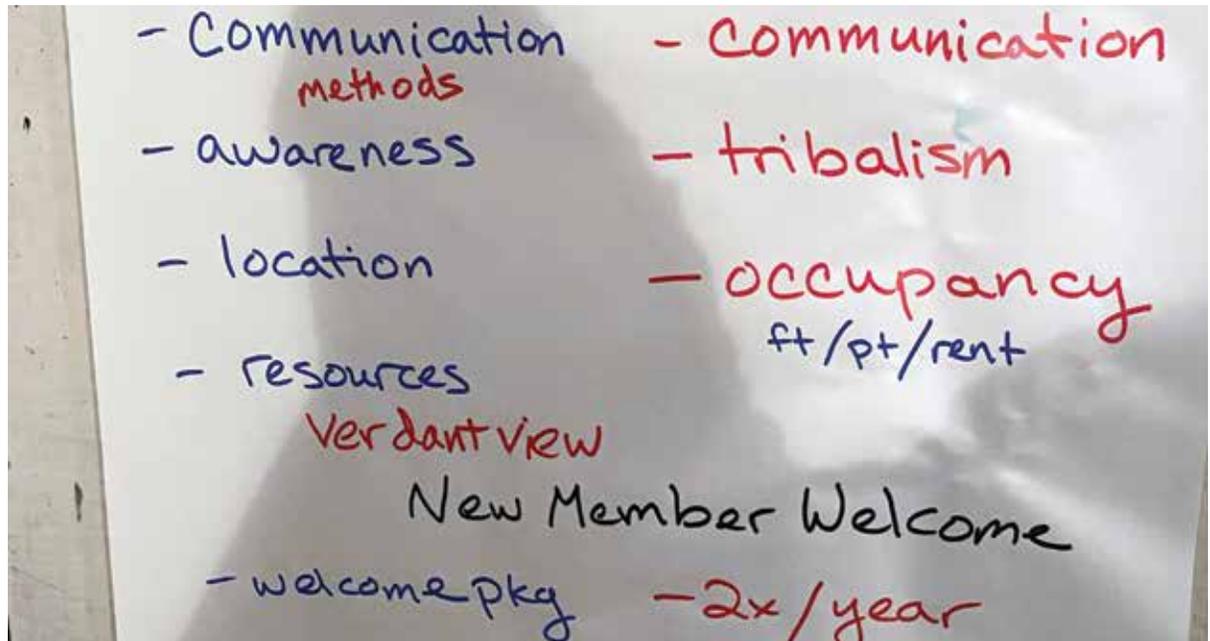
## SPEAKING OUT

### Opportunities

- Communication methods
- Awareness
- Location, resources – Verdant View

### Obstacles:

- Communication, tribalism, occupancy
- New member welcome
- Future: build, maintain, replace, adapt
- Resilience: challenges = opportunities
- Water: sewer
- Power: local, regional, resiliency
- Building: DCEM, materials, landscaping
- Burbank housing
- Leverage student exchange opportunities: a source for LEARNING, improve stewardship, document success
- Better planning
- Access across Rt. 1 at multiple points
- Bike trail, bike to Rt. 1, but on TSRA property
- Pro-active management of our forests





# TABLE 12

## PARTICIPATING

Deb Scholey (facilitator)  
 Ailene Kanbe  
 Cindy Daniel  
 Alan Reinke  
 Ellen Rosenfield

Cynthia Bogolub  
 Denise Garcia  
 Kerstin Fischer  
 Eric Schmidt

## SPEAKING OUT

### Opportunities

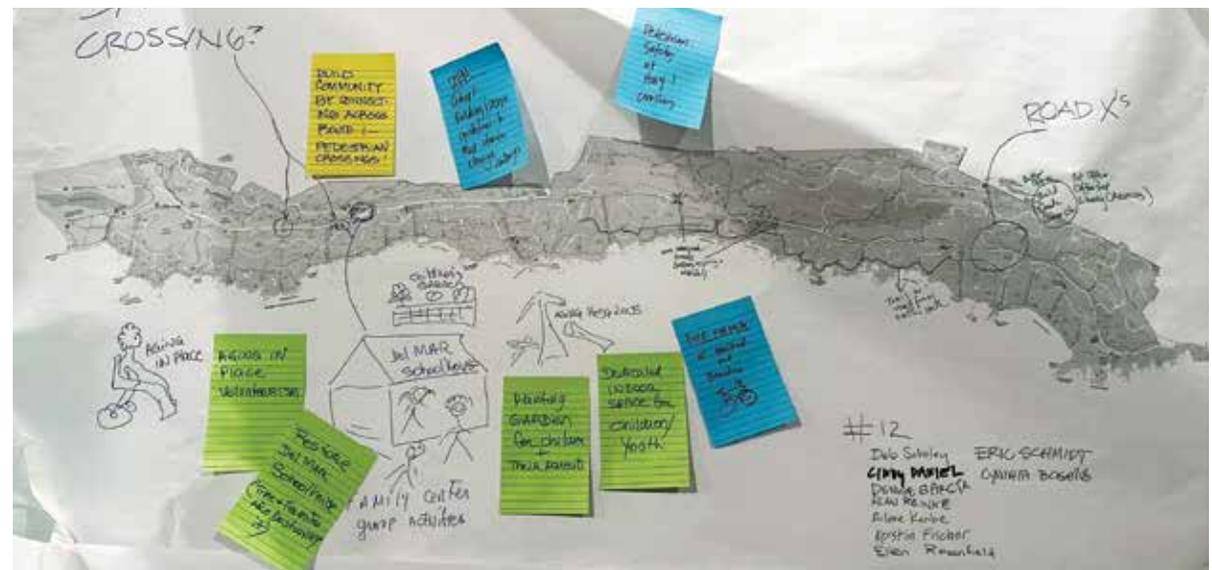
- Dedicated & welcoming
- Spaces for youth & children
- Non-car navigation
- Affordable housing
- Coffee shops to walk to or rotating places to socialize

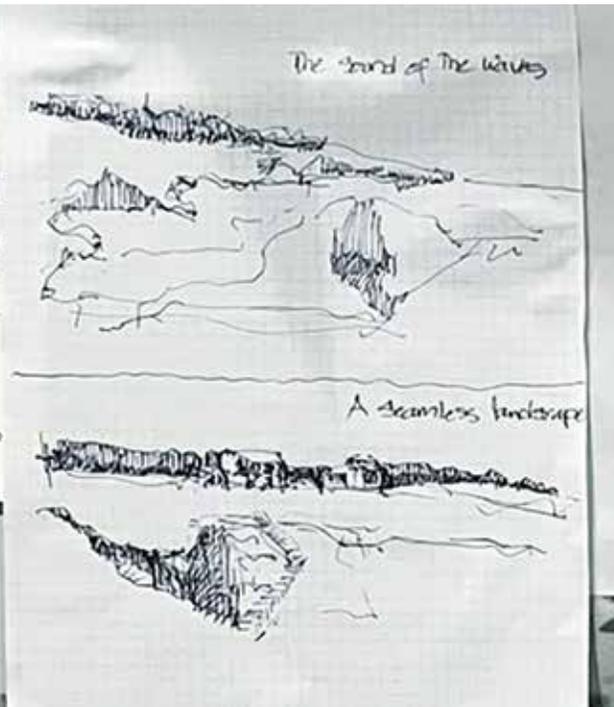
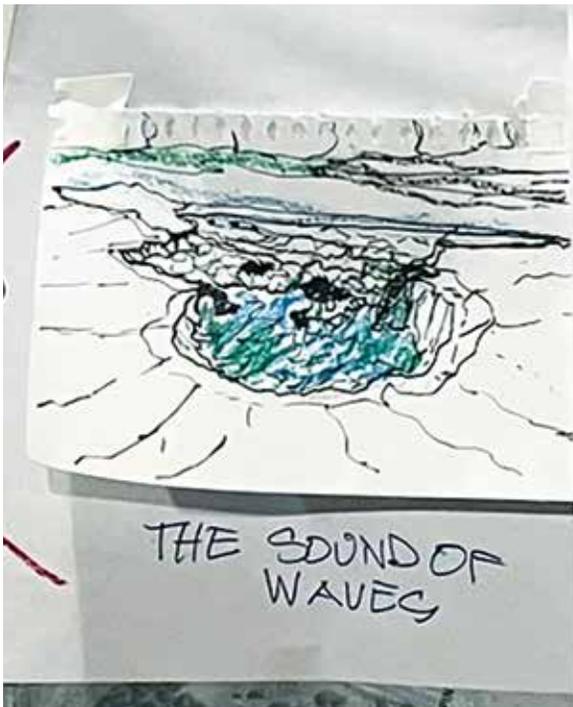
### Challenges

- ADA Paths
- Lack of services for aging population
- Visual (solar panels) – money-affordability, PUC
- Build community by connecting across Route 1 – pedestrian crossings
- DCEM – adapt building/design guidelines to meet climate change challenges
- Restore Del Mar Schoolhouse (time + termites are destroying it)
- Planting garden for children and their parents
- Aging hedgerows
- Dedicated indoor space for children/youth
- Bike parking at trailheads and beaches

### Obstacles

- Resistance to change
- Existing infrastructure
- Land, finances, ADU regulations





**“We need better communication and education about environmental issues & policy.”**

**Now vs. Then**

**Now:**

- Demographic changes
- Aging hedgerows
- High speed internet
- More traffic more visitors
- Changing building codes
- Bigger houses

**Then:**

- We had smaller houses that disappeared in the landscape
- Communication and education about environmental issues & policy
- Pedestrian and bicycle access
- Lack of services for aging population
- Energy independence

TABLE #12

1. FUTURE OPPORTUNITIES AND OBSTACLES?

OPPORTUNITIES	OBSTACLES
1. DEDICATED & WELCOMING SPACES FOR YOUTH & CHILDREN	2. RESISTANCE TO CHANGE
2. NON CAR NAVIGATION	2. EXISTING INFRASTRUCTURE
3. AFFORDABLE HOUSING	3. LAND, FINANCES, ADU REGS

#2 NOW VS THEN

1. DEMOGRAPHIC CHANGES	1. MORE FAMILIES Smaller Houses that disappeared in the landscape
2. AGING HEDGEROWS	
3. HIGH SPEED INTERNET	
4. MORE TRAFFIC MORE VISITORS	
5. CHANGING BUILDING CODES	

# TABLE 13

## PARTICIPATING

- Mike Petrich (facilitator)
- Carolyn Andre
- Andrea Lunsford
- Henry Band
- Barbara Gemmill-Herren
- Bonnie Plakos
- Gayle Glendinning
- Susan Stephens

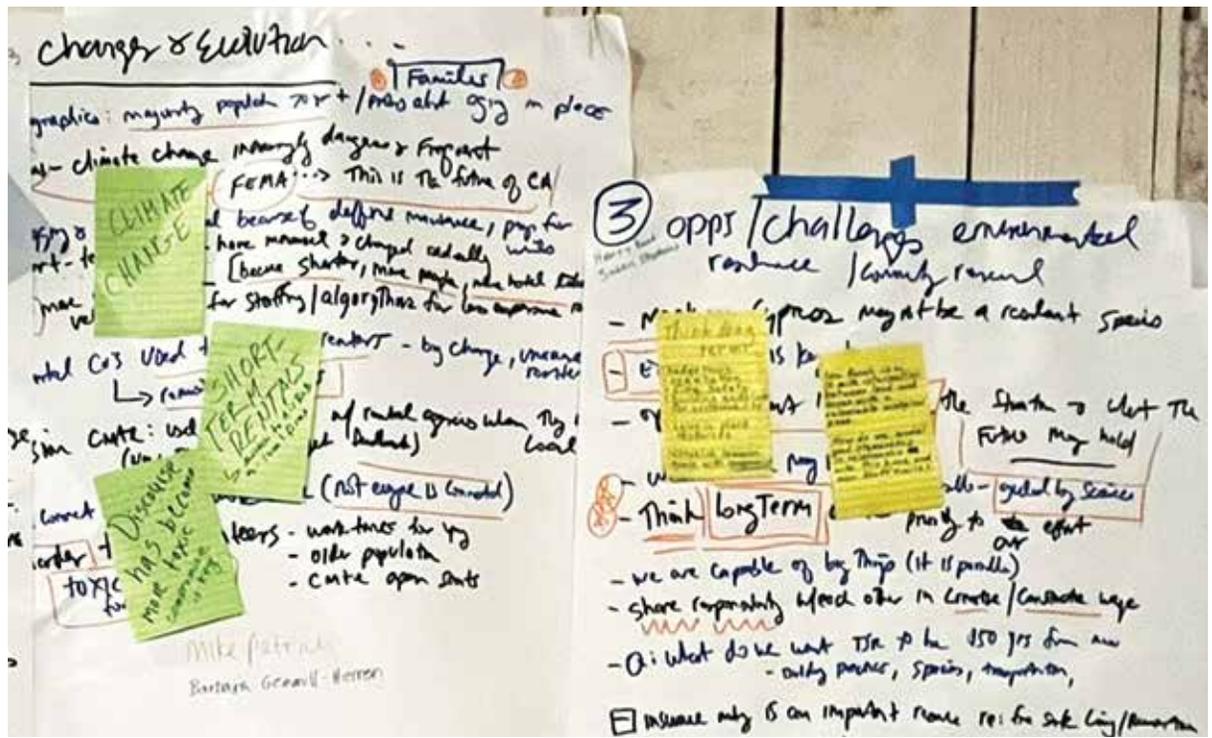
## SPEAKING OUT

### Opportunities

- Experience of a community – transcends neighborhood
- Know your neighbor
- Involve and support older residents

