

APPENDIX

Appendix A1: Stakeholder Interviews (2004-2005)

Appendix A2: Questionnaire Results (2005)

Appendix B1: Bear Creek Stables Open House and Workshop Results Summary

Appendix B2: Preserve Plan Open House Results Summary

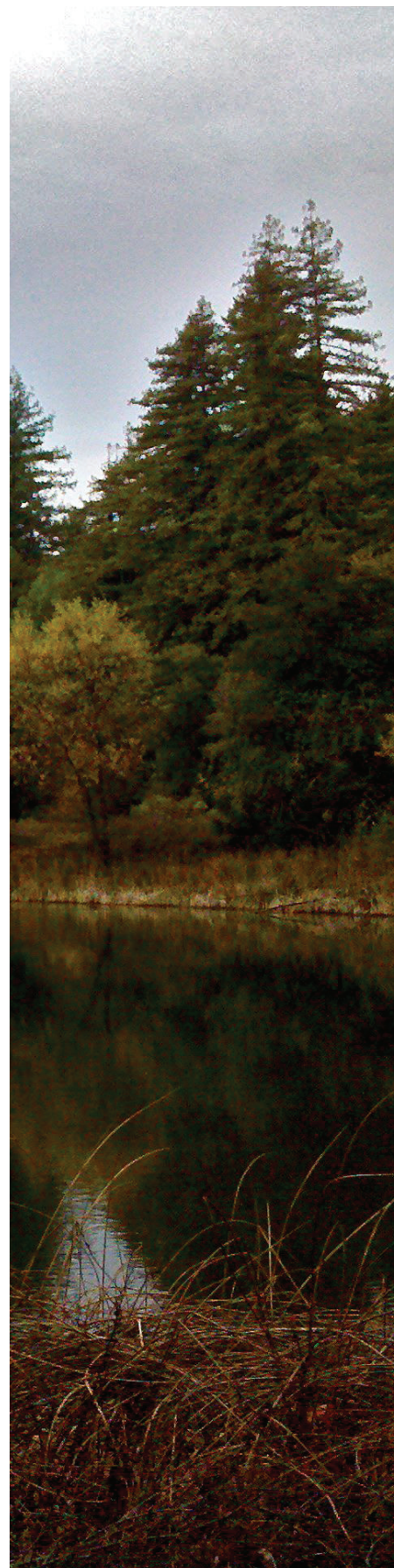
Appendix B3: Bear Creek Stables Site Plan Alternatives A, B, C

Appendix C: Planning Framework

Appendix D: Environmental Protection Guidelines

Appendix E: District Trail Construction and Maintenance Guidelines

Appendix F: Bear Creek Redwoods Traffic Study Memorandum



APPENDIX A1

Stakeholder Interviews (2004-2005)



Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Becky Lowe, Summit Riders**
Interview Date: **12/10/04**
Contact Information: **13897 Longridge Road**
Los Gatos, CA 95033
(408) 353-1922

History/Involvement

Questions:

- How familiar are you with the Preserves? Do you live in the area and if so for how long?
- Before talking to me, how familiar were you with this planning process?
- Are there other local planning projects or issues that you are involved with?

Summarized Responses:

- Former president, current treasurer, of the Summit Riders (will be on the Board next year). Summit Riders is a horsemen's association that was founded in 1967. It has about 85 families in the organization.
- Has lived in the area for over 30 years and been involved with Summit Riders for about 27 years.
- Lives in the Santa Cruz Mountains approximately 4 miles from Sierra Azul Open Space Preserve (Sierra Azul), right near the Demonstration Forest.
- Not familiar with the planning process.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?
- When do you primarily visit the Preserves?
- Is there a vista point or an area of the Preserves that you particularly enjoy?
- What is your impression of the existing trail system?

Summarized Responses:

- Uses trails in the Sierra Azul (has not been to Bear Creek Redwoods Open Space Preserve) for horseback riding.
- Rides trails along Skyline Ridge, San Antonio, and Gerhigs (*we were not able to locate this*).
- Primarily rides in the daytime during the weekdays in the spring, summer and fall. In the winter trails get too slick.
- Accesses Cochran's Trail off Wright Station Road.
- Cochran Trail is a favorite because the trail is always in good condition
- Has not used the trail access at Bear Creek Stables because parking is limited and riders generally travel in groups with 2 or more trailers.
- Concerned about sharing trails with some bike riders (99% of bicyclists are fine, but 1% of them do not share well with horses). Bike riders come down trails too fast and there is nowhere for others on the narrow trails to get out of the way.
- Many riders are concerned about using trails in the Demonstration Forest because of conflicts with the bicyclists.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Most valued parts of the preserves are the trails, scenery and wildlife.
- Least valued part is the conflicts between bicycles and horse riders. Plan should identify strategy to separate trail use by horses and bicycles (e.g. Even/odd day uses or one-way trails).
- Concerned that people are removing and destroying trail signs indicating trails that are for horses only. Also concerned about people removing and relocating ribbons that are laid out for organized rides.
- To enhance the Preserves, keep them as natural as possible. Need good signage on trails, but subtle and aesthetically respectful.
- Low hanging trees can be a problem. Trees should be trimmed to maintain 10 to 12 feet of clearance.

- Dogs are not a big issue as long as they are on leashes and owners keep them away from horses as horses will likely kick a dog barking at their legs.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- What is the best way to notify people about trail closures in the Preserves?
- Do you have any suggestions on how to best locate water troughs?

Summarized Responses:

- Needed Facilities:
 - Restrooms in the parking lots and at trail heads.
 - Large parking spots to accommodate trailers.
 - Gravel parking lots are preferred as asphalt can be slippery for horses.
 - A small number of hitching posts would be helpful for those who do not bring their horses in by trailer.
 - Picnic tables in the staging areas are a nice amenity.
- Water troughs or creek access should be located approximately every 15 miles along trails. Horses can generally go about 15 miles without water. Examples of troughs can be found at Calero County Park in San Jose. Here rocks and other camouflage are used to make troughs blend into the environment.
- A well designed trail system is found at Jack Brooks Horse Camp, located in Sam McDonald County Park in Loma Mar, which provides trails crossing creeks in the redwoods. Trails are maintained by volunteers.
- Notify trail closures with a phone call to her then she can notify members in newsletter or by phone tree. Another option is to chain off gate access with a sign explaining why trail is closed (used at Jack Brooks Horse Camp)

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Would like to participate in future planning process activities.
- Summit Riders has a newsletter sent out to members (about 85 families). Contact her with information to put in the newsletter.
- Contact her with plan updates.

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Bob Power, Bay Area Ridge Trail Council**
Interview Date: **12/21/04**
Contact Information: **1007 General Kennedy Avenue, Suite 3**
San Francisco, CA 94129-1400
Email: bob_power@ridgetrail.org
(415) 561-2595

History/Involvement

Questions:

- *How familiar are you with the Preserves? Do you live in the area and if so for how long?*
- *Before talking to me, how familiar were you with this planning process?*
- *Are there other local planning projects or issues that you are involved with?*

Summarized Responses:

- **Mainly familiar with Sierra Azul Open Space Preserve (Sierra Azul). Spends time at Lexington Reservoir.**
- **Has lived in the Bay Area for a long time, mainly East Bay. Lived in Felton for a short time. Has worked with the Bay Area Ridge Trail Council (Council) for about 5 years and is currently the South Bay Trail Director.**
- **The Bay Area Ridge Trail Council's main goal is to complete the multi-use Ridge Trail. Sierra Azul is a logical connection point for the Santa Cruz Mountains and Almaden Quicksilver County Park.**

General Use

Questions:

- *How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?*
- *Have you observed others using the Preserves? If so, how did they use the land?*
- *How do you access the Preserves? Which gate do you pass to enter the Preserves?*
- *What are your destinations within the Preserves?*
- *Do you use certain trails on a regular basis? If so, what is your normal route?*
- *When do you primarily visit the Preserves?*
- *Is there a vista point or an area of the Preserves that you particularly enjoy?*

- *What is your impression of the existing trail system?*

Summarized Responses:

- Mainly accesses the trails in relation to Council business and evaluating appropriate connections to the Ridge Trail. Sees people using the trails in Sierra Azul close to the staging areas at Lexington Reservoir and Almaden Quicksilver County Park. Does not see many people using the trails in Sierra Azul beyond the entrances.
- Primarily sees cross-country runners and mountain bikers out on the trails.
- Accesses Sierra Azul mainly at Lexington Reservoir or Woods Trail at Hicks Road.
- Sierra Azul is a rugged preserve and trails tend to be wet and slippery in the winter time. The property has a trail system that is not up to current trail design standards, but maintains the 'wild' feel of the Preserve.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- The Council sees Sierra Azul as the most likely internal connection from Mt. Diablo to the Santa Cruz Mountains and then down to Gilroy. This is a very important connection for the Ridge Trail.
- The biggest challenge in this Preserve is the remote and rugged areas along the southeastern part of the Preserve. The District needs to address conflicts related to the users of the Summit Road trails and surrounding land owners.
- The Midpeninsula Regional Open Space District (District) should coordinate with surrounding private land owners to improve these relationships.
- Trails can be designed to mitigate conflicts between different users. Annadel State Park in Santa Rosa is a good example of a trail design that accommodates hikers, bikers and horseback riders. They utilized rocks and trees to create a more interesting trail that slows down the mountain bikers. Trails in Sierra Azul should be evaluated segment by segment to determine the best use and design.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- What is the best way to notify people about trail closures in the Preserves?
- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mount Umunhum should be used?