### Challenges

- Older population who are alone & less able to move about need to be recognized
- Ecological community: connecting between us
- Voices – who's being heard
- Beyond HOA: what are our shared values in common?
- Demographics: majority population 70+ years
- Storms – climate change increasingly dangerous and frequent
- We used to connect with rental agencies when they were local
- SR Connect – zoom, remote work – not everyone is connected
- Harder to get volunteers: work force for young – for older population
- Monterey Cypress may not be a resilient species
- What we love may no longer be possible – we need to be guided by science
- Think long term as the priority to our effort
- Share to need share responsibility w/each other in creative ways



**OBSTACLES?**

**IS**

**CE TO SE**

**INFRASTRUCTURE**

**FINANCES**

**REGS**

**100 Diverged to solve issues**

**Table 13**  
- Inclusive - older residents  
- Design neighborhood for inclusion need to encourage diverse residents  
- encourage response people more involved

**Table 14**  
- Pay attn to diff groups, i.e. young people, families, older people, HOMELESS

**Table 15**  
- We're here as a choice  
- Take it on ourselves  
- Relying on each other

**① OPPS/challenges 4 Healthy Community:**

- It's not there of a Community - transact neighborhood working together, not just reacting to DCM  
Living with/Living in  
Individually First / Modern / Sea
- OPPS - Know neighbors - not community **Reliance on each other**
- Chall. - Careen varies, participation is not equal - some are not paying attention to the needs → opps
- Community to interact - is presence sought, as of Thom? (How can it) in Area of change
- can know each other... **Challenge** ⇒ our community goes as the country is going **TR-106** **agreed to** **disagreed**
- we can keep experimenting & readily **who we want to be** **Being agreeable changeable**
- How do we interact w/ our surroundings? Community can be amorphous... **challenge!** 1) pay people w/ financial w/ less time to contribute 2) older population who are able & less able to move about **a family groups?**
- what is **CPI** info about? - high by lot of Community & necessary for all - Community is to build further
- Geological Community - impact role w/ us of people **Connection between us all Communities that surround -**
- VOICES - who's being heard (loud, blind, echo) ? how can we be there w/ us & advocate **challenge: knowing who is FT or PT? regular system for guests?**
- beyond that: shared values are key COMMUNITY own-share-participate pay attention
- we are here **on purpose** choice / participation

*Carlyle Andrés  
Bonnie Pulos Table #13  
Gina G. L...*

**“We should keep experimenting and modeling who we want to be”**

- What do we want TSR to be fifty years from now – architecture, landscape, etc.?
- Toxic environment for discussion, need to embrace and respect difference
- Recognize common goals and values – more participation
- Pay attention to different groups – young people, families, older people, home bound
- We need to rely on each other

# TABLE 14

## PARTICIPATING

Lisa Dundee (facilitator)  
Kathryn Weiss  
Hans Herren  
Heidi Hyora  
Michael Schmandt

Kerry Mansfield  
Terry Green  
Scott Bowers

## SPEAKING OUT

### Opportunities

- Building Community
- Neighbor networks
- Regional involvement, national and international workshops

### Challenges/Obstacles

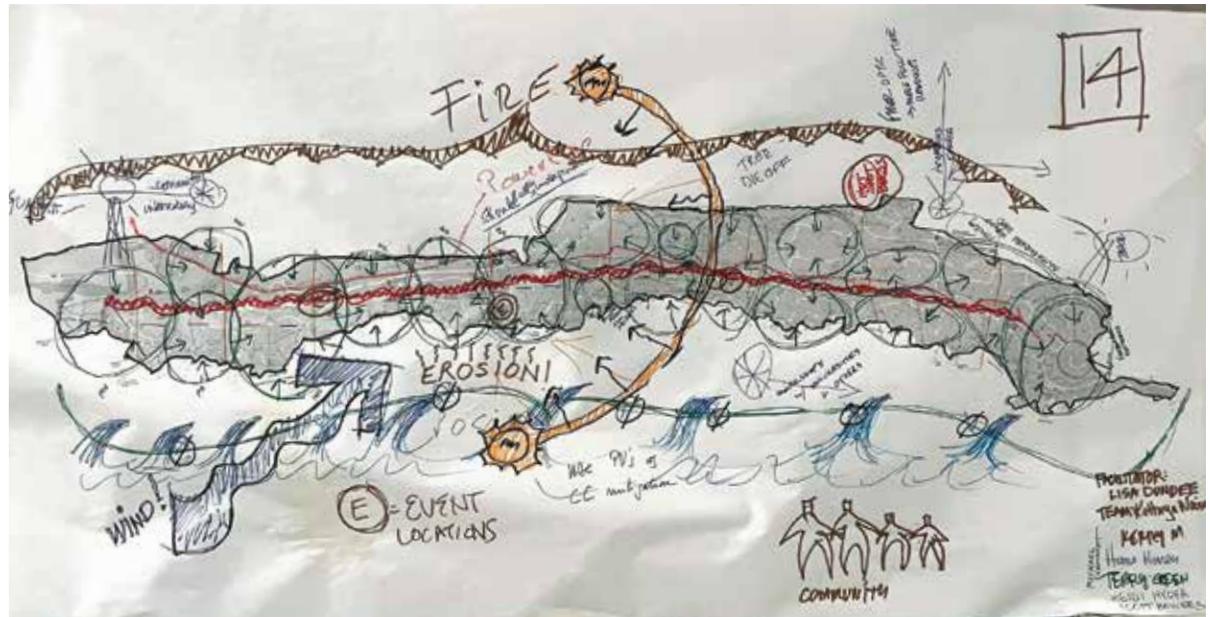
- Part-time residence
- Linear arrangement
- Pandemic

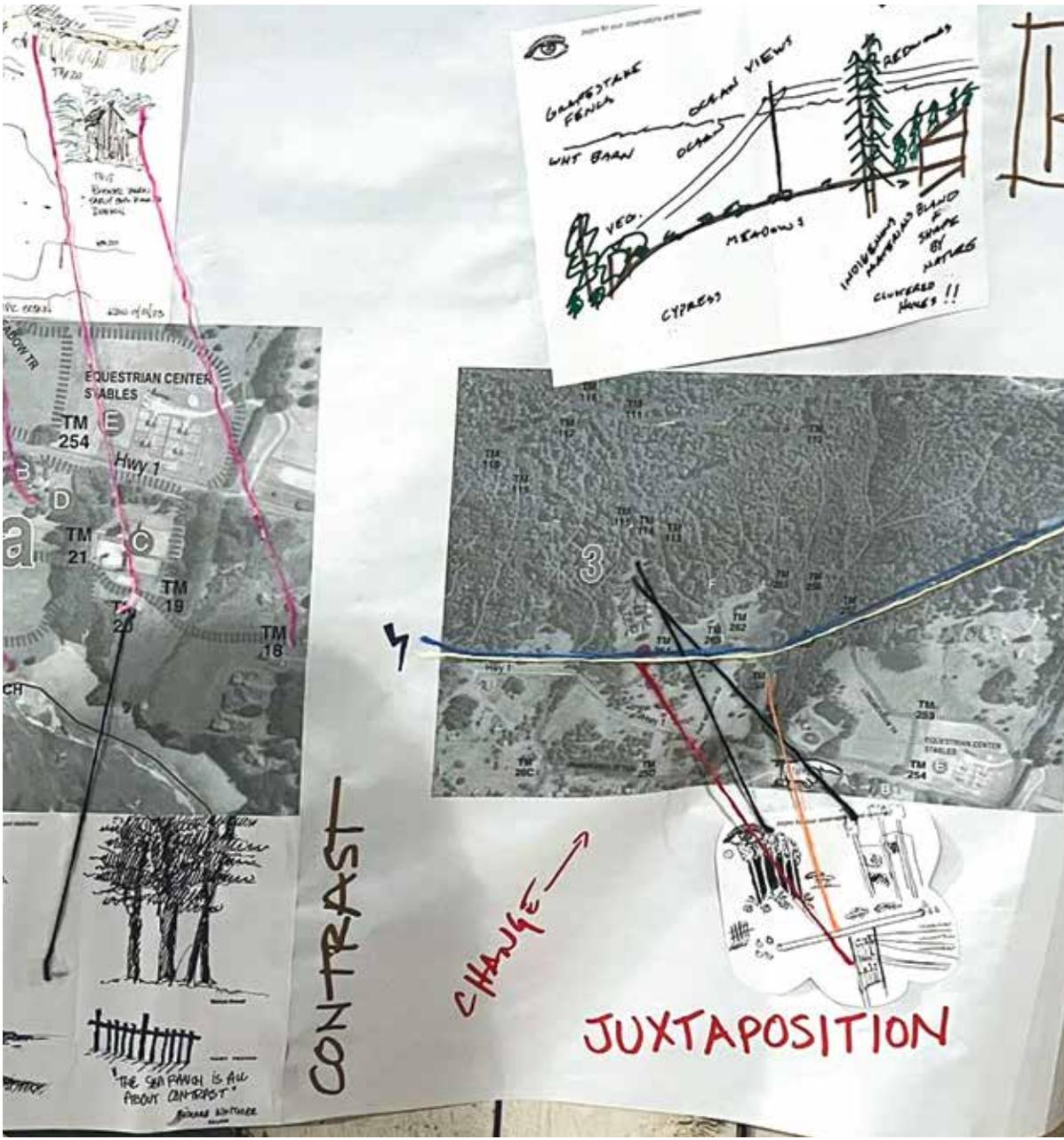
### Community Change

- Affordability
- Demographic change
- Fiber network

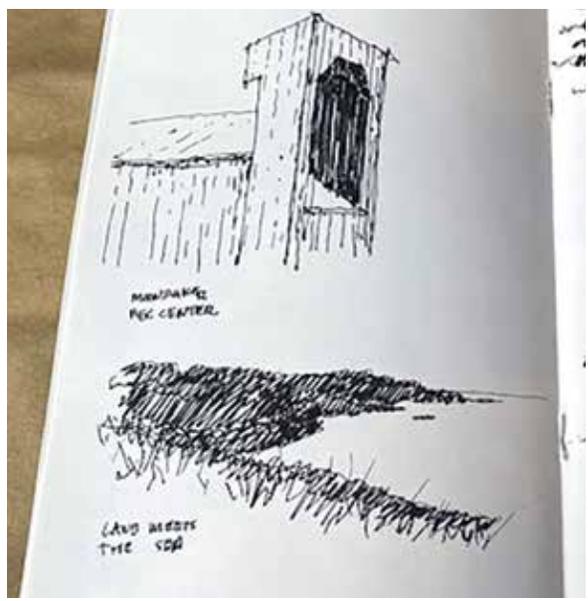
### Environmental Opportunities & Challenges

- Self-reliance, fire resiliency, climate change





*“We need to better connect at a range of community scales – regional, national and international.”*