Summarized Responses:

- More staging areas would be nice since there is currently limited access. Some of the existing staging areas could be enhanced to accommodate more vehicles accessing the Kennedy Trail and the areas surrounding Lexington Reservoir.
- Notifying trail closures could be done by posting information on Santa Clara County's website and the District's website and notifying San Martin Horseman's Association, Almaden Quicksilver County Park and the Responsible Organized Mountain Pedalers (ROMP).
- Has been to the Mt. Umunhum site. Thinks it is a phenomenal site with an amazing view point. Whatever the District decides to do with the site it should be a low-impact use.

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Would like to be involved in the master planning process. The Council has a quarterly newsletter that could announce upcoming public meetings (he does not think it is the best place to advertise, but we can send information to them).
- Suggested contacting Tamara Clark Shear at Santa Clara County Park and Recreation Department for suggestions of homeowner groups to contact (she worked on the use plan for Lexington Reservoir). (Contact information added to mailing list)

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Kitty Monahan, Almaden Valley Community Association (AVCA)**
Interview Date: **12/10/04**
Contact Information: **P.O. Box 124
New Almaden, CA 95042
(408) 268-6541
naqcpakit@aol.com**

History/Involvement

Questions:

- How familiar are you with the Preserves? Do you live in the area and if so for how long?
- Before talking to me, how familiar were you with this planning process?
- Are there other local planning projects or issues that you are involved with?

Summarized Responses:

- Familiar with both Bear Creek Redwoods Open Space Preserve (Bear Creek) and Sierra Azul Open Space Preserve (Sierra Azul). Has lived south east of Sierra Azul, below Almaden Quicksilver County Park for 33 years.
- Currently on the Board of Directors for the Almaden Valley Community Association (AVCA). AVCA is an organization that informs and reflects the interests of the homeowners, renters, merchants and businesses of Almaden Valley.
- Not familiar with this current planning process.
- Works with Santa Clara County Parks and is on the Santa Clara County Open Space Authority's Citizens Advisory Committee.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?

- *When do you primarily visit the Preserves?*
- *Is there a vista point or an area of the Preserves that you particularly enjoy?*
- *What is your impression of the existing trail system?*

Summarized Responses:

- Uses the Preserves for walking and riding horses, specifically up Woods Road. Mainly uses trails for walking.
- Has visited Mt. Umunhum with Craig Britton from Midpeninsula Regional Open Space District (District).
- Uses Almaden Quicksilver County Park mainly for horse riding and Sierra Azul for hiking.
- Does not come across a lot of people in the Preserves.
- See a lot of mountain bikers that come in from Kennedy Road; she sees less bikers in the lower part of Sierra Azul. The bike community is primarily in the 20-40 age range and they come to Sierra Azul from all over the County.
- There are often conflicts between mountain bikers and horse riders. The bikers should be told to make noise before they approach a horse.
- Accesses trails from Lexington Reservoir, Kennedy Road and Woods Road.
- Uses trails mostly in the spring and summer, not in the fall.
- Particularly enjoys the beautiful area on Woods Road looking over the canyon (with the overhanging PG&E wires).
- Condition of the trails is good. Would like to see more trails open to the public. Santa Clara County Parks has opened a lot of new trails.
- There was only one road/trail in Almaden Quicksilver County Park when it opened and now trails are everywhere.
- District should maintain the habitat for the wildlife and also add trails for public enjoyment.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Value most the scenery, wild flowers, and wildlife in the Preserves.

- Like least the limited public access. Also, noted concern for past challenges between the District and the Sisters of Presentation.
- To enhance the Preserves, the District should organize volunteer groups like programs implemented by Santa Clara County Parks Department. Volunteer groups could remove the invasive non-native plants such as the scotch broom, coyote brush and thistle. Would also like to see more walnut tree planted. Resource management is very important.
- Would like to see more physical connection between properties owned by the District and Santa Clara County Open Space Authority.
- Should open up more trails because this will make the public happy about the money that was spent for the land purchases.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- Do you have any suggestions on how to best locate water troughs?
- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mount Umunhum should be used?
- Are you familiar with the former Alma College site? Do you have any thoughts on how this site can be used?

Summarized Responses:

- Staging areas could be located at Castle Rock State Park and near Saratoga (*suggestions are not in Bear Creek or Sierra Azul*).
- Need more water troughs. There is a natural spring along Woods Road that horses currently use. Could use a water trough at the entrance to Kennedy Road. Bald Mountain has spring water available under the trail.
- Familiar with Mt. Umunhum and has visited the site:
 - With regard to suggestions for the site, used to have lots of ideas, but now understands that any change will be expensive for the clean-up and there are problems with the neighboring property owners.
 - The monolith building should be maintained. It is a community reference and a way-finding reference. Remembers when the monolith used to be decorated with Christmas trees during the holidays, and had a big star during the hostage crisis.
 - Tried to get volunteer groups to clean up the site, such as the boy scouts, schools and prisoner work crews. One reason the groups did not want to go was because of the length of time it takes to get to the site.
- Alma College is a beautiful site, but has no specific suggestions for how to use it.
- Feels it could be challenging to coordinate property owners and the bicycle community during the planning process.

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Yes, would like to participate in the Master Plan process.
- Contact her with any project information and she will forward information to appropriate groups.
- AVCA has a community website that can post project information.

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Mike Kutilek, San Jose State University**
Interview Date: **1/21/05**
Contact Information: **San Jose State University**
Department of Biological Sciences
San Jose, CA 95192-0100
(408) 924-4895
mkutilek@sjsu.edu

History/Involvement

Questions:

- How familiar are you with the Preserves? Do you live in the area and if so for how long?
- Before talking to me, how familiar were you with this planning process?
- Are there other local planning projects or issues that you are involved with?

Summarized Responses:

- Familiar with Bear Creek Redwoods Open Space Preserve (Bear Creek) but not Sierra Azul Open Space Preserve (Sierra Azul). Does not live in the area.
- Completed a biodiversity study with San Jose State University students for Midpeninsula Regional Open Space District (District) at Bear Creek two years ago.
- Currently involved in a biodiversity study at the Arastradero Preserve in the Palo Alto foothills.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?
- When do you primarily visit the Preserves?
- Is there a vista point or an area of the Preserves that you particularly enjoy?

- *What is your impression of the existing trail system?*

Summarized Responses:

- Primarily was hiking around Bear Creek while working on the biodiversity study. Found some interesting species while there. The group identified the Pacific giant salamander and a Trow-bridge shrew in a live trap. They also identified some unusual insects that are documented in the study report.
- Observed other people using Bear Creek; usually hiking, bird watching, picnics, or bike riding. Found evidence of people accessing closed areas (garbage and marks on trees).
- Accesses Bear Creek via Bear Creek Road. Their group received special permission to access areas closed for public use.
- The biodiversity study was completed during spring 2003.
- Particularly enjoyed the small creeks and the logging roads up at the top of Bear Creek.
- The existing trail system mainly consists of old logging roads. Noted that there are lots of downed trees.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Values the preservation of the land, the peaceful environment and the wildlife (the biological quality).
- Does not see any great problems, but is aware of some conflicts with bikes.
- Feels that the District can enhance the Preserves by continuing to buy land and connect the properties to make a continuous habitat corridor.
- Would like the District to consider an educational component such as hikes led by naturalists for the public.

Interest Specific Questions

Questions:

- *Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?*
- *What is the best way to notify people about trail closures in the Preserves?*

- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mount Umunhum should be used?
- Are you familiar with the former Alma College site? Do you have any thoughts on how this site can be used?

Summarized Responses:

- Feels that Bear Creek is pretty small and the need for additional staging areas depends on who is using the area.
- Feels the best way to notify people of closures are through signage and the District's website.
- Was up at Mt. Umunhum when the Air Force was thinking of giving it to San Jose State University; the University decided not to take the land. Feels that Mt. Umunhum is a very steep site and does not think access to the site would be a good trail. Felt a trail leading up there would be not for the faint-hearted.
- Is familiar with the former Alma College site. Noted that there are a lot of bats in the area and that some are endangered. Also noted that old dilapidated buildings are good for bat habitat.

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Would like to participate in the Master Plan process.
- Also would like to be informed of upcoming meetings.
- Send him a copy of the plan when it is available.

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Neil Wiley, Mountain Network News**
Interview Date: **1/18/05 - 3:00pm**
Contact Information: **23625 Skyview Terrace**
Los Gatos, CA 95033
408-535-1901
news@mnn.net

History/Involvement

Questions:

- *How familiar are you with the Preserves? Do you live in the area and if so for how long?*
- *Before talking to me, how familiar were you with this planning process?*
- *Are there other local planning projects or issues that you are involved with?*

Summarized Responses:

- Familiar with both Bear Creek Redwoods Open Space Preserve (Bear Creek) and Sierra Azul Open Space Preserve (Sierra Azul). Has hiked in both Bear Creek and Sierra Azul a few times. Has lived in the area for 40 years.
- Has worked for Mountain Network News (MNN) for 18 years. MNN is monthly community magazine for the area making up postal code 95033. The January 2005 issue is a 48 page magazine with a featured hike at Fremont Older Open Space Preserve near Saratoga. They produce a hard copy and have a website. They send it to 4,000 households monthly. They can send info with the calendar, and a press release (1 month advance notice - due the 10th of the month).
- Familiar with the project. Received a news release about upcoming planning activities from the Midpeninsula Regional Open Space District (District).
- Other planning projects he is interested in include hiking and biking resources and equestrians.
- Worked with Santa Clara County Parks when they did a master plan a few years ago.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?
- When do you primarily visit the Preserves?
- Is there a vista point or an area of the Preserves that you particularly enjoy?
- What is your impression of the existing trail system?

Summarized Responses:

- Uses the Preserves primarily for hiking.
- At Bear Creek, has seen a few people hiking and some horses. At Sierra Azul, it feels very wild and remote. Concerned that safety could be an issue for those using the trails alone.
- Accesses the Preserves at Lexington Reservoir and St. Joseph's Hill. Likes hiking on Woods trail and Limekiln trail.
- No specific destination, just usually walks until tired, or comes to signs indicating a good stopping point. Participated in the hike for the Bay Area Ridge Trail opening.
- Thinks that Sierra Azul trails have some problems, mainly related to the lack of access. There should be an access point on Summit Road. The District should have an agreement with San Jose Water Company for access at Rattlesnake gulch. He also thinks there should be more access to Bear Creek at the Presentation College Gate.

Issues/Interests

Questions:

- What do you value most about the Preserves?
- What do you like least about the Preserves?
- What do you think can be done to enhance the Preserves and your enjoyment of the land?
- Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?
- Are there any special uses that you would like the District to consider for this area?
- What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?
- If you could rank these issues, what would be your top 2 or 3 most important?

Summarized Responses:

- Values the solitude, quiet, and wildlife at Sierra Azul. Likes that feeling of being away from civilization. Bear Creek has an interesting history that the District should share in a pamphlet.

- Does not like that the Bear Creek permit process is difficult which results in decreased accessibility. There is little signage on the trails and only an inadequate and crude map is available.
- More trails would be good to open up the Preserves. District will need to provide regular maintenance of the trails. Encourages carefully though out development of the trails. Minimal picnic tables are nice to have available as well as a few benches at view sites.
- Another concern to consider for the multiuse trail is how to balance bikes, hikers, and horses. Must address how to get people to follow the rules. Bikes cause erosion and raise safety issues. There is a continuing battle. Bikers have a right to use the Preserves too, but there needs to be more education and involvement so that everyone can have a good outdoor experience.
- The District needs to find an acceptable balance between uses (horses, hikers, bikes, etal).
- Feels that the first objective of the District is preservation. The plan should include recreation and education. More education is needed through docent lead hikes, interpretive signs, more signage, and an interpretive center.
- One complaint at Bear Creek is the lack of communication with neighbors. The District could meet with neighborhood groups and/or involve local schools for special hikes.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- What is the best way to notify people about trail closures in the Preserves?
- (For Kennedy Road Neighbors)What are your thoughts about the Preserve users that presently park along Kennedy Road? Any feelings about the addition of a small parking lot at this location?
- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mount Umunhum should be used?
- Are you familiar with the former Alma College site? Do you have any thoughts on how this site can be used?
- (Users/Residents of Loma Prieta Area) Do you have any ideas for ways to improve circulation and avoid trespassing and visitor confusion at the 'Five Way Intersection' off Loma Prieta Road?

Summarized Responses:

- Bear Creek is more like two parks; the flat area and the upper rougher terrain. Additional parking at Bear Creek could be located near Preservation College (at Summit Road and Bear Creek Road) where the old Christmas tree lot used to be. It is flat which is good for horse trailers. The Sierra Azul facility at Mt. Umunhum Road is a great example. Keep parking areas small. Lexington County Park has enough parking.
- The best way to inform people about trail closures is to post to the website or put an ad in the newspaper. Also, post information on the District website. Consider posting the "conditions of the day," with information on wildflowers, open trails, and special hikes.

- The District could coordinate with Ms. Freddie Howle with the Wild Bird Center in Los Gatos to identify birds in the preserves.
- Parking along Kennedy Road is inconvenient for those with horse trailers.
- Would like to see Mt. Umunhum opened for public access, but site needs major clean-up. There are beautiful views and it would be great to access Mt. Umunhum. Leave the monolith on site. It would take a lot of money to clean it up; thinks the Air Force should be responsible for the clean up.
- Familiar with the former Alma College site. Utilize some of the buildings for a mountain history center and visitor's center. His wife is with a mountain history group and they would participate in an educational program.
- Instead of using the entrance off Loma Prieta Road, consider using Rattlesnake Gulch, which may provide good access.

Communication

Questions:

- *Would you like to participate in the Master Plan process?*
- *Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?*
- *Would you like to review a copy of the plan when it is available?*
- *Are there other community members you suggest we contact?*

Summarized Responses:

- Wants to participate in the Master Plan process.
- Wants to be informed about upcoming public meetings. MNN will announce them in the newsletter.
- Suggest contacting Rebecca Moore. She is an avid hiker and volunteer. She has a mailing list that covers all the parcels in the 95033 postal code.

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Paul Nam, Responsible Organized Mountain Pedalers (ROMP)**

Interview Date: **12/28/04**

Contact Information: **P.O. Box 1723
Campbell, CA 95009 - 1723
(408) 446-3745**

Email: vocinam@yahoo.com
president@romp.org

ROMP List Serve:
lists.live.com/mailman/listinfo/romp
list moderator: romp@listslive.com

History/Involvement

Questions:

- How familiar are you with the Preserves? Do you live in the area and if so for how long?
- Before talking to me, how familiar were you with this planning process?
- Are there other local planning projects or issues that you are involved with?

Summarized Responses:

- Mainly familiar with Sierra Azul Open Space Preserve (Sierra Azul). Has lived in Cupertino since 1983. Also lived in the area in 1974.
- Not familiar with this exact planning process, but knew by word of mouth that it was starting.
- Involved with several local planning projects: La Honda Creek, Almaden Quicksilver County Park Master Plan, Yuba Canyon, Castle Rock State Park, regional trail connections, and Skyline Master Plan.
- ROMP's mission is to lead participation of mountain cyclists in the trail community by working with local cycling industry leaders, government agencies, and other trail user groups. ROMP currently has about 400 members.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?
- When do you primarily visit the Preserves?
- Is there a vista point or an area of the Preserves that you particularly enjoy?
- What is your impression of the existing trail system?

Summarized Responses:

- Mainly uses trails in Sierra Azul for biking, but has done some hiking at Kennedy-Limekiln area, Priest Rock, Bald Mountain and Woods Trail.
- Sees more bikers than any other users on the trails. Occasionally sees runners and hikers.
- Mentioned the sport of 'geo-cashing.' A park user will find a unique site in the Preserve and mark the site with global positioning equipment. They will then send the location on the internet for others to find like a treasure hunt.
- Typically accesses Sierra Azul by riding in from Los Gatos, at Lexington County Reservoir or from Kennedy Road. There is very limited parking at the bottom of the Kennedy Trail. Has used Hicks Road, but it is not a convenient access point. Many bike riders will convene at the Los Gatos High School parking lot and ride in from there.
- Uses trails mainly in the spring on the weekdays. Uses trails occasionally on weekend mornings during the summer. Some bikers ride all year long.
- Destinations include the top of Kennedy Road and Bald Mountain. Likes the view from Priest Rock, but the trails are steep.

Issues/Interests

Questions:

- What do you value most about the Preserves?
- What do you like least about the Preserves?
- What do you think can be done to enhance the Preserves and your enjoyment of the land?
- Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?
- Are there any special uses that you would like the District to consider for this area?
- What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?
- If you could rank these issues, what would be your top 2 or 3 most important?

Summarized Responses:

- Values that the Preserves exist for public use, free access to the Preserves, the scenery, the trails available and the open space areas preserving the wildlife resources.

- Would like to see trail improvements to give people a better experience. Would like to see trails that offer a technical challenge and are in harmony with the land.
- Would like to see more signage on the trails to discourage people from making their own trails and encourage people to stay away from sensitive areas.
- Trails at Priest Rock are too steep for recreational use.
- Bikes tend to go too fast in Sierra Azul because trails are straight and wide. Bikers can also see a long distance ahead.
- Trail suggestions:
 - Many bikers use properties located to the south, Rattlesnake Road or Demonstration Forest. Rattlesnake Road has been closed, but many still use it. Demonstration Forest could provide a connection between Santa Clara and Santa Cruz Counties.
 - Trails near Almaden Quicksilver County Park or Rancho Guadalupe would provide easy access for people coming from town.
 - Have a trail from Kennedy trail side going up to Priest Rock. Would be good to have an improved and designated trail going up to Priest Rock.
 - Open up existing trails that have been closed such as Moodys or Soda Springs. Moodys trail ended in Lexington County Park.
 - Cathedral Oaks area would be a good connection to Sierra Azul.
 - Would like to see trail development to move away from the fire roads that are not designed for recreational access. Would prefer to see single-track trails (maximum 4 feet wide) that follow the contour of the mountain with an average grade of 9%. Grade can be up to 30%, but only for short distances.
 - Use narrow trails through chaparral vegetation that is maintained to keep good sight lines especially around corners. This design creates a more interesting trail that does not encourage speed. ROMP is working with Henry Coe State Park in Morgan Hill to build trails with these specifications.
 - Access to Mt. Thayer and/or Mt. Umunhum could provide amazing views.
- Has seen conflicts between bike riders and equestrians. Usually a conflict in the attitudes and behaviors of the trail users. District should implement trail designs to encourage dispersed use on the trails and encourage cyclists to go slower.
- Address fire management of the Preserves in the plan. The goal should be to keep the fuel loads down.
- Identify zones where there will be no buildings or development. Also, identify valuable natural areas that will be reserved for habitat preservation and keep users away from those resources.
- Identify in the plan how to conserve and manage cultural resources on the property.

Interest Specific Questions

Questions:

- *Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?*
- *What is the best way to notify people about trail closures in the Preserves?*

- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mount Umunhum should be used?

Summarized Responses:

- Keep staging areas to a minimum as they encourage more users. Balance any trail head facilities with the needs of the community.
- Where there is a gate, people will enter the property. Use maps to indicate what resources are available on trails and leave sensitive areas off the map.
- Closure notification depends on the type of closure. If it is permanent, first confirm that it is a legal closure and then contact user groups before putting up signs. If it is temporary, put up signs with an explanation of why the trail is closed and the legal ramifications of being caught on the trail. Follow through with the enforcement.
- Has friends that have been to the Mt. Umunhum site and they say the site is a mess. It would be nice to open it up to the public, but is concerned about the amount of money the clean-up would require. Suggested setting up a foundation responsible for the clean-up.