# TABLE 15

## PARTICIPATING

Kristen Haring (facilitator)  
Carol Koffel  
Linda Green  
Alice Fung  
Robert Gabriel

John Brothers  
Sarah Hebenstreit  
Sean McKenna  
Dibby Tyler

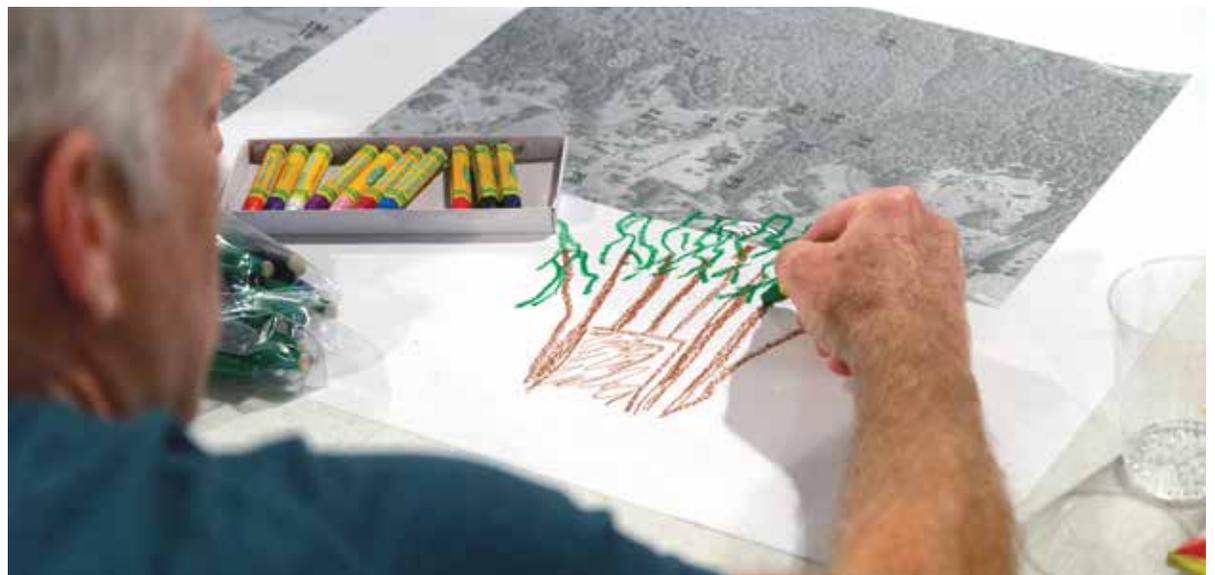
## SPEAKING OUT

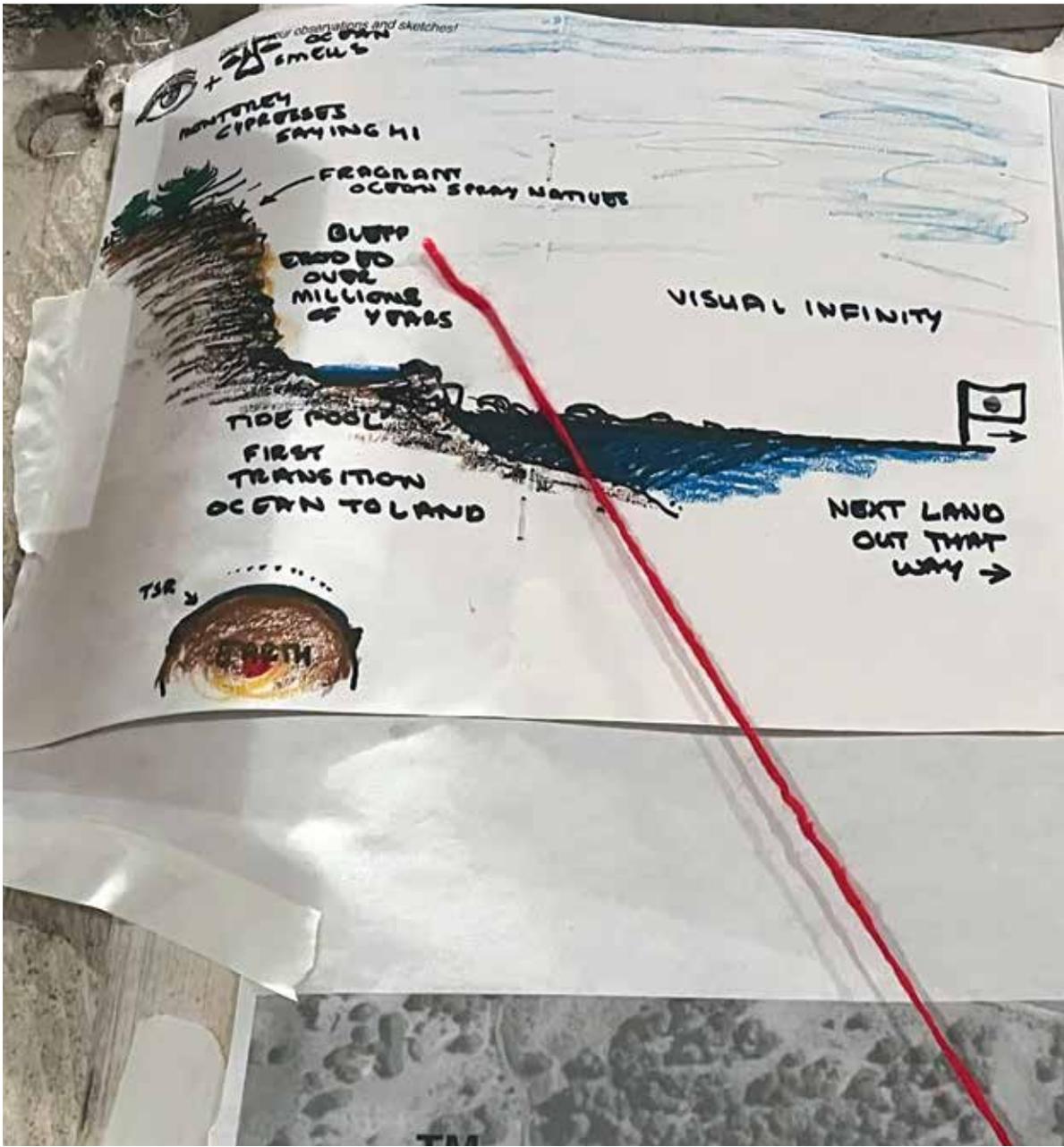
### Creating Community Opportunities

- Welcoming multi-generational, use local resources - materials, equitable exchange
- Make use of vacant TSR houses + buildings
- Micro-economic stewardship: climate, sheep – wool, cheese, sweaters, local mills, siding, logging
- Nature and landscape: Commons land management, neighborhood, stewardship, plan Commons

### Creating Community Obstacles/Challenges

- Entrenched opinions – fuel management program, anti-logging, Commons land management, lack of consideration for families
- Process: entrenched opinions (i.e. fuel management)





*“All things in motion, in rhythm with the sea, the trees and man-made structures sculpted by the winds...”*



# TABLE 16

## PARTICIPATING

Scott Smith (facilitator)  
 Jill Harmon  
 Erik Skinner  
 Marcia Moore

Crista Lucey  
 George Tsaconas  
 Michael Blatt

## SPEAKING OUT

### Communication

- Need more robust system for newcomers (orientation)
- Neighborhood networks – system to share contact info
- Sharing practical information (design review)
- Combination of website and printed material
- Lots of meetings are happening, but need to share about them
- Engaging whole families in work projects, let kids know they are welcome and needed

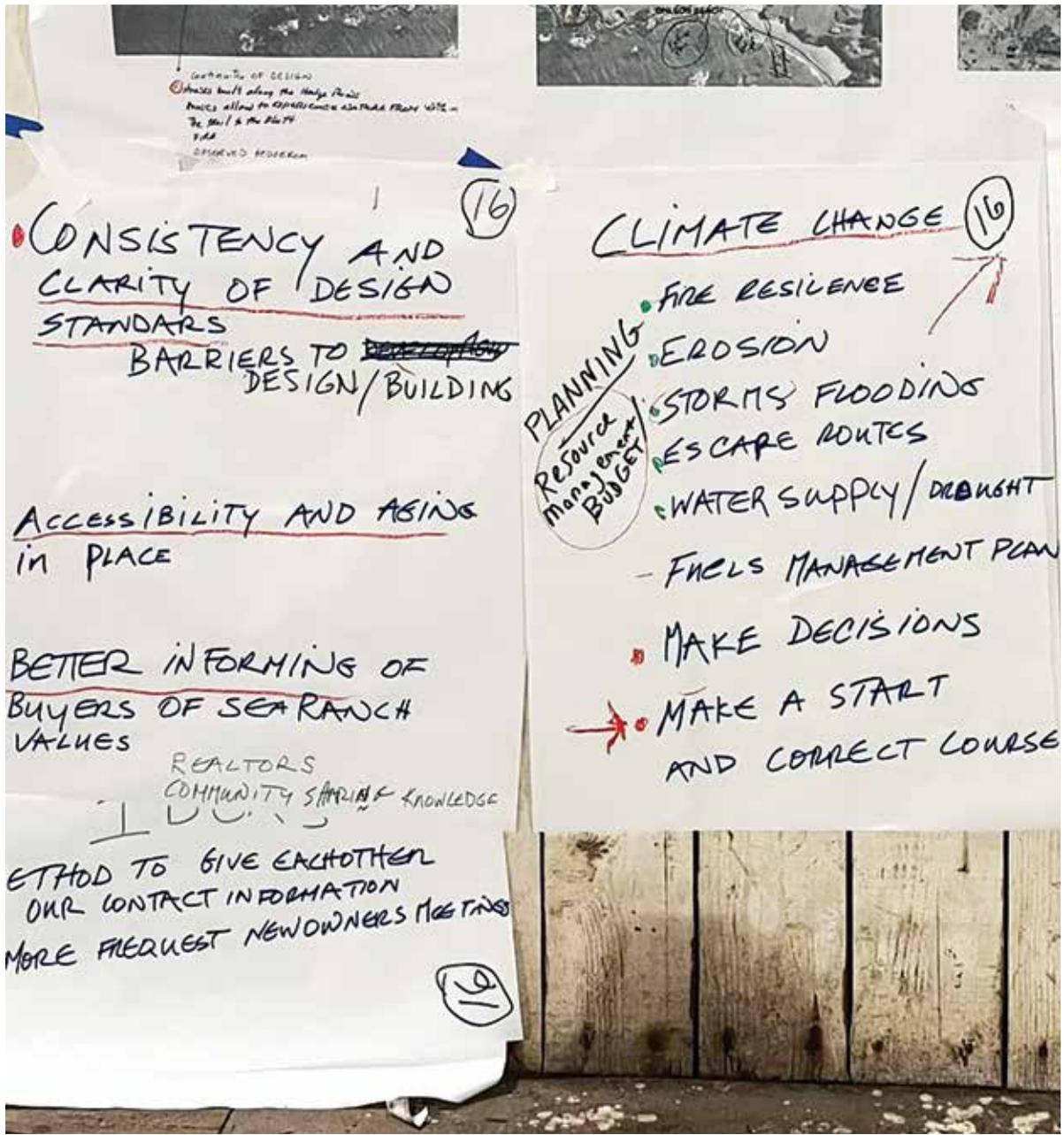
### Resiliency

- Design standards for fire science
- Fuel management in the commons

### Accessibility

- Aging in place and the role of ADUs to allow in-home support
- Need for affordable worker housing





**“Engaging in work projects, whole families... will let kids know that they’re also needed and a part of the community.”**