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Wants to be involved in the Master Plan process.
- Would like to hear about upcoming public meetings and would pass announcements on the ROMP list serve (about 400 members).
- Suggested looking at the ROMP list serve. (PAM signed up for the announcements and will forward appropriate information to the team)
- Other suggested contacts:
 - Jim Preston – grew up in the Almaden Quicksilver County Park area. He hikes and rides horses and bikes in the area.
 - Guy Anthony – has lived in the area his whole life. He has been up to Mt. Umunhum. He hunts, goes four-wheeling and mountain bikes.

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Paul Vicha, Castle Loma / Loma Chiquita Road
Maintenance District**

Interview Date: **1/4/05**

Contact Information: Cell: (408) 529-6563 (prefers calls to cell)
Work: (408) 321-4428, Home: (408) 997-6488
30655 Loma Chiquita Road
Los Gatos, CA 95033
email: cllcrmd@earthlink.net
Web site: www.clvfa.org

History/Involvement

Questions:

- How familiar are you with the Preserves? Do you live in the area and if so for how long?
- Before talking to me, how familiar were you with this planning process?
- Are there other local planning projects or issues that you are involved with?

Summarized Responses:

- Mainly familiar with Sierra Azul Open Space Preserve (Sierra Azul). Has lived in the area for 12 years.
- Was not familiar with the planning process.
- Represents approximately 150 rural residential properties. Two-thirds of the properties are surrounded by open space. The neighborhood was established in the 1920's. In Loma Chiquita there are 80 parcels and 50 of the parcels have people living on them full time, they are mostly families. The Road Maintenance District and the Casa Loma Volunteer Fire Association are the active community groups for this area.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?

- *How do you access the Preserves? Which gate do you pass to enter the Preserves?*
- *What are your destinations within the Preserves?*
- *Do you use certain trails on a regular basis? If so, what is your normal route?*
- *When do you primarily visit the Preserves?*
- *Is there a vista point or an area of the Preserves that you particularly enjoy?*
- *What is your impression of the existing trail system?*

Summarized Responses:

- Residents mainly use roads in Sierra Azul for access to their homes. Personally, does some hiking and a little mountain biking and horse riding.
- Main access point is the easement road through Sierra Azul. Bordering properties do not have fences which leaves easy access to private properties.
- Most residents use Sierra Azul to get to work.
- There are many vistas in Sierra Azul with nice views of Monterey Bay.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Residents value the buffer zone that Sierra Azul provides between their small community and the developed areas. Most residents moved to the area because they like open space.
- Residents are worried that Midpeninsula Regional Open Space District (District) is trying to take over their property. They are concerned about the idea of opening trails leading to the ocean because the District would need to get access through their private property. Residents would likely oppose additional trails.
- The Road Maintenance District would like the District to share in the cost of maintaining the roadway. The group has spent over \$10,000 with no cost sharing by the District. They routinely pay to pull cars out of the snow in the Preserve on snowy days.
- Generally the neighbors would like to limit public access because there is a lot of dumping in Sierra Azul, for example, damaged cars on the side of the road.
- In regards to gates, residents are concerned about their safety when they have to get out of their cars to open gates. This is an issue during evening and night hours and especially since mountain lions have been spotted in the area.
- Management plan should address security issues and map out a strategy to effectively control access.

- Would like to see a better working relationship between the District and residents. Because of location, residents do not have any voting power to decide on District Board members. They would like to see a partnership in maintaining the roads and gates.
 - Mentioned programs that Pat Congdon from Santa Clara County Open Space Authority is working on with local groups as a good example.
- He stressed that the community would be open to most any planning suggestions and decisions as long as residents are included in the discussions in the beginning and can contribute their ideas during the process. The results will be more beneficial for everyone.

Interest Specific Questions

Questions:

- *Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?*
- *What is the best way to notify people about trail closures in the Preserves?*
- *Do you have any ideas for ways to improve circulation and avoid trespassing and visitor confusion at the "Five Way Intersection" off Loma Prieta Road?*

Summarized Responses:

- Residents would likely oppose any additional staging areas.
- Notify any closures by email and signage.
- For the Five Way Intersection, suggested installing an automated gate. The District and residents could have control. Residents could purchase remote controls which would take care of some safety concerns.

Communication

Questions:

- *Would you like to participate in the Master Plan process?*
- *Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?*
- *Would you like to review a copy of the plan when it is available?*
- *Are there other community members you suggest we contact?*

Summarized Responses:

- Wants to be involved in the Master Plan process.
- Would like to hear about upcoming public meetings and would pass announcements on to the other residents.
- Suggested contacting Walt Eastwood, Fire Chief – Casa Loma Volunteer Fire Association. (Contact information added to mailing list)

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Rebecca Moore, Founder and President,
The Mountain Resource Group**

Interview Date: **1/24/05**

Contact Information: **16767 Old Ranch Road
Los Gatos, CA 95033
Phone: (408) 353-3853
E-mail: rebecca@mountainresource.org**

History/Involvement

Questions:

- *How familiar are you with the Preserves? Do you live in the area and if so for how long?*
- *Before talking to me, how familiar were you with this planning process?*
- *Are there other local planning projects or issues that you are involved with?*

Summarized Responses:

- Familiar with both Bear Creek Redwoods Open Space Preserve (Bear Creek) and Sierra Azul Open Space Preserve (Sierra Azul). Has lived in the Bay Area for over 20 years and in Los Gatos for the last 10 years.
- Received information from the Midpeninsula Regional Open Space District (District) about this planning process and volunteered to be on the District's Citizen Advisory Committee.
- Is the founder of a not-for-profit organization called the Mountain Resource Group that supports natural resources and community resources. Received data from Santa Clara County and Santa Cruz County in order to build a complete map of the area covering the 95033 postal code. Would like to build a GIS based map with layers showing emergency services, recreational locations and other community resources.

General Use

Questions:

- *How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?*
- *Have you observed others using the Preserves? If so, how did they use the land?*

- *How do you access the Preserves? Which gate do you pass to enter the Preserves?*
- *What are your destinations within the Preserves?*
- *Do you use certain trails on a regular basis? If so, what is your normal route?*
- *When do you primarily visit the Preserves?*
- *Is there a vista point or an area of the Preserves that you particularly enjoy?*
- *What is your impression of the existing trail system?*

Summarized Responses:

- Primarily uses the trails for hiking, running and walking dogs. Also enjoys going to the Preserves for the environment and natural history; likes to identify plants and wildlife resources and view astronomical events.
- Has seen others using the Preserves primarily for running, hiking and biking. Noted that the equestrian community actively uses the Preserves also. She has seen a lot of people on the trails at St. Joseph's Hill Open Space Preserve (St. Joseph's Hill); has seen a few people use the 5-mile loop on Priest Rock Trail and Limekiln Trail.
- Accesses St. Joseph's Hill on East Main Street off Highway 17. Accesses trails in the Kennedy-Limekiln Area at Lexington Reservoir or off Kennedy Road. Uses Hick Road to access Bald Mountain. Accesses Bear Creek at the parking lot on Bear Creek Road.
- Uses different trails depending upon the amount of time available. The top of St. Joseph's Hill provides a nice short hike. Uses the Priest Rock Trail/Limekiln Trail loop when more time is available.
- The top of Bald Mountain provides an amazing view. At Bear Creek the old vineyard area is a good vista point. Also at Bear Creek there is a summit view point where Monterey Bay is visible.
- Uses trails in Sierra Azul almost all year long avoiding the hot summer days. Accesses Bear Creek in the summer since the redwoods provide a significantly cooler environment than the open chaparral area at Sierra Azul.
- Feels the trail system at Sierra Azul is good, but could be improved by opening access to Mt. Umunhum.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Values that the Preserves are very close in proximity to her home. Likes the views from summit points. Has a great appreciation for the history of Bear Creek and would like to preserve the area. Feels that the ecosystems in Bear Creek and Sierra Azul can be preserved by having the areas designated as open space.
- Wishes access to Bear Creek was easier and that permits were not required.
- Would like to see access to Bear Creek off Summit Road near Loma Prieta Way so residents could easily walk to the Preserve. Is interested in a loop trail that would follow along the ridgelines and Summit Road.
- In Sierra Azul, would like to see an agreement between the District and San Jose Water Company to allow access to Lake Elsmar. Would eventually like to see controlled recreational use allowed at Lake Elsmar such as non-motorized boats and picnicking. Feels the lake could be opened for swimming since the water is treated before distribution to customers.
- Would like to see more trails in the Preserves opened to people with dogs (with guidelines for on or off-leash). Some designated areas for off-leash dogs would be nice. Understands that dogs can disturb wildlife in the area, but dogs can provide a safety element for those using remote trail, especially women.
- Should implement a docent program to enhance the experience of those visiting the Preserves. Many Summit Road neighbors know the history and are qualified to lead hikes in the area.
- Limit mountain bike access to single track trails.
- Consider extending the boundaries of Bear Creek to provide a trail connecting to the Loch Lomond Recreational Area in Felton. Thinks private landowners might be open to a conservation easement with the District providing trail access.
- Stressed the importance of coordination between the District and surrounding neighbors. Residents want to see a sincere effort on the District's part to listen and incorporate comments in this plan.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mt. Umunhum should be used?
- Are you familiar with the former Alma College site? Do you have any thoughts on how this site can be used?