# TABLE 17

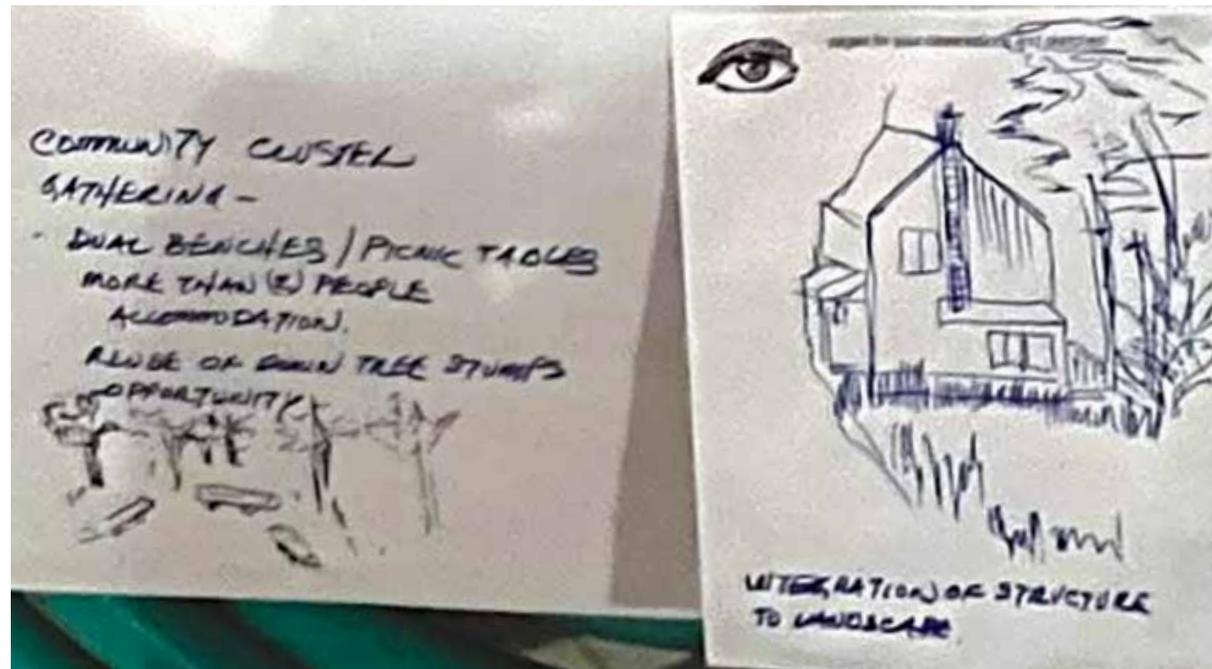
## PARTICIPATING

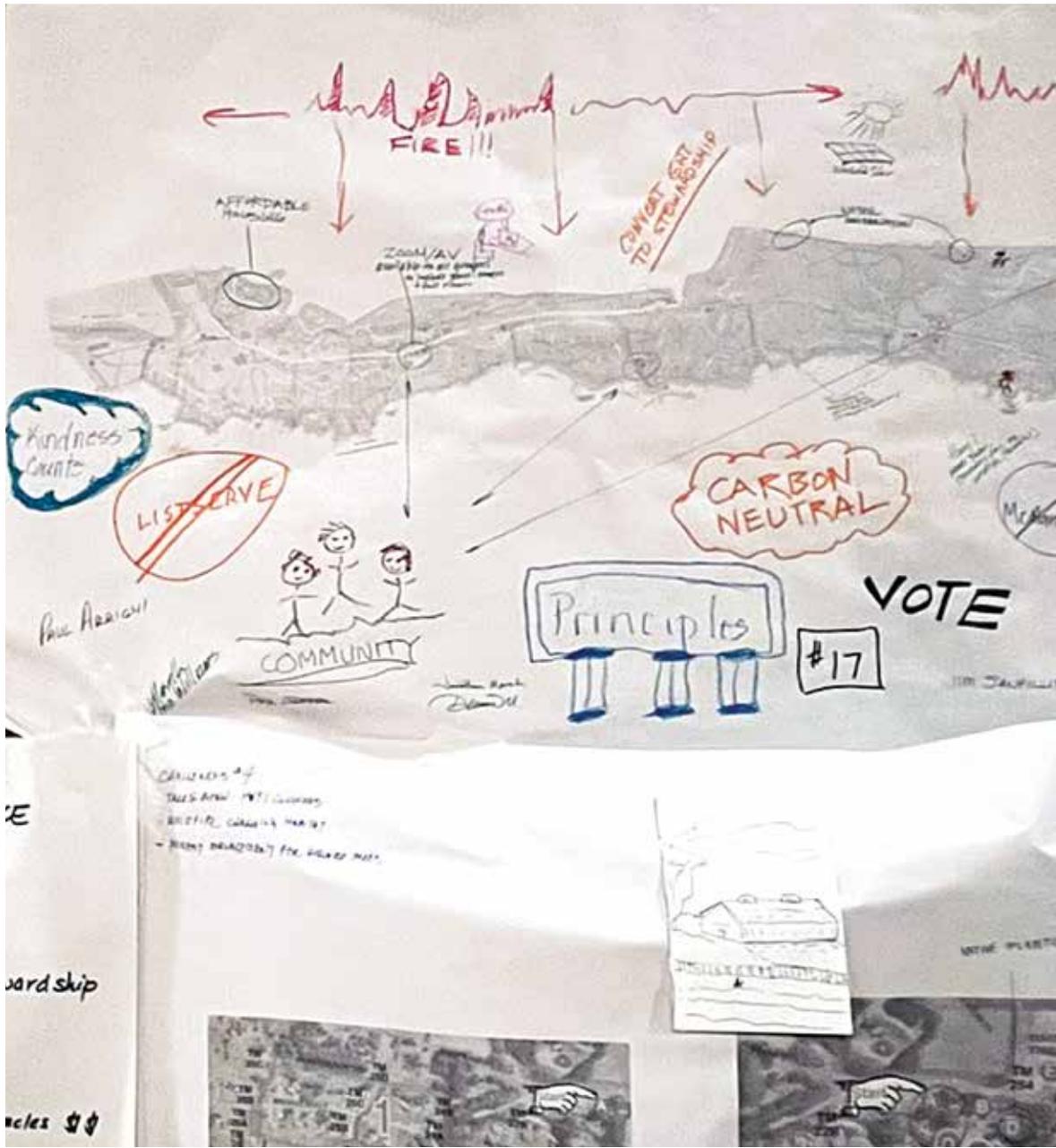
Jim Sanfillippo (facilitator)  
Marcella Klein Williams  
Jonathan Marsh  
John Shi  
Neil Silverman  
Paul Arrighi

Deanna Marsh  
Phil Lewenthal  
Michael Kreyling  
Susan Silverman

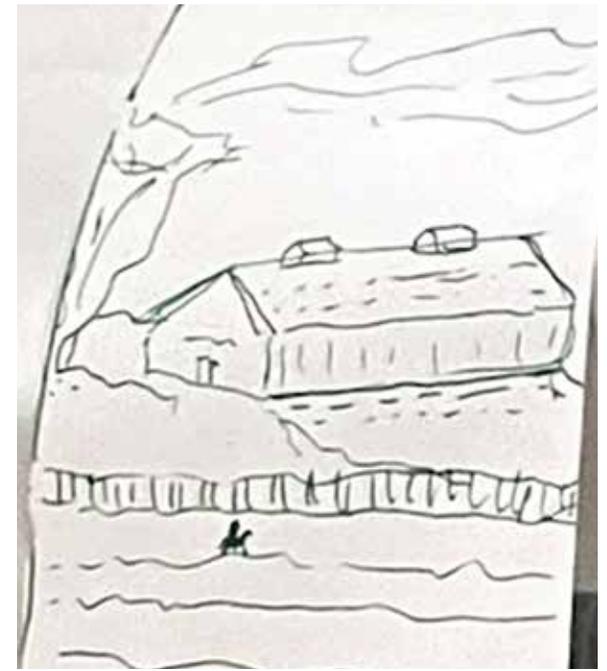
## SPEAKING OUT

- More inclusive and less elitist in broader community conversations – invite outside community in
- Encouraging more community engagement for part timers and renters
- Disseminate The Sea Ranch principles through rental agencies
- Climate change, carbon neutrality, fire, water
- Shared expertise among Sea Ranchers
- Having a purpose for a better tomorrow





**“This shared reservoir of expertise and purpose and mindfulness to make a better future for tomorrow...”**



# TABLE 18

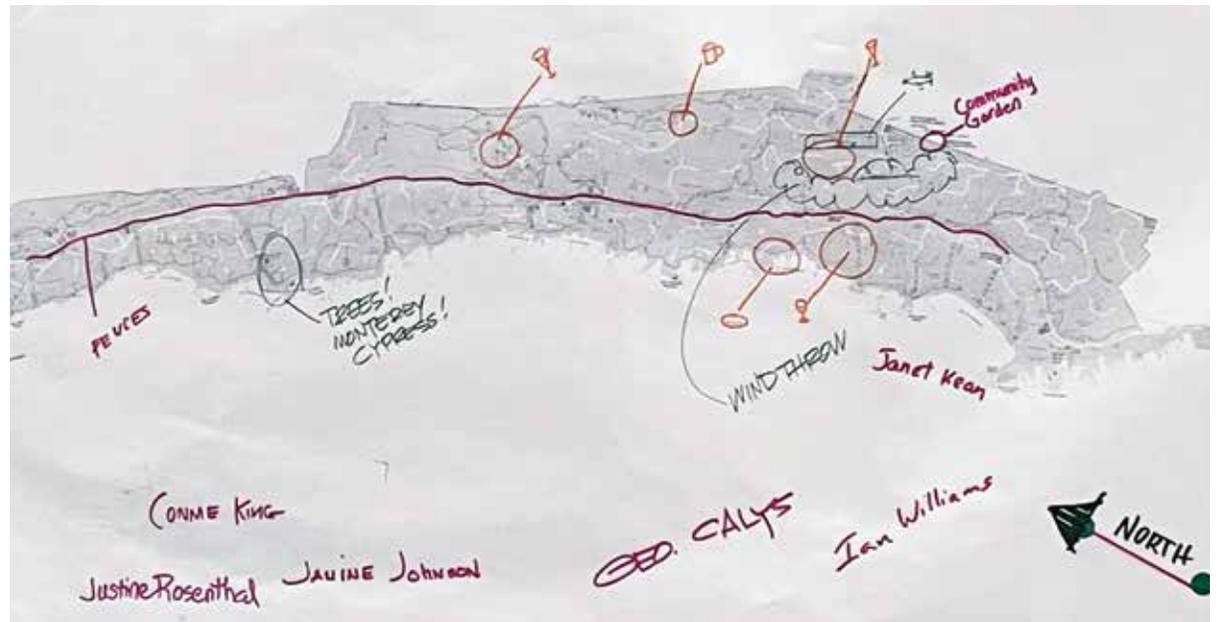
## PARTICIPATING

Kaoru Orime (facilitator)  
Janet Kean  
George Calys  
Justine Rosenthal

Ian Williams  
Janine Johnson  
Connie King

## SPEAKING OUT

- Aging in place services
- Disseminate information about services that already exist
- Pandemic was a blessing in disguise to join people together
- Demographic changes – younger families, increase in affluence due to higher cost of living
- How do we bridge between institutional memory of older Sea Ranchers and fresh ideas of newer residents
- Assumption services will be provided vs. attitude that we will do things ourselves
- Environment and resilience
  - Increase in solar energy
  - Openness to resilient building materials
  - Management of forest on private property and in the commons
- Budgetary challenges



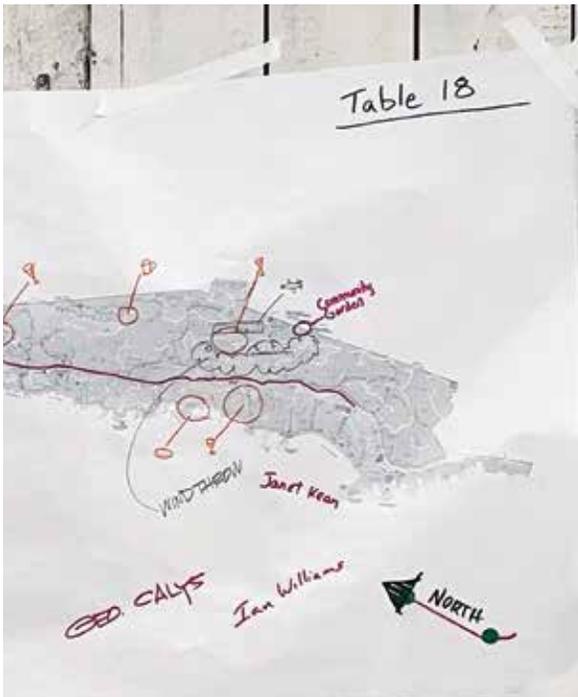


TABLE 18 1 OF 1

Q1. TAKING CARE OF ELDER & EACH OTHER

- COASTAL SENIORS ET AL
- NEIGHBORHOOD NETWORK
- DISTASTER PREPAREDNESS, CERT
- DO THESE GROUPS NEED MORE CONNECTEDNESS?
- CHALLENGES?  
HOW LARGE GROUPS DEMOGRAPHICS - ~~Full~~ FT/PT
- ONLINE OPPS - ZOOM, ETC
- NEIGHBORHOOD CONTACT LIST
- WEEKLY SOCIAL 

*“Is there an expectation that services will be provided for us as opposed to us saying, ‘here’s what needs to be done, join with me, let’s tackle this’?”*

Q 3. ENVIRONMENT / COMM. RENEWAL

- MORE SOLAR
- RESILIENT BLDG. MATLS.
- FOREST MGMT. & CARE PRIVATE & COMMONS
- TSRA ~~MAP~~ ALIGNMENT W/ STATE REGS. CONDITIONS
- NATURAL HABITATS SAFETY VS. WILDLIFE
- LEARNING FROM JAN. EVENT (PERSONAL, COMMUNITY, ETC.)
- BUDGETARY CHALLENGES (MEMBERS & ASSN.)