Summarized Responses:

- Should use the old Christmas tree farm as a new staging area for Bear Creek. The District can sell the Christmas trees as a fundraiser to pay for construction of the staging area.

- Would like to see a regional office for the District located in the Rancho San Antonio area. This would give the District a greater presence in the southern part of the District's region.
- Mt. Umunhum is one of four peaks in the Bay Area considered holy to the Ohlone tribes (others are Mt. Diablo, Mt. Hamilton and Mt. Tamalpais). Would like to see the site opened to the public; she thinks that the local community can help lobby Congress to pay for the clean-up.
- Considers the Alma College site the gateway to the Santa Cruz Mountains. Would like to see the site restored and used as a visitor's center that would inform visitors of the history of the area.

Communication

Questions:

- *Would you like to participate in the Master Plan process?*
- *Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?*
- *Would you like to review a copy of the plan when it is available?*
- *Are there other community members you suggest we contact?*

Summarized Responses:

- Wants to see an electronic tool available for public comments during the planning process. Envisions an interactive tool that would allow members of the public to easily view and comment on specific parts of the plan at their convenience.
- Suggested holding at least one workshop in the Summit Road area. She can facilitate reserving a community room for a meeting.
- Suggested that the District consider designating a community representative to be an ombudsperson for each Preserve. This person could be a direct link between the District and the community they represent.
- Wants to be involved in the planning process.
- Has a complete list of all residents in the 95033 postal code and will share the information to notify local residents of planning meetings.
- Suggested contacts:
 - Claudia Goodman, President, Santa Cruz County Horseman's Association
 - Tom Harris (avid hiker and mountain biker)
 - William Wolf (historian)

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Sister Patricia Marie Mulpeters, Sisters of Presentation**

Interview Date: **12/17/04**

Contact Information: **19480 Bear Creek Road**
Los Gatos, CA 95033
(408) 354-6486
main center line (408) 354-2346

History/Involvement

Questions:

- *How familiar are you with the Preserves? Do you live in the area and if so for how long?*
- *Before talking to me, how familiar were you with this planning process?*
- *Are there other local planning projects or issues that you are involved with?*

Summarized Responses:

- Mainly familiar with Bear Creek Redwoods Open Space Preserve (Bear Creek).
- Has been working in administration for the Sisters of Presentation for 5 years and has lived in the area for a while.
- The Sisters of Presentation are a Catholic congregation that moved to their location in Bear Creek in 1956 (54 years ago). The Presentation Center (Center) is an interfaith retreat and conference center that offers a variety of retreats of one day, a few days or longer.
- The Sisters of Presentation are currently building a new strawbale structure that is an environmentally friendly building, with a living roof. Everything will be environmentally sustainable in the new structure.
- Not familiar with this planning process, but has done a lot of work with the Midpeninsula Regional Open Space District (District) including various agreements like the easement for the parking lot that was a 3-year discussion. Mike Williams is their main District contact.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?
- When do you primarily visit the Preserves?
- Is there a vista point or an area of the Preserves that you particularly enjoy?
- What is your impression of the existing trail system?

Summarized Responses:

- Works within Bear Creek, but generally does not use the trails. Not sure about the condition or level of use of the trails.
- Working with the District on a trail through the property to connect open space properties.
- Has observed few people on the trails at Bear Creek as the access is limited. There should be a connecting link to access the property above the Center that the District bought.

Issues/Interests

Questions:

- What do you value most about the Preserves?
- What do you like least about the Preserves?
- What do you think can be done to enhance the Preserves and your enjoyment of the land?
- Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?
- Are there any special uses that you would like the District to consider for this area?
- What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?
- If you could rank these issues, what would be your top 2 or 3 most important?

Summarized Responses:

- Values most that the District supports the environmental feeling of the Center. There is a respect and reverence for the earth.
- Likes least the slowness of making the Preserves available to the public. There is a gorgeous area in Bear Creek but there are only small trails available now. The Sisters of Presentation sold the property to the District because the District has the staff and resources to make it available to the public.
- Main concern is that the District should move faster to make the property available for public use.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- Are you familiar with the former Alma College site? Do you have any thoughts on how this site can be used?

Summarized Responses:

- The road to the Center is narrow and winding and there is only one main entrance that holds about 60 cars. Possible locations for staging parking areas include: Bear Creek Road and Summit Road and the entrance to Alma College closer to Highway 17. These provide potential access to Bear Creek.
- For improving the Alma College site, suggests more restrooms and building an education center where people can gather for a course. Any use of the property needs to follow the District guidelines. There should also be nice trails and a rest area.

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Would like to be involved in the Master Plan process.
- Public meetings have been held on Saturdays at the Center.
- The Sisters of Presentation have a website: www.prescenter.org.

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Steve Rodrigues, Wings of Rogallo**
Interview Date: **1/24/05**
Contact Information: **386 Alvarado St.**
Brisbane, CA 94005
(415) 467-2226
srskypuppy@earthlink.com

History/Involvement

Questions:

- *How familiar are you with the Preserves? Do you live in the area and if so for how long?*
- *Before talking to me, how familiar were you with this planning process?*
- *Are there other local planning projects or issues that you are involved with?*

Summarized Responses:

- Mainly familiar with Sierra Azul Open Space Preserve (Sierra Azul). Used to hang glide there using a launch off of Soda Springs Road, but the landing zones are no longer permitted.
- Was the past president of Wings of Rogallo, a 500 member club that publishes a monthly newsletter and holds monthly meetings. Grew up in the Bay Area and currently lives in Brisbane.
- Has also been involved in projects with a committee reviewing potential launching spots in Milpitas, Mission Ridge, Mt. Diablo and Windy Hill. Also involved in efforts to open a launch site at Coyote Lake County Park in Gilroy.

General Use

Questions:

- *How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?*
- *Have you observed others using the Preserves? If so, how did they use the land?*
- *How do you access the Preserves? Which gate do you pass to enter the Preserves?*
- *What are your destinations within the Preserves?*
- *Do you use certain trails on a regular basis? If so, what is your normal route?*

- *When do you primarily visit the Preserves?*
- *Is there a vista point or an area of the Preserves that you particularly enjoy?*
- *What is your impression of the existing trail system?*

Summarized Responses:

- Used launch site in Sierra Azul for hang gliding while it was available, but also does some hiking and biking.
- Does not generally see many others since the launch sites are at high elevations. People are usually very interested in the hang gliders. Since safety and liability are a general concern of landowners, the hang gliders sign a comprehensive waiver to launch on site. Hang gliders do need vehicle access to a launch site.
- At the launch site at Mission Ridge in Fremont, besides those managing the cattle grazing on-site, members of Wings of Rogallo are the only others that are allowed to bring vehicles on to the property. This access comes with a strict outline of limitations that is followed by their group.
- Would like to see the Midpeninsula Regional Open Space District (District) regulate use for preservation.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Values nature, natural beauty and habitat most. Especially values the wildlife, such as hawks and eagles that fly with the hang gliders.
- Least likes the limited access.
- Feels that enjoyment of Sierra Azul would be enhanced by allowing access for hang gliders.
- Some areas are really secluded and would like to see the District keep some 'wilderness' areas, while also allowing public access to some points; need to find a balance between nature and recreation.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mt. Umunhum should be used?

Summarized Responses:

- Will speak to other hang gliders to discuss ideas for a possible parking area location. Feels that a topographical map could be used to determine appropriate areas.
- Feels that Mt. Umunhum is limited by private gates and would like to see the site opened to hang gliders and use the existing road for access to launch site.

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Would like to participate in the Master Plan process. Suggested contacting their Site Acquisition Committee.
- Would also like to review a copy of the plan when it is available.

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Chris and Jeanne Salander – Santa Clara Valley Audubon Society**

Interview Date: **3/29/05**

Contact Information: **Phone: (408) 979-9328**
Email: salander@batnet.com

History/Involvement

Questions:

- How familiar are you with the Preserves? Do you live in the area and if so for how long?
- Before talking to me, how familiar were you with this planning process?
- Are there other local planning projects or issues that you are involved with?

Summarized Responses:

- Familiar with Sierra Azul Open Space Preserve (Sierra Azul). Familiar with the Bear Creek Redwoods Open Space Preserve (Bear Creek) issues as opposed to the physical attributes.
- Were not aware of the planning process.
- Involved with a number of planning projects in Santa Clara County. Working as part of the Citizen Advisory Committee for Santa Clara County Open Space Authority on the vision plan and Environmental Impact Report for Coyote Valley. Also have been involved with a number of campaigns with the Greenbelt Alliance working on Almaden Quicksilver County Park and San Jose greenbelt area.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?
- When do you primarily visit the Preserves?
- Is there a vista point or an area of the Preserves that you particularly enjoy?

- *What is your impression of the existing trail system?*

Summarized Responses:

- Have used trails in Sierra Azul for hiking and birdwatching. Have attended some native plant walks led by the California Native Plant Society.
- Have not seen many people on the trails in Sierra Azul. Think that some of the trails are too steep to attract large numbers of visitors.
- Access Sierra Azul through gate off Hicks Road near Almaden Reservoir.
- Primarily would use the Preserve during the spring and fall when temperatures are moderate and birdwatching is more favorable.
- Enjoy a vista point accessed by Hicks Road, but primarily are interested in areas to see and hear birds. Feel that Sierra Azul has potential for many safe areas where birdwatchers can stop on a trail to observe.
- Would like to explore more in Sierra Azul to enjoy the trails that are available in the Preserve.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Value the ability to walk safely on trails without conflicts with other users. Enjoy seeing the large habitat areas that provide wide corridors for wildlife and distance from areas of human use and disturbance.
- Least likes the high use multi-use trails that lead to conflicts between various users.
- Would like to see the Midpeninsula Regional Open Space District (District) provide more information on Preserve access and trails on the website and at trailheads. Would also like to see the District manage a multi-use trail so all users stay on the trail. This would deter users from creating shortcuts that destroy habitat.
- Feel that any new trails, especially hillside trails, will require a lot of effort in planning and implementation to avoid management problems in the future. The District should invest the capital in the beginning to minimize disturbance in the future for major maintenance and repair activities.

- The District should decide appropriate access levels for horses and bikes and plan trails accordingly to accommodate use. Concerned that bikes are hard on the trails which increases the need for more user management and trail maintenance.

Interest Specific Questions

Questions:

- *Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?*
- *What is the best way to notify people about trail closures in the Preserves?*
- *Are you familiar with Mount Umunhum? Have you visited the site? Do you have any suggestions for how Mount Umunhum should be used?*
- *Are you familiar with the former Alma College site? Do you have any thoughts on how this site can be used?*

Summarized Responses:

- Suggested that additional facilities such as picnic areas should be located near entrances and parking lots. Would need to survey the maps more closely to make suggestions on locations for staging areas.
- Suggested posting information about trail closures to the website since it is an easy medium to keep updated. Also suggested posting signs on the trails and in the San Jose Mercury News.
- Thought that the Mt. Umunhum site would be a great place for a museum/visitor center. Since the site has one of the best vistas in the area, it would attract a variety of users. Suggested looking at the desert museum in Tucson, Arizona as an example of a well designed visitor center and educational trails with information on the surrounding habitat areas. New structures should be green buildings constructed out of natural materials.
- Should use the Alma College site to house local artists that have been pushed from their artist colonies by development. Also suggested using the site for a hostel or to host a summer camp for kids.

Communication

Questions:

- *Would you like to participate in the Master Plan process?*
- *Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?*
- *Would you like to review a copy of the plan when it is available?*
- *Are there other community members you suggest we contact?*

Summarized Responses:

- Would like to be involved in the Master Plan process and informed of public meetings.
- Other suggested contacts:
 - Santa Clara County Open Space Authority

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Bill Young, Sierra Club - Loma Prieta Chapter**
Interview Date: **3/8/05**
Contact Information: **3921 East Bayshore Road, Suite 204**
Palo Alto, CA 94303
(650) 390-8494
Email: bill.young@sierraclub.org

History/Involvement

Questions:

- How familiar are you with the Preserves? Do you live in the area and if so for how long?
- Before talking to me, how familiar were you with this planning process?
- Are there other local planning projects or issues that you are involved with?

Summarized Responses:

- Mainly familiar with Sierra Azul Open Space Preserve (Sierra Azul). Has not spent much time at Bear Creek Redwoods Open Space Preserve (Bear Creek). Currently lives in Aldercroft Heights by Lexington Reservoir. Has led hikes in Sierra Azul for the Sierra Club. Began as the Conservation Coordinator for the Sierra Club on March 1, 2005.
- Read about this planning process in the March issue of Mountain Network News.
- Not really involved with other planning projects in the area. Has participated in planning activities for the development of the Coyote Valley Specific Plan with the City of San Jose.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?
- When do you primarily visit the Preserves?
- Is there a vista point or an area of the Preserves that you particularly enjoy?
- What is your impression of the existing trail system?

Summarized Responses:

- Mainly uses trails in Sierra Azul for hiking. Occasionally leads hikes in Sierra Azul for the Sierra Club.
- Sees bikers and hikers mainly in Sierra Azul. Sees few horses in the Preserve.
- Accesses trails on the Almaden Quicksilver County Park side of Sierra Azul by Hicks Road. Accesses the Limekiln and Priest Rock trails at Lexington Reservoir.
- When entering at Lexington Reservoir, usually make a figure-8 between the Limekiln, Kennedy and Priest Rock trails. Likes to end up at Mt. El Sombroso for lunch. When he enters from Hicks Road, he uses Woods Trail to get to Mr. El Sombroso.
- Likes the views from Bald Mountain. Would like to see the views from Mt. Umunhum. Thinks the Limekiln and Priest Rock trails provide great views of Lexington Reservoir and the Santa Cruz Mountains.
- Primarily accesses trails in the spring and fall, sometimes in the winter. The summer tends to be too hot since most of Sierra Azul's trails are not covered by trees.
- Feels there are enough trails at Sierra Azul since the trails never seem crowded. Trails are well maintained and there is good signage throughout the Preserve.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Values the sense of open space the Preserves provide; the Preserves give people a place to get away from the urban areas. Likes that Sierra Azul is not very crowded. Also enjoys the varied flora and fauna throughout the Preserve. Enjoys the different microclimates and habitats that are found while climbing and descending in elevation.
- Least likes the speeding mountain bikers. Most bikers are respectful of others using the trails, but there are some inconsiderate bikers that are considered "weekend warriors."
- Would like to see a better trail from Bald Mountain to Hicks Road as currently people have to walk along Mt. Umunhum Road to get back to the staging area.
- Would like to see more loop trails as people tend to be more interested in trails that provide a full loop.
- Feels that providing more kiosks with information on the trails and maps would be useful.

- Thinks that the Midpeninsula Regional Open Space District (District) does a good job of keeping a balance between the open space areas and recreational opportunities. The District should keep restrooms and picnic areas near the main staging areas and should not develop areas within the Preserve.
- Does not advocate more development in the Preserves for bikes and horses.
- Suggested using more strategically placed informational kiosks to provide public educational materials rather than a large visitors center.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- What is the best way to notify people about trail closures in the Preserves?
- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mount Umunhum should be used?

Summarized Responses:

- Provide a staging area closer to Lexington Reservoir because the current staging areas are a long walk and the County charges for parking at the reservoir.
- Notify trail closures on the District website and by posting notices. Most people will respect the notifications, but there will always be a few people that will ignore the closure information.
- Has not been to Mt. Umunhum, but suggested using the site for a small visitors center like at Mt. Diablo.

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Wants to be involved in the Master Plan process.
- Would like to hear about upcoming public meetings and can include information in their bi-monthly newsletter or on their website. (for the May/June newsletter, deadline is April 1, 2005)
- Other suggested contacts:
 - Audubon Society
 - California Native Plant Society
 - Committee for Green Foothills

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Paul and Glenda Smith, Bear Creek Stables**
Interview Date: **January 20, 2005**
Contact Information: **19100 Bear Creek Road**
Los Gatos, CA 95033
Stable: (408) 354-1787
Cell: (408) 202-1134
Glenda: lovemycody@sbc.global.net

History/Involvement

Questions:

- *How familiar are you with the Preserves? Do you live in the area and if so for how long?*
- *Before talking to me, how familiar were you with this planning process?*
- *Are there other local planning projects or issues that you are involved with?*

Summarized Responses:

- **Mainly familiar with Bear Creek Redwoods Open Space Preserve (Bear Creek). Participated in one ride in Sierra Azul Open Space Preserve (Sierra Azul) where there were amazing views, but Montevina Road was tough on the brakes of the truck.**
- **Have lived in the area since 1973. Bear Creek Stables opened about forty years ago. The stables are on Midpeninsula Regional Open Space District (District) property that is leased for the stables. Seventy-two horses are boarded on the twenty acre property.**
- **Aware that the planning process was coming up.**
- **Not involved with other planning projects.**

General Use

Questions:

- *How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?*
- *Have you observed others using the Preserves? If so, how did they use the land?*
- *How do you access the Preserves? Which gate do you pass to enter the Preserves?*
- *What are your destinations within the Preserves?*
- *Do you use certain trails on a regular basis? If so, what is your normal route?*
- *When do you primarily visit the Preserves?*

- *Is there a vista point or an area of the Preserves that you particularly enjoy?*
- *What is your impression of the existing trail system?*

Summarized Responses:

- Hold a permit to use the trails in Bear Creek for equestrians. Also access and maintain the waterline feeding the property from the tank on Telegraph Hill.
- See few people out in the Preserve since a permit is required for use. Have seen hikers, bikers, people with dogs and other equestrians. Have also seen some illegal users in the Preserve (e.g. campers and motorcyclists). Feel that the District does respond quickly to complaints of illegal users.
- Mainly uses the trail going to the upper vineyard which comes to a great vista point at the end of the trail. That trail is closed in the winter.
- Use Bear Creek all year long staying off the trails that are closed.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Value the beauty, tranquility and quiet provided by an area that is close to an urban area. Visitors feel like they are in the wilderness. Value the virgin redwoods and the cool temperatures at Bear Creek.
- Challenged by people with dogs who are rude and do not respect the Preserve rules. Also frustrated by the closure of the north side of Bear Creek Road. Previously, trail users could cross the road and access the property, but now, even permit holders are not allowed.
- Would like to see more trails that are well designed. Would like to see more trail improvement to maintain trails in wet weather.
- Would prefer to have Bear Creek only accessible to hikers and equestrians. Multi-use trails are challenging to design to fit the needs of all users and maintain safety.
- The District could identify a group of volunteer riders that could communicate with District staff about activities in the Preserve.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- What is the best way to notify people about trail closures in the Preserves?
- Do you have any suggestions on how to best locate water troughs?
- Are you familiar with the former Alma College site? Do you have any thoughts on how this site can be used?

Summarized Responses:

- The Alma College site could be an appropriate location for a parking lot/staging area. It would require some grading work, but it could hold 20 - 30 vehicles. Restrooms would be appropriate at the parking lot.
- Used padlocked gates to keep people off closed trails. Use further deterrents to make accessing closed trails difficult.
- At Bear Creek, water troughs would be useful in the staging areas. Horses can generally last the duration of rides in the Preserve without water. Could potentially look for locations along trails that would be fed naturally by a spring.

Communication

Questions:

- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Want to be involved with the process.
- Can post notices at the stables about meetings to reach those who board their horses there and ride in Bear Creek.