TABLE 18 2 OF 3

Q 2. COMMUNITY CHANGE?

- DEMOGRAPHICS
- YOUNGER FAMILIES
- MORE AFFLUENCE
- BRIDGING OLDER / NEWER
- FEWER VOLUNTEERS
- EXPECTATION OF SERVICES TO BE PROVIDED
- CHANGES TO STR'S
- AIRSTRIP USAGE

# TABLE 20\*

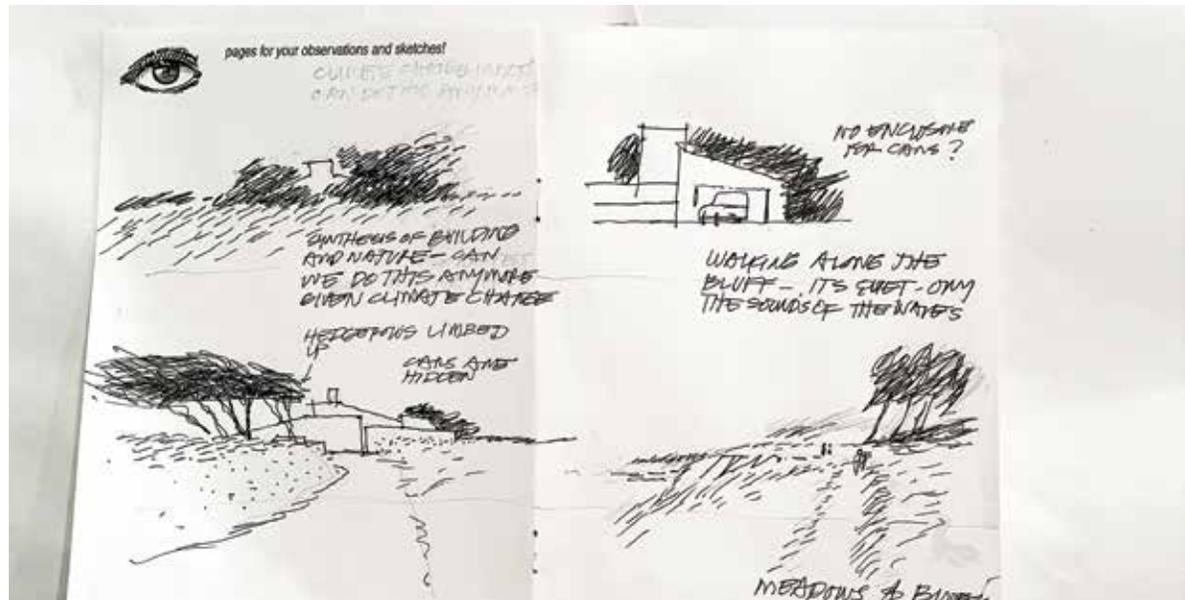
## PARTICIPATING

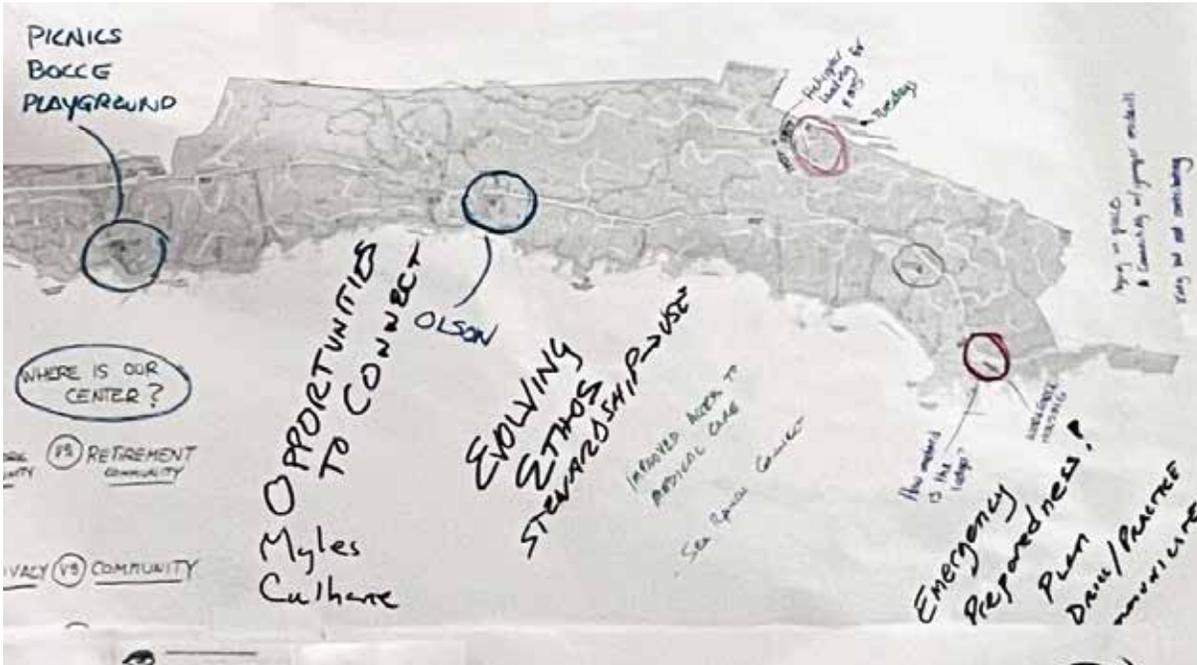
Roya Chagnon (facilitator)  
Deidre Harrison  
Steve Smith  
Bob Yeager  
Myles Culhane

Lynne Teismann  
Bob Treppa  
Carolyn Lenert

## SPEAKING OUT

- Importance of filling out contact form for TSRA
- Get to know your neighbors
- Pandemic helped build community at the street level
- Self-reliance – should we go after funding/ask for more resources?
- People who come here to use resources vs. those who contribute
- Different needs of full time and part time residents. Part time residents might want a respite and are engaged in communities elsewhere.
- Families with different needs for community





**“Community sometimes gets lost behind the bigger issues of climate change and environment.”**

COMMUNITY sometimes lost in larger issues of climate change, environment, etc. (20)

OPPORTUNITIES TO CREATE COMMUNITY:

- Neighborhood gatherings
- Association meetings/committees
- Volunteering to be a part
  - Fire Dept
  - Disaster Coordinator
    - importance to fill out contact form
    - Know your neighbors FT and PT
- Disasters are challenge but also OPPORTUNITY
  - How to capitalize?
  - examples Cyclone Bomb, Pandemic
- Larger entities/community institutions worked well together: Emergency Responders, PG&E, etc.
- Smaller communities/neighborhoods had challenges → variety of experiences: some felt left behind, some improvements since!
- Pandemic help build community at

Coastal Self Reliance (20)

other communities haven't rely on Government Private Entities to provide for community

What should we NOT Reinvent, What should we Ask/demand for?

Using COMMUNITY vs Contributing to community

Different Needs: Full Timers / Part Timers

Part Timers looking for Respite, Not deep into community. Might be involved elsewhere.

Privacy valued.

Room for both?

Geography works against building/maintaining community.

getting lost of Environment (20)

a way to of community

connect entrl's

retirement place

challenges

TSC



## Buzz Yudell Day 1 Wrap-up

This has been an amazing day with incredible collaboration, energy, and commitment. We have a treasury of ideas here that's broad and deep. The talent in this room is extraordinary and I want to quote one of the presenters who said that “...*the shared reservoir of expertise, purpose, and mindfulness will make tomorrow better.*” The ideas we have heard range from the practical, to the poetic, to the inspirational. They range across scales, from initiatives that can have immediate impact to those that will take intense commitment over years.

### A Complete Community

As I considered how to summarize the diversity of ideas that we have heard, I started thinking about your aspirations for The Sea Ranch as a “complete community.” This is a term which might be analogous to the term “complete streets”, a phrase that was inspired by a movement of the last twenty years to change our streets from arteries for traffic to places for living sustainably. Our streets, since World War II, have been designed by traffic engineers and dimensioned for emergency vehicles which require big turning radiuses. They are not pedestrian friendly and are impervious to drainage. The “complete street” movement has turned that paradigm around. It says streets should be places which encourage safe pedestrian and bicycle movement. They should be permeable, provide shade and be a sustainable part of the life of the community. This represents a completely different way of thinking about a street.

Much of what we heard today could be thought of as aspirations for a “complete community.” You are talking about places that are more inclusive, serving

all ages, enabling people to be active and have agency at three years old, but also at 93 or 103. Affordability is part of that vision, with an array of possibilities including co-housing or clustered housing. The “higher density” that you might get through some additional clustered housing, does not have to have a negative impact on the land because small units, carefully configured, are in keeping with original Sea Ranch planning principles. So, a new way of looking at an early idea could be an inspiring opportunity to provide more choice and diversity. Another aspect of completeness is the idea of the “third place”, places to hang out, centers of informal community life. Larry Halprin and the founders of The Sea Ranch have talked about the challenge of creating a community along a thin ten-mile corridor. It's a difficult place to make a center. Today we have heard a range of ideas about how to enhance community life— flexible programs like food trucks and pop-ups and new mixed-use areas, as has been considered for Verdant View. Instead of one traditional center of town life, could we have a “string of pearls” providing different kinds of gathering, amenities, and social magnets? Clustering amenities and providing services and housing for a diversity of households and ages would make this a more vibrant community and a place that people would come to knowing they could live here for their entire lives.

### Enhanced Mobility and Accessibility

Reducing car dependency has been a theme across many tables. In urban planning there has been a move from talking about “transportation” to the broader term of “mobility” which considers many modes of movement and accessibly. You have expressed the need for a continuous bicycle path all the way through The Sea Ranch and for easier ways of crossing east to west.