Sierra Azul/Bear Creek Redwoods Open Space Preserve

Stakeholder Interview Summary

Contact Information

Interview Contact: **Toni Corelli - California Native Plant Society,
Santa Clara Valley Chapter**

Interview Date: **3/14/05**

Contact Information: **250 Granelli Avenue
Half Moon Bay, CA 94019
(650) 726-0689
Email: corelli@coastside.net**

History/Involvement

Questions:

- How familiar are you with the Preserves? Do you live in the area and if so for how long?
- Before talking to me, how familiar were you with this planning process?
- Are there other local planning projects or issues that you are involved with?

Summarized Responses:

- Mainly familiar with Sierra Azul Open Space Preserve (Sierra Azul).
- Was not aware of the planning process.
- Involved with rare plant identification for the San Francisco Watershed land in the Peninsula and at the Jasper Ridge Biological Preserve near Stanford University's campus in the eastern foothills of the Santa Cruz Mountains.

General Use

Questions:

- How do you use the Preserves (i.e. hiking, mountain biking, on horseback, walking a dog, leading hikes, picnicking, etc.)?
- Have you observed others using the Preserves? If so, how did they use the land?
- How do you access the Preserves? Which gate do you pass to enter the Preserves?
- What are your destinations within the Preserves?
- Do you use certain trails on a regular basis? If so, what is your normal route?
- When do you primarily visit the Preserves?
- Is there a vista point or an area of the Preserves that you particularly enjoy?
- What is your impression of the existing trail system?

Summarized Responses:

- Has explored Sierra Azul by vehicle. Mainly uses trails in Sierra Azul for hiking while looking for rare plants.
- When traveling by vehicle, has not seen too many other people because the areas visited are remote.
- When hiking, would see other people mainly hiking and biking.
- Accesses Sierra Azul via Lexington County Park and Hicks Road.
- When using a vehicle has traveled along Mt. Umunhum Road to Barlow Road and throughout the Preserve.
- Hikes primarily on the Kennedy, Limekiln and Priest Rock trails.
- Likes to visit Sierra Azul in the spring to see the wildflowers and in the fall. Does not use the trails in the summer very much because it is too hot.
- Thinks the existing trail system is “awesome.” Likes the long rugged all day hikes with lots of variation in elevation.

Issues/Interests

Questions:

- *What do you value most about the Preserves?*
- *What do you like least about the Preserves?*
- *What do you think can be done to enhance the Preserves and your enjoyment of the land?*
- *Do you have any concerns regarding the addition of new trails or trail facilities? Are there certain facilities that you would like to see provided?*
- *Are there any special uses that you would like the District to consider for this area?*
- *What are your key issues or topics regarding the Preserves that should be considered in the development of this plan?*
- *If you could rank these issues, what would be your top 2 or 3 most important?*

Summarized Responses:

- Values the feeling of remoteness and wilderness in Sierra Azul. Likes the isolation from Bay Area urban areas.
- Does not like that some places in the Preserve take a long time to get to and then there is not enough time to spend in the area.
- Would like to have access to Cathedral Oaks area and Mt. Umunhum.
- Feels that new trails could have negative impacts on the unique vegetation in Sierra Azul. Noted that Sierra Azul is a great area to find vegetation unique to the Santa Cruz Mountains. Would prefer to see existing trails enhanced and maintained and any additional facilities built along the existing trails.
- Concerned about dogs being let off leashes in areas and the impacts to wildlife. Sierra Azul provides a large contiguous habitat area for lots of wildlife and dogs can scare wildlife away. The Midpeninsula Regional Open Space District (District) needs to clarify and post guidelines for access for dogs.

Interest Specific Questions

Questions:

- Do you have any ideas on where a staging area/parking lot should be located to serve your needs in the Preserves? Do you have any special needs or facilities that you would like to have at the staging area?
- What is the best way to notify people about trail closures in the Preserves?
- Are you familiar with Mt. Umunhum? Have you visited the site? Do you have any suggestions for how Mount Umunhum should be used?

Summarized Responses:

- Suggested that any additional facilities such as the staging areas provided at the Preserve should be located in peripheral locations and should be well maintained.
- Thought the best way to notify people about closures is on the District web site. Felt the District should really encourage people to check the website before going out to a Preserve. Also felt that the District newsletter is a good way to notify people.
- Not familiar with Mt. Umunhum, but suggested the District consider a trail along the existing road if feasible.

Communication

Questions:

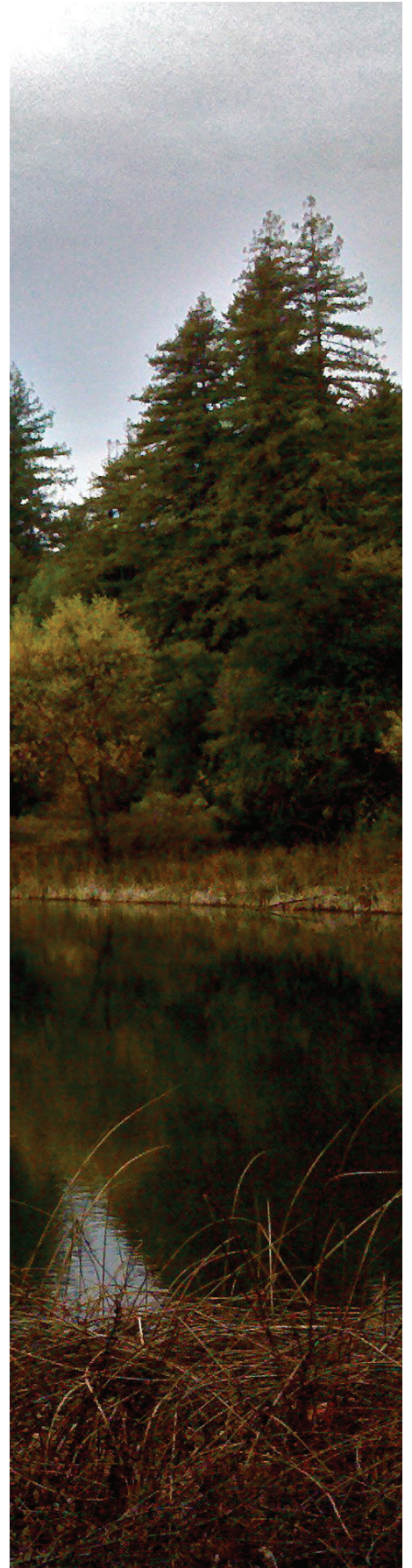
- Would you like to participate in the Master Plan process?
- Would you like to be informed of upcoming public meetings on this master plan? If so, can you provide us with your home or email address?
- Would you like to review a copy of the plan when it is available?
- Are there other community members you suggest we contact?

Summarized Responses:

- Would like to be involved in the Master Plan process.
- Other suggested contacts:
 - Judy Fenerty, California Native Plant Society - (408) 378-6272, judy@fenerty.com
 - Kevin Bryant, California Native Plant Society - (408) 353-8824, mtngreen17@verizon.net

APPENDIX A2

Public Questionnaires (2004-2005)



Sierra Azul/Bear Creek Redwoods Preserves Master Plan

Draft Stakeholder Questionnaire Results Summary

Sierra Azul Open Space Preserve (SA) is well known and used by the majority of the respondents, with 84% having visited at least once. About 40% of the users visit SA at least once a week, and some visit almost daily. In contrast, due to the fact a permit is currently required to enter Bear Creek Redwoods Open Space Preserve (BCR), only less than a quarter of the respondents have been to BCR, and the majority of them have visited only once or a few times a year. Both Preserves are visited most during spring and summer months.

Based on the respondents, mountain biking appears to be the primary activity in both Preserves. In SA, over three quarters of the respondents biked, while less than a half hiked and a much smaller portion rode on horses or walked dogs. Although currently not allowed in BCR, more than half of the BCR users indicated they biked in BCR and about a fifth of them walked dogs.

The majority of the respondents did not provide a specific time for their memorable experiences but generally showed deep appreciation to the time spent in the Preserves. Many frequent users had many pleasant experiences and could not single out a special instance. The results indicate that the magnificent views of the ridges and valleys, the contact with old growth trees and streams, the effects of climatic and seasonal changes, etc. compose memorable "aesthetic experiences". Also significant was the sense of vigor and accomplishment gained through physically demanding activities. Encounters with wildlife such as mountain lions, bobcats and deer were mentioned by a small number, usually with vivid details. A few also stressed the camaraderie enjoyed when participating in group biking or picnic events.

Most bikers enjoyed the existing trails, particularly the Kennedy Trail that connects Los Gatos residents to Mt. El Sombroso. The sheer slope of Priest Rock and Kennedy Trails are raved by bikers to be world-class biking trails, both challenging to climb and exhilarating to descend. It also allows true sense of accomplishment when one reaches the top. However, many commented that the trails are too steep to conquer. Some bikers recommend providing trails of varying levels so as to accommodate bikers with a wide range of skill and strength. Bicyclists consistently asked for more trails, particularly the "unimproved" single track trails instead of paved wide fire roads. Some bicyclists particularly mentioned the old single track "overgrown" in SA to be highly enjoyable. Although a few bicyclists demanded exclusive biking trails or "down-hill only" trails where higher speed can be allowed, most bicyclists wanted more multi-use trails that allow all kinds of uses. Many bikers expressed the desire to open BCR and some trails previously accessible to bikers in SA, such as Moody Trail. There is also a strong voice to open up the top of Mt. Umunhum and create loop trails. They believe mountain biking is a proper way to explore the extent of SA, since few hikers can make a roundtrip to the heart of the Preserve within one day.