### Connectivity and Partnerships

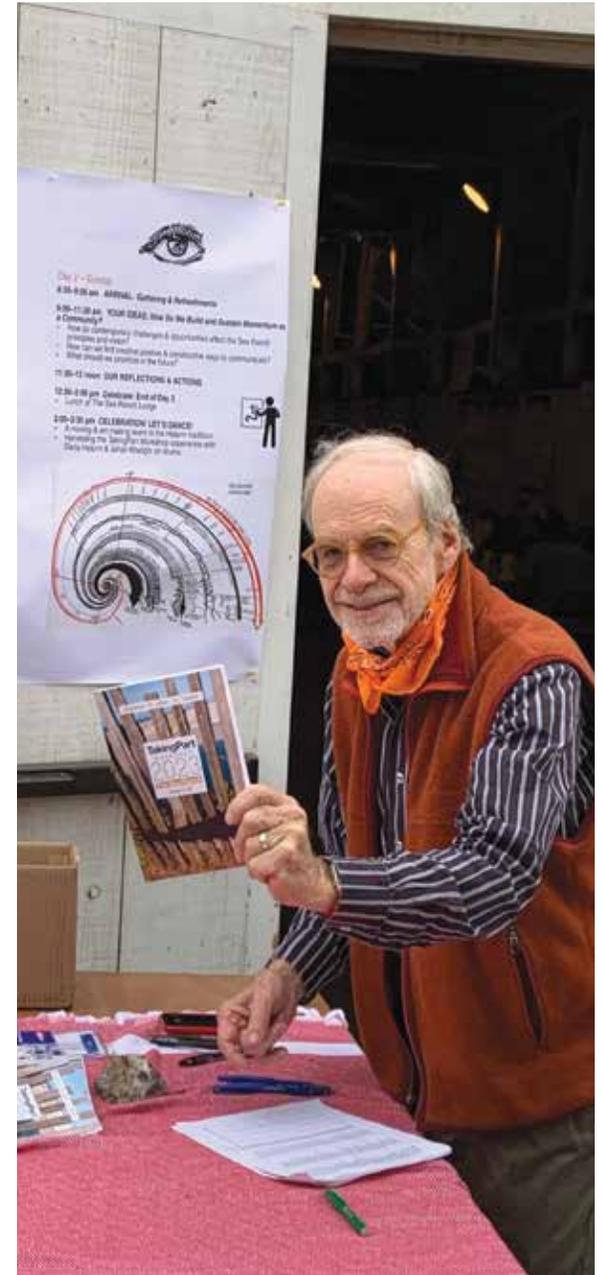
We have heard thoughts about increasing your regional involvement and partnerships with Gualala as well as up and down the coasts of Sonoma and Mendocino. That's proven powerful as a way of realizing ambitious goals such as RCMS and the Gualala Arts Center. You have also suggested strengthening connections across different sectors of community—whether it's bridging full-time, part-time and renters, or connecting across neighborhoods and geography.

### Bridging Legacy and New Ideas

We have heard several comments about bridging legacy and new ideas. One group said, “*We were pioneers, we still are, but let's renew our pioneering spirit.*” Some initiatives might involve new technology, but some might be more high-touch than high-tech, both encouraging increased communications and engagement. Resilience, resource management and climate change are urgent and a big lift. I heard exciting news today that a search is in progress for a full-time environmental planner for The Sea Ranch. That's the kind of position that could help you protect the land while planning for the future. It could support the implementation of many of the ideas discussed here today.

Today you said, “*The Sea Ranch has always been a model, let's renew the idea of Sea Ranch as a model*”, as we move into adapting to contemporary challenges. Tomorrow we'll be synthesizing today's work and inspirations and will develop priorities, actionable items, and specific next steps.

This has been an inspiring day and I want to thank you all for your energy, enthusiasm, and creativity.



A photograph of a white, corrugated metal barn with a grey roof, situated on a grassy hillside. The barn has several windows and double doors. In the background, there are tall, dark evergreen trees, some of which are leaning. The sky is overcast and foggy. A gravel path leads from the foreground towards the barn. A white car is partially visible on the left side of the image.

# DAY 2: YOUR IDEAS

*“Our most difficult task was to find a way for people to inhabit this magnificent and natural system in numbers without people destroying the very reason for people to come here.”*

*The Sea Ranch - Diary of an Idea*



## Day 2 – Sunday

8:30–9:00 am **ARRIVAL: *Gathering & Refreshments***

9:00–11:30 am **YOUR IDEAS: *How Do We Build and Sustain Momentum as a Community?***

- How do contemporary challenges & opportunities affect The Sea Ranch principles and vision?
- How can we find creative positive & constructive ways to communicate?
- What should we prioritize in the future?

### FINDING CREATIVE CONSENSUS

- How do contemporary challenges and opportunities align or modify our original TSR principles and vision?
- Climate Change: Resiliency
- Environmental Stewardship: Landscape Management
- Nested Scales of Responsibility: Homeowner, Association, County, State
- Social Gathering Spaces: Community Space
- Communication: Cultivating and Sustaining Community Participation
- Housing Costs: Economic Diversity
- Transportation: Accessibility



11:30–12 noon **OUR REFLECTIONS & ACTIONS**

12:30–2:00 pm **CELEBRATE: *End of Day 2***

- Lunch at the Barn

2:00–3:30 pm **CELEBRATION! *LET'S DANCE!***

- A moving & art making event in the Halprin tradition!
- Harvesting the TakingPart Workshop experience with Daria Halprin & Jahan Khalighi





## DAY 2 SUMMARY

Day 2 of the TPWS focused on the translation of ideas into action. A key question that framed Day 2 dialogue was how contemporary challenges and opportunities we face today align or modify the original TSR principles and vision. Recorders documented observations from each of their respective tables in graphic and written form, followed by a pinup and discussion with the larger group. Key themes and issues included:

- Climate change: resiliency
- Environmental stewardship: landscape management
- Nested scales of responsibility: homeowner, association, county, state etc.
- Social gathering spaces: community space
- Communication: cultivating and sustaining community participation
- Housing costs: economic diversity
- Transportation: accessibility

Each table shared their observations and priorities across cultural, geographic, environmental, landscape/building types and community demographics, using Day 1 as a common reference.

Facilitators assisted in identifying common themes and areas of divergence. Discussions referenced common themes of climate change, communication, affordable housing and community connectivity. A shared perspective emerged in how to better leverage existing assets at TSR – doing more with less, by re-envisioning the value of existing assets.

# DAY 2: COMMON THEMES & PRIORITIES

## IDEAS

While we have documented the discussions for each table, the key initiatives that were common to each table included the following:

### CLIMATE CHANGE AND MOBILITY

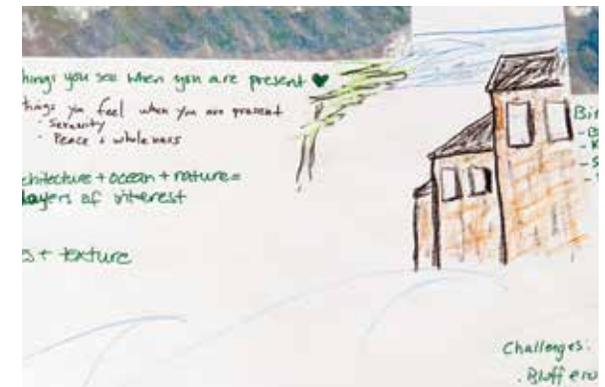
- An energy independent Sea Ranch
- Live lightly on the land: new set of principles for the future
- Fully-connected Sea Ranch: bike, pedestrians, e-bikes, shuttles
- Climate change working group: overarching effects of climate, present and future
- Climate change psychology: recognize influence and identify resources
- Research collaboration: leverage college of environmental design – UC Berkeley
- Universal accessibility: barrier free trails
- Regulation and rules: reevaluate

### COMMUNITY & HOUSING

- Affordable housing: partnership opportunities
- Grange concept: a place to come together to share knowledge and resources
- Blue Zone community: expand a network of health resources
- Universal accessibility: expand ADA bluff edge access and seating
- Enhanced mobility options: introduction of e-bikes
- Pop-ups: food, coffee, education
- Affordable housing: inclusion of ADUs (Accessory Dwelling Unit)

### COMMUNICATION & EDUCATION

- Opt In address data base
- Mobile hub: 4 to 5 places on the TSR
- Task Force for Innovation: learn from other communities
- 311 help line: tools for community involvement and response



# TABLE 1

## PARTICIPATING

Marilyn Thompson (facilitator)  
P.J. Lo Duca                      Phil Lo Duca  
Jim Nybakken                    Lou Bieker  
Mary Griffin                      Paul White  
Nick Devries

## SPEAKING OUT

### Community Development:

- We need more workshop forums and gatherings to continue constructive dialogue
- More effective communication through multi-media, varied platforms
- Support and encourage volunteerism
- More dissemination of values & information: “how to...”

### Environment & Resiliency:

- Review and update our principles regarding environmental stewardship, find balanced solutions
- Fire/storm resiliency
- We need to anticipate and embrace what will be the law and inevitable climate change effects
- Some lots may be unbuildable or economically not viable

### Priorities & Actions:

- Sea Ranchers can be a gateway for families, lower income
- Enforce and control bad actors in the community
- Acknowledge the pressing need for medical care and schools



***“We need to anticipate and embrace what will be the law and inevitable climate change effects.”***

## TABLE 2

### PARTICIPATING

Tim Fulkerson (facilitator)	Gretchen Meyer-Hoffman
Paul Plakos	Andrew Mann
Barry Weiss	Laura Hartman
Tito Patri	Kristina Jetton
Marti Campbell	

### SPEAKING OUT

- Maintenance and management
- Fire safety education
- Maintain/replace dead and dying trees
- Community
- More benches
- More physical community centers
- Housing
- Short term goal: where can workers put RVs while doing short-term construction projects?
- Transportation
- Bike racks around the Lodge and beach
- Electric shuttle to expand existing services
- Energy generation
- More solar on houses and solar arrays for whole community



***“The best time to plant a tree was 30 years ago, the second best time is today”***

## TABLE 3

### PARTICIPATING

Menka Sethi (facilitator)

Lee Sethi Riggs

Owen Trumble

Willa Hebenstreit

Frederick (Fritz) Sethi Riggs

Sarah Hebenstreit

Delphine Hebenstreit

### SPEAKING OUT

#### Favorite parts:

- Bluffs
- Clean air and rain
- Diversity
- Love the swimming pool and bluffs
- We like picking mushrooms



***“Let’s tuck these children into the fold of The Sea Ranch.”***



***“I wasn’t here when the water slide was here, but I heard it was awesome.”***

# TABLE 4

## PARTICIPATING

Lori Maak Ingram (facilitator)  
Daria Halprin  
Jill Silliphant  
Janice Ross  
Paul Ryan  
Mark Olson  
Judith Coley

## SPEAKING OUT

- Stewardship of the Land committee to work with new environmental planner
- Trail signage about erosion
- Nature crossings over Hwy 1
- Aging in place – getting a larger house with a lot of rooms for assisted living
- Repairing Gualala bridge for pedestrian and bike access
- Hop-on hop-off shuttle around The Sea Ranch
- Repairing and widening Skagg Springs Road for evacuation
- Using the Barn as a town center for regular activities and pop ups like farmers markets or food trucks

### Quick Fixes Working Group:

- Covenant on the front page of the bulletin every month
- Crosswalks at recreation centers
- Bike trail
- Switching Mens/Womens changing rooms at Moonraker in the summer to provide more space for mothers and kids



***“Our group got really excited about using the Barn for regular activities and for pop-ups.”***

# TABLE 5

## PARTICIPATING

Paula Smith (facilitator)  
Doug Paul  
Cynthia Hogan  
Nicole Holmes  
Debra Wahl

Tempra Board  
Debra Sharkey  
Alan Ponchick

## SPEAKING OUT

- Honoring The Sea Ranch
- Stewardship and history
- Resiliency and Infrastructure
- Self-sufficiency, preparedness, emergency response, defensible space
- TSRA office, keeping archives safe
- Workforce housing
- Affordability of maintenance and insurance for existing residents
- Respectful communication and problem solving
- The Barn as a gathering place for potlucks or children's events
- Hot Spot days – informal and not many people know about them
- Website where members can post current events



***“We all have the same goals in mind, so how can we take that and move it forward and problem solve respectfully?”***

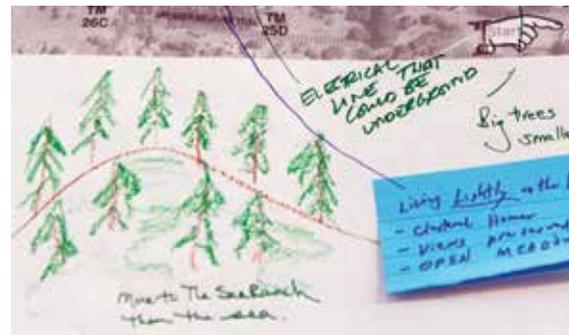
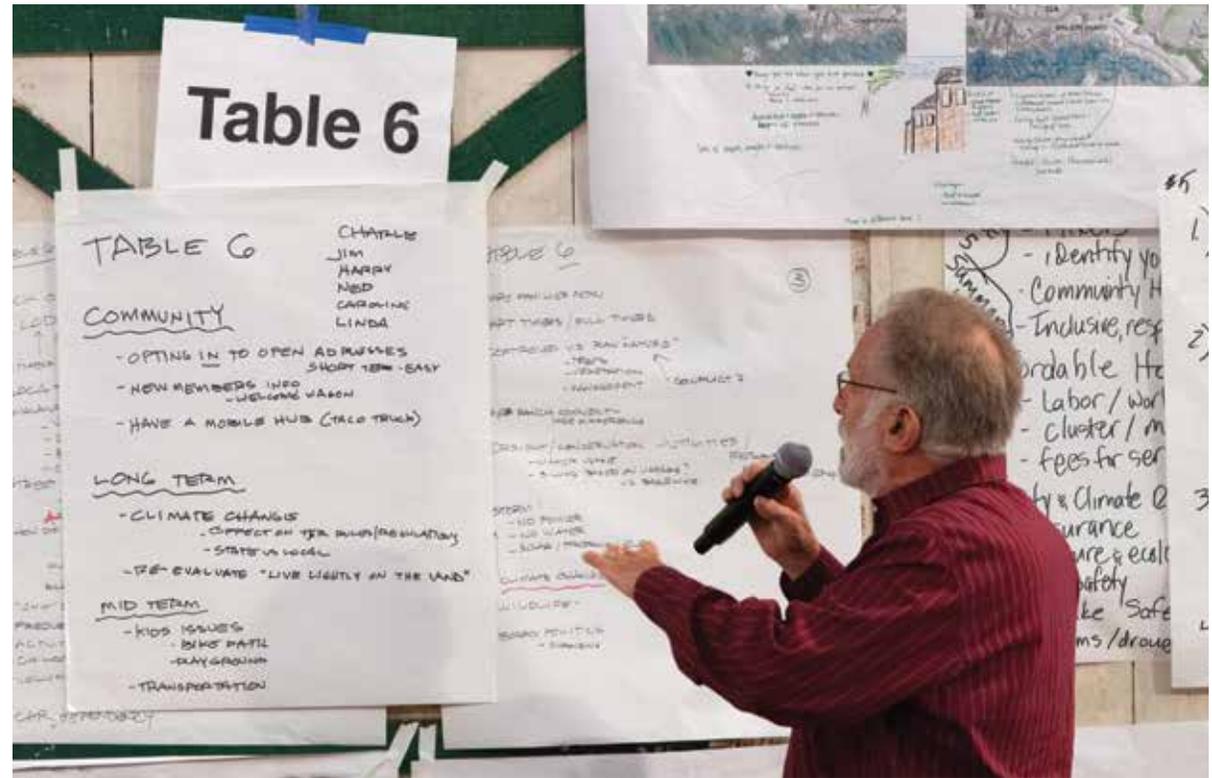
# TABLE 6

## PARTICIPATING

Harry Lindstrom (facilitator)  
 Charles Wilson                      Ned Alpers  
 Carolyn Carnell                    Linda Lipkin  
 Jim Weigand

## SPEAKING OUT

- Bike/pedestrian access: North-south connection, Bluff-Ridge connection across Hwy 1
- Children's activities: garden, nature education, school house site could be a location
- Housing: Co-housing, workforce housing, ADUs
- Gathering at several scales – benches or hiking huts, town square idea, social engagement network
- Short-term: ask residents to opt in to having their addresses exchanged to facilitate communication
- New Members orientation: volunteers who go to the homes of new people to show them around in addition to print and on-line information
- Mobile hub: Taco-truck like hub that could move around to different places at certain times
- Climate change: Sea Ranch regulations and rules might need to change to adapt to future needs
- Re-evaluate “live lightly on the land”
- Kids' issues: bike path, playground



***“It’s been interesting to discover how many people don’t know certain things that for others seem very obvious at Sea Ranch.”***



# TABLE 7

## PARTICIPATING

Karen Wilkinson (facilitator)  
 Lisa Pierrepont                      Jay Pierrepont  
 Annie Alpers                            Joe Hebenstreit  
 Doug Thompson                      Alan Wahl  
 Hanne Lissberg                        Frederick Just Melson

## SPEAKING OUT

- Lodge to Gualala and bluff to ridge connectivity, equally important
- North-south axis Lodge to Gualala, bluff to ridge
- Children garden, nature center
- Engaging older population
- Workforce housing opportunities
- Gathering at several scales: benches, shelter for hikers...places where you might have social networks – a place to socialize, Town Square
- Social engagement network, connect young newer to older
- How does TSR address the issue of affordability, what about ADUs?
- Bike/pedestrian access: North-south connection, bluff-ridge connection across Hwy 1
- Children's activities: garden, nature education, Schoolhouse site could be a location
- Housing: Co-housing, workforce housing, ADUs



*“Is there some place at TSR where we have a pub, where there’s a coffee shop, or a place for kids to gather?”*

*“Get out there, ride your bike north to south and see what it feels like.”*

## TABLE 8

### PARTICIPATING

Barbara Schultz (facilitator)

Jackie Whitelam

John Harmon

Fumiko Docker

Tom Marble

Sara Lautenbach

Karen Kreisel

### SPEAKING OUT

- Accessibility, benches on the bluff
- Affordable housing
- Improve design process, “head start” program...how can we use volunteers to get ready to process the building of a house
- Look at innovation, improve the design process
- Climate change working group: overarching effects
- How might climate change psychology link back to The Sea Ranch
- Geographic areas with lower rates of chronic diseases and a longer life expectancy.



***“How do we become more of a blue zone? Let’s look at the overarching effects of climate change.”***

## TABLE 9

### PARTICIPATING

Christine Kreyling (facilitator)  
Fred Ilfeld  
Doug Lipton  
David Hurt  
Roger Magoulas  
Akiko Docker  
Albert Dall  
Monica Hurt  
Naomi Glass

### SPEAKING OUT

- Encourage families to band together to promote the economic and political well-being of the community and agriculture.
- Mobility bike paths (go the whole way)
- Educate people about e-bikes
- Sustainability: more research on material choices
- Gathering center/place
- Use pop-ups (food, coffee salon, education)



***“This Barn could be like a grange (where farmers got together) – a place where people come together.”***

## TABLE 10

### PARTICIPATING

Bia Gayotto (facilitator)  
 David Ross  
 David Skibbins  
 Lawrence Hsu  
 Eileen Kallaway

James Docker  
 Mimi Lee  
 David Alpert  
 Diane Hichwa

### SPEAKING OUT

- Low cost housing is difficult due to value of land
- Online voting
- Administration building is on unstable land and is an out-of-date facility, but will be expensive to replace



***“Over a period of time, a Sea Rancher evolves from the desire to escape from the world to a desire to create...a refuge that cares about itself...and the community around it.”***

# TABLE 11

## PARTICIPATING

Meserve Platt (facilitator)

Andrew Fischer

Elizabeth Luebben

Mark Godley

Cameron Smith

Leslie Culhane

## SPEAKING OUT

- Ease of movement across Highway 1 and north/south
- Optimizing gathering spaces, add new and improve existing
- Improving communication
- Modernization – future-proofing – funding
- Second Posh Squash for kids
- Streamline and improve New Rancher welcome packet
- Climate friendly building materials
- Energy independence
- Educational opportunities – centralize information about internships, visiting students, knowledge sharing, etc.



***“Getting expertise and knowledge out to the next generation”***

## TABLE 12

### PARTICIPATING

Deb Scholey (facilitator)  
Ailene Kanbe  
Cindy Daniel  
Alan Reinke  
Ellen Rosenfield  
Cynthia Bogolub  
Denise Garcia  
Kerstin Fischer  
Eric Schmidt

### SPEAKING OUT

- We need volunteers!
- A community with a purpose
- Shared use of existing buildings
- White Barn, restore Del Mar schoolhouse
- Gardens with raised beds (better for seniors)
- Pop-ups and mobile eateries
- Use Neighborhood Network
- New building to house post office as a community hub
- North-south bike path
- Shuttles and ride sharing – use a phone tree or app to coordinate
- Accessibility and bike racks on trails
- TSRA transition to zero carbon
- “Bio-blitzes” – volunteers record plants and animals of a specific area



***“Maybe the purpose is not living lightly on the land but caring for the land or listening to the land or taking stewardship of the land.”***

# TABLE 13

## PARTICIPATING

Mike Petrich (facilitator)  
 Carolyn Andre  
 Andrea Lunsford  
 Henry Band  
 Barbara Gemmill-Herren

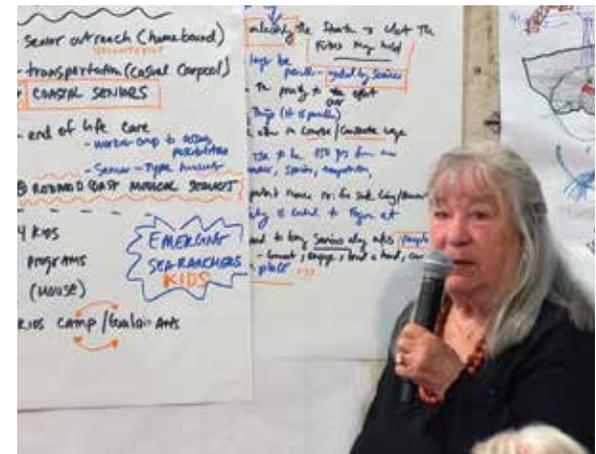
Bonnie Plakos  
 Gayle Glendinning  
 Susan Stephens

## SPEAKING OUT

- Respect different modes of communication – physical and digital materials
- Paper bulletin should come back
- More frequent (re) orientation, quarterly with in person and remote option
- Non-political meetings, just how things work
- Website should be simplified
- Civil discourse
- Renter expectations should be communicated
- Birth to death
- Senior outreach by phone
- Transportation – Coastal Seniors is good but casual carpooling would improve options
- End of life care
- Working group to assess what's not being met
- Senior housing
- Library section for kids
- Amplify existing programs
- Schoolhouse area for kids to play and garden
- Sea Ranch Kids Camp working together with Gualala Arts and The Sea Ranch Lodge



**“We need a little help with seniors on one end and with younger people on the other.”**



## TABLE 14

### PARTICIPATING

Lisa Dundee (facilitator)  
Kathryn Weiss  
Hans Herren  
Heidi Hyora  
Michael Schmandt

Kerry Mansfield  
Terry Green  
Scott Bowers

### SPEAKING OUT

- Preserving nature: interpretive nature center
- Focused forums and workshops for specific ideas
- Commons stewardship projects – members can work with each other to do projects
- Community-building
- Neighborhood Network already exists, but potentially expand to include more information
- Member involvement in TSRA governance – making it easier for members to be actively involved
- Welcome manual including guide to the surrounding area
- Energy independence
- Practical approaches to environmental resilience
- Reestablish our place as a visionary community



***“I think doing all of these things will put us back up in that place where people around the country can look and go, we like that!”***

# TABLE 15

## PARTICIPATING

Kristen Haring (facilitator)  
Carol Koffel  
Linda Green  
Alice Fung  
Robert Gabriel  
John Brothers  
Sarah Hebenstreit  
Sean McKenna  
Dibby Tyler

## SPEAKING OUT

- Fire mitigation
  - Self-education on how to reduce risk
  - Creating defensible space
- Education: gather information about what's available for kids, make existing locations more kid-friendly
- Local economy
  - Selling the wool from fire mitigating sheep?  
Creative economy
  - Selling timber or use it ourselves to also reduce fire risk
- Peer-to-peer networking group to share skills



***“We have a lot of existing places, just make them more kid-friendly.”***

## TABLE 16

### PARTICIPATING

Scott Smith (facilitator)  
Jill Harmon  
Erik Skinner  
Marcia Moore

Crista Lucey  
George Tsaconas  
Michael Blatt

### SPEAKING OUT

- Be the change we want to see
- Face-to-face communication, networking groups: something like the Blue Book to get the word out to people who aren't your immediate neighbors
- It does exist on the website, but not many people listed
- Transportation
- Improve shuttle service
- Work groups for families
- Maintenance for the Barn
- Gardens
- Workshops on developing affordable housing
- Neighborhood groups to look at fire hazard for the new environmental report
- Water catchment and solar – pre-approval process from Design Committee
- Encourage realtors to promote ethos of The Sea Ranch to new buyers



***“I just loved the idea of those kids saying ‘I painted that’ or ‘I put in that light,’ and as they grow up, they’ll have a sense of ownership.”***

# TABLE 17

## PARTICIPATING

Jim Sanfillippo (facilitator)  
Marcella Klein Williams      Deanna Marsh  
Jonathan Marsh                  Phil Lewenthal  
John Shi                              Michael Kreyling  
Neil Silverman                      Susan Silverman  
Paul Arrighi

## SPEAKING OUT

- Community gathering
- Indoor – café idea
- Outdoor – benches, spontaneous gathering, mobile warming hut
- Utilizing existing spots to have food trucks or events
- Carbon neutrality
- Reduce gas usage through retrofits and eliminate gas in new construction
- Encouraging progress toward carbon neutrality with awards and recognition
- Affordability
- Workforce housing for care of children and seniors
- Sea Ranch modular homes
- Growing up and growing old – long term thinking and solutions



***“We need to have more affordable living options.”***



## TABLE 18

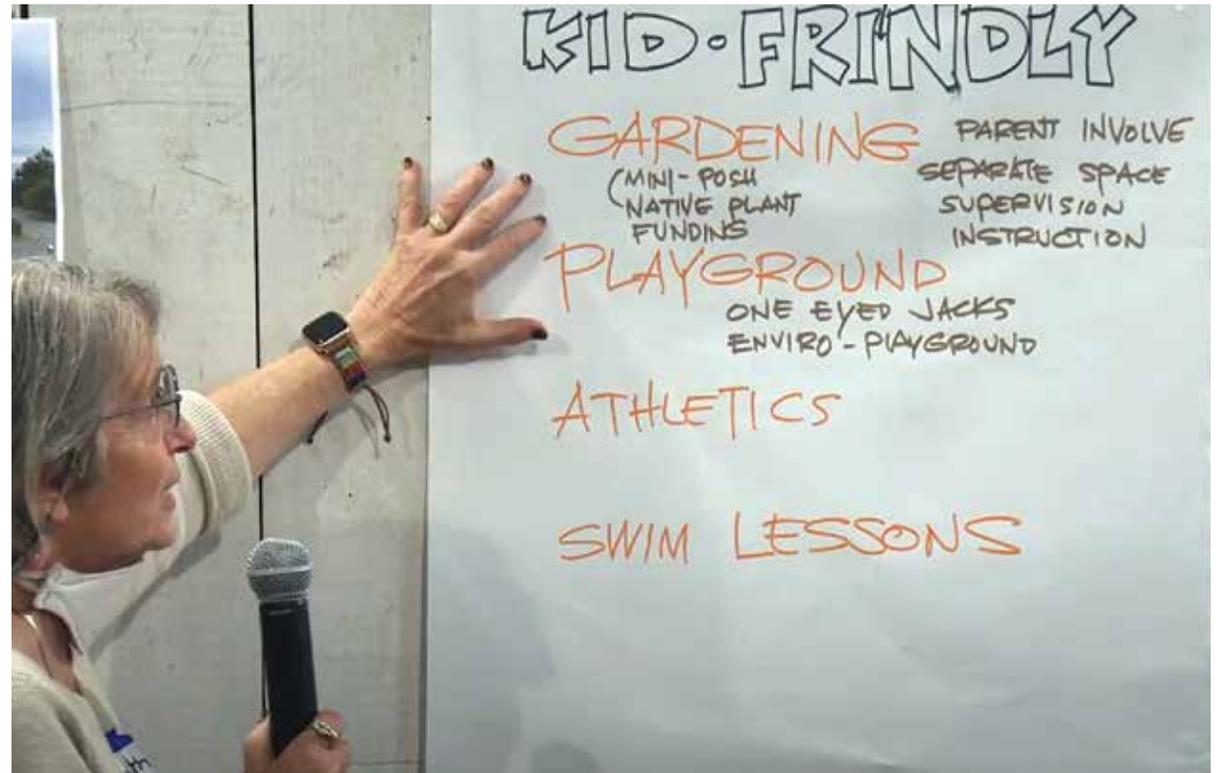
### PARTICIPATING

Kaoru Orime (facilitator)  
Janet Kean  
George Calys  
Justine Rosenthal

Ian Williams  
Janine Johnson  
Connie King

### SPEAKING OUT

- Native plants garden
- Kid-friendly
- Aging in place
- Effective communication
- Disaster response communication



***“We need to foster an interactive culture, one that is user friendly and yields enthusiastic people!”***



## TABLE 20

### PARTICIPATING

Roya Chagnon (facilitator)

Deidre Harrison

Steve Smith

Bob Yeager

Myles Culhane

Lynne Teismann

Bob Treppa

Carolyn Lenert

### SPEAKING OUT

- Better tools for community involvement response and communication
- Response system: track on line 311 help line, get right resources to the right problem
- Mandatory TSR orientation
- Better volunteer organization structure
- Task force for innovation – learn from others (i.e., Marin)
- Better mobility (to Gualala)



***“What does it take to be a good Sea Rancher today?”***

**CELEBRATE!**





*“I’m here because of my father...I wanted to bring him into the room...”*

*– Daria Halprin*

***“If Sea Ranch had a voice today, if the land, trees, plants, wildlife and ocean could speak, what would you imagine they would say?”***

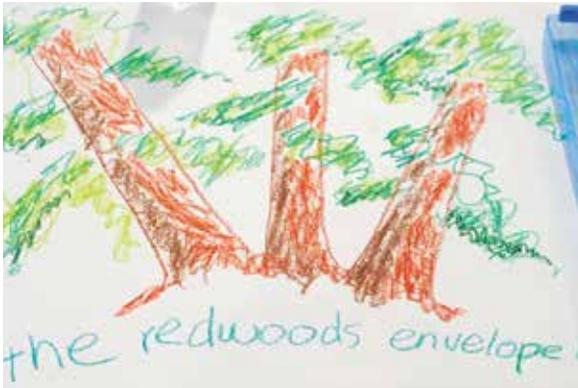
Dance, art, poetry and drawing were woven into the final activities of the Day 2. This dynamic celebration led by Daria Halprin and Jahan Khalighi was an act of honoring the origins and evolution of The Sea Ranch and Taking Part '23 – both the areas of convergence, but also recognizing areas of difference.

Participants danced, wrote poetry, and drew. A central point of reference was cultivating the heart, soul and vibrancy of TSR today.

#### **Key Themes and Discussion Points:**

- We are at an inflection point at TSR
- Celebrate means to honor
- Moving and dance can communicate across differences
- We should be a custodian not owner
- We need to care for its survival, as stewards
- Community in wild nature, sustained by its beauty
- Honor through the arts

The day ended with a poem created specifically for this event by Larry Halprin's grandson, Jahan Khalighi.





**Sea Ranch Harvest**  
A Poem by Jahan Khalighi

Standing at the generative edge  
where sediment cliff rock  
weathered by sea foam and fog fingers  
Meets the roar and rumble  
of raw ocean wave

Where the fluid force  
of tidal undulations  
Shape the density of stone  
into sculptured pose  
Place where golden grassy meadows  
Meet entangled cyprus hedgerows  
Where faultline river  
walks alongside highway 1

This place of wild edges  
where a community emerged  
From rugged idealism  
contemporary design  
And a deep love of natures wisdom

Place where open space  
was meant to predominate  
over human settlement  
A village architecture  
oriented to the whole as  
more important than  
its individual parts

Where a commons aesthetic  
was birthed from an ethic  
of ecological principle

To follow the curvature of the lands dancing body  
To listen to weather systems as guide  
And trace the contours of the earth's expressions  
as lesson  
For how to fashion  
a home  
A community

Sea Ranch is a place of wild edges  
Where the choreographer  
of northern winds  
move tree limbs  
Into eastern slant

Where abalone shells  
scatter like seeds into  
cracks of washed stone

Where the vast expanse  
of the Pacific  
is reached by river  
and we consider  
What of this land's legacy  
might we call forward  
What of these seeded values  
might we water  
What of this privilege and access  
This beauty which attracted us  
into its embrace

What of the deers, foxes, coyotes and bobcats  
What of the eagles, cormorants ravens and ospreys  
What of the frogs and crickets and all that crawls in hidden places

What of their sovereignty might we honor with the lightness of our touch

What of the original pomo stewards of this coastline  
And their living traditions that continue to persevere

What of re-conciliation and rematriation

What of the whales migration  
and the possibility of connection  
That exists right beneath our feet

What of the barn, rec-center and beach where we meet  
And the silence and spaciousness that spreads its wings

What about the forested areas and the tending of garden  
What of our relationship to water  
in a landscape of fire, wind, rock, sand and sun



*Jahan Khalighi, son of Daria Halprin, reads his poem "Sea Ranch Harvest"*

What of the past, the present, the future to come  
What of the symbols, emblems, logos and signs  
Which beckon our attention

What wise ways of knowing did we leave behind  
That are calling our collection  
What innovative strategies for resilience might come from  
reflection  
What possibilities exists in a picture we imagine

In this place of wild edges  
Where the land meets the sea  
Where we stand inside a circle  
And look towards the furthest reach

To listen for the vision which travels in the breeze  
And roots itself inside the earth through every single tree  
To live a life which celebrates the blessings we receive.





## REFLECTIONS: MENKA SETHI

**Appreciation:** I want to thank Lu Lyndon, who regrettably could not attend this weekend's activities. Taking Part 2023 would not have happened without Lu's persistence, dedication, and love for The Sea Ranch. Thank you as well to Mario and Buzz for being here with team Moore Ruble Yudell. It is truly a privilege to have the continuity of thought from Moore Ruble Yudell that spans the beginning to the present of The Sea Ranch.

**Next Steps:** What we worked on yesterday and today is the beginning of our process to move Taking Part outcomes ahead into tangible workstreams. The tasks we have in place to make sure our work continues from today, across the next ten years and beyond begin immediately. Mario, Buzz, and team MRY will be taking the ideas we've created over the past days and months, and making these available to members. From there, the Planning Committee will incorporate these ideas into its update of The Sea Ranch Comprehensive Environmental Plan (CEP). The CEP will translate the big ideas from Taking Part and more into refreshed goals and policies. Staff and Operating Committees will then turn the CEP framework into implementation plans for the Board to approve annually from here forward. These workstreams will together comprise a co-creation project among all members who would like to participate – so please continue to take part!

**Naming Big Outcomes:** We are good at saying 'no' and presenting constraints without the powerful word of 'yet'. We get caught in this pattern at times such that we do not arrive at an inspirational outcome that we can work towards. How powerful a shift it is to say "We can't do this yet," in place of "We can't do this."

To achieve the big ideas, we have to start by boldly, freely naming them. What are the big outcomes we envisioned during Taking Part? Here are some that I heard:

1. Respectful communication, connecting more as humans, hearing and feeling heard
2. Solar power and an energy independent Sea Ranch – the vision, opportunity, and innovation,
3. Housing diversity – market rate, missing middle, workforce and affordable,
4. A Sea Ranch that is more physically connected from north to south (bikes and roads) and with neighboring Gualala, and
5. A welcoming, inclusive community for all ages and family types.

**People, Place, and Kindness:** Five beautiful children ages three through thirteen – two sets of siblings and one dear friend – joined Taking Part for a few hours in the White Barn to add their voices to our mix. We showed

up as a community in which young, old, and all ages in-between contributed harmoniously and side-by-side. Two of these voices were my sons, and words here cannot express the gratefulness I feel in my heart for all who honored their young voices alongside those of their friends. I have not heard such deep focus on children, parents, and grandparents together at The Sea Ranch as I have today. The genuine joy I witnessed from members who celebrate how each age group benefits from and contributes to the others was palpable. Thank you from the bottom of my heart.

The notion of a kind Sea Ranch such as that I witnessed during Taking Part is truly enticing – one whose softness reflects the beauty and abundance of the natural wonder that engulfs us here on the coast. A community where we are respectful of each other and focused on gratitude for the privilege of living in this astonishingly beautiful place we call home. This is the vision that Taking Part 2023 has imparted in me and my family personally, that I will be carrying forward professionally in my role as Community Manager, and that I will be carrying in my heart for many years to come.

**TakingPart**  
WORKSHOP  
2023  
**The Sea Ranch**  
October 21-22, 2023

Videos of the Workshop and the Pre-Workshop  
can be seen at [www.takingpart2023.org](http://www.takingpart2023.org)







moore ruble yudell  
*architects & planners*

933 pico boulevard  
santa monica, ca 90405  
310.450.1400  
[moorerublejudell.com](http://moorerublejudell.com)