Equestrians enjoy the shaded, woody trails in BCR the most and appreciate features such as water troughs. They demanded more trails to be reopened, such as the ones to the west of Bear Creek Road that traverses old-growth redwoods. Many equestrians voiced concern that Bear Creek Stables might be demolished and they might need to share the trails with bicyclists in the future.

Hikers, much like bicyclists, enjoy the physical workout, but they seem to avoid summer hikes when the heat on the trails can be intensive. Although there were a few hikers who did not want to share trails with bicyclists or demanded stricter bicycling speed regulation, most respondents appear to be multi-mode and choose to hike and bike at different times. Hikers also usually bring their dogs as company. Some dog walkers particularly desired to have off-leash dog areas within the Preserves to allow dogs to experience sufficient exercise.

The natural beauty and the trails were mentioned as the most valued features in the Preserves. Such appreciation was usually amplified by the fact that the Preserves are nearby and accessible for many visitors. For about half of the respondents, the Preserves can be reached within 15 minutes. A number of Los Gatos respondents particularly emphasized the importance to be able to bike to the trail head from Kennedy Road without the need to drive. The Preserves constitute for many a quick escape from the "hustle and bustle of city life." They allow solitude experience and offer chances to observe and appreciate other life forms. It is this "close yet far away" character that is most valued by the surrounding users.

The answers on least liked features and desired enhancements both pointed to the need for more trails and extended access to broader areas of the Preserves. This includes a desire for night-time and year-round access. Some considered increasing trails as a way to reduce conflicts between dogs and horses, hikers and bicyclists, etc. The conflict between horseback riding and other modes of use seems more pronounced due to the fact that after wet weather, deep horseshoe prints are left on trails and horses tend to be frightened by speeding bicycles and dogs. A number of users provided detailed trail alignment plans for the District's consideration. In addition to trails, facilities such as benches by the trail, potable water, restrooms, horse-trailer parking and signage are proposed by some. Equally present was the fear of over-enhancements and the strong desire to keep the Preserves wild. Several respondents pointed out that many users are willing to contribute to trail building/maintenance and small improvement projects. Local bicycle or equestrian associations also possess the know-how in trail planning that should be consulted in the planning process. The following tables provide more information about the results for each of the questions.

Question No. 1				
Have you ever visited the Preserves?				
	Yes	No	Unsure	Response Total
Sierra Azul	85% (225)	11% (30)	4% (11)	266
Bear Creek Redwoods (Permit Required)	24% (58)	66% (158)	10% (23)	239
Total Respondents				286
(skipped this question)				15

Question No. 2					
What do you do on your visits?					
	Hike	Bike	Horseback Ride	Walk Dog	Respondent Total
Sierra Azul	46% (111)	77% (188)	7% (16)	14% (34)	243
Bear Creek Redwoods (Permit Required)	44% (32)	53% (38)	31% (22)	17% (12)	72
Total Respondents					264
(skipped this question)					37

Question No. 3		
How long does it take you to travel from your home to the Preserves?		
	Response Percent	Response Total
Less than 5 minutes	11.4%	32
5-15 minutes	37.7%	106
16-30 minutes	32.7%	93
31-45 minutes	12.1%	34
Over 45 minutes	6%	17
Total Respondents		281

Question No. 4

How often do you visit the Preserves?

	Visited 1 Time Only	Visit Once a Week	Visit Once a Month	Visit a Few Times a Year	Respondent Total
Sierra Azul	4% (10)	40% (95)	24% (57)	33% (77)	236
Bear Creek Redwoods (Permit Required)	16% (11)	31% (21)	13% (9)	41% (28)	68
Total Respondents					259
(skipped this question)					42

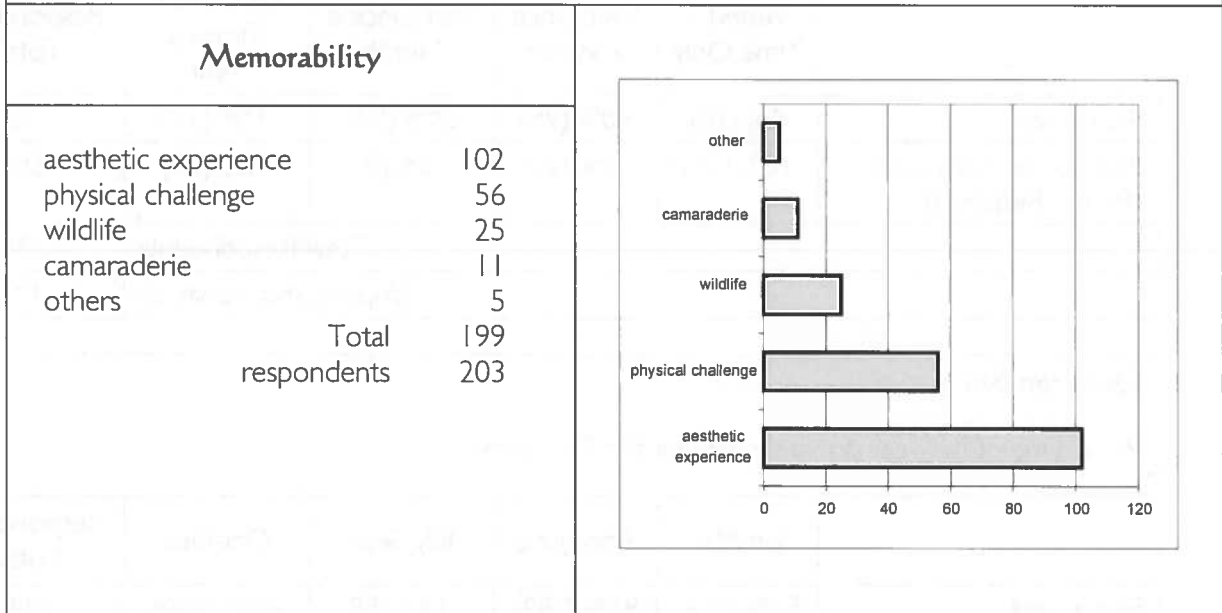
Question No. 5

What time of the year do you most visit the Preserves?

	Jan-Mar	April-June	July-Sept	Oct-Dec	Respondent Total
Sierra Azul	52% (116)	81% (182)	71% (158)	60% (134)	224
Bear Creek Redwoods (Permit Required)	47% (27)	75% (43)	67% (38)	54% (31)	57
Total Respondents					245
(skipped this question)					56

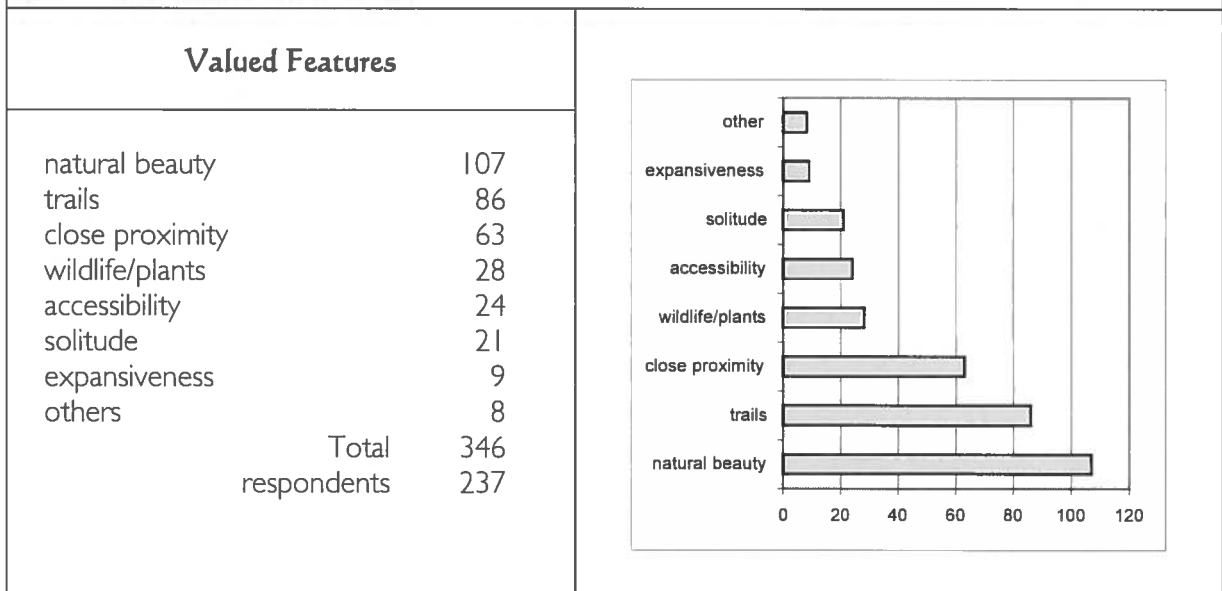
Questionnaire Open Ended Question No. 6

What was your most memorable experience at the Preserves? Please include the place, the activities, the environmental features, and your feelings.



Questionnaire Open Ended Question No. 7

What do you value most about the Preserves?



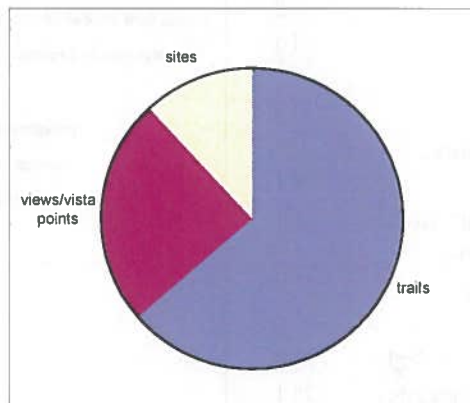
Questionnaire Open Ended Question No. 8

What feature or location do you enjoy the most in the Preserve?

Enjoyed Feature/Location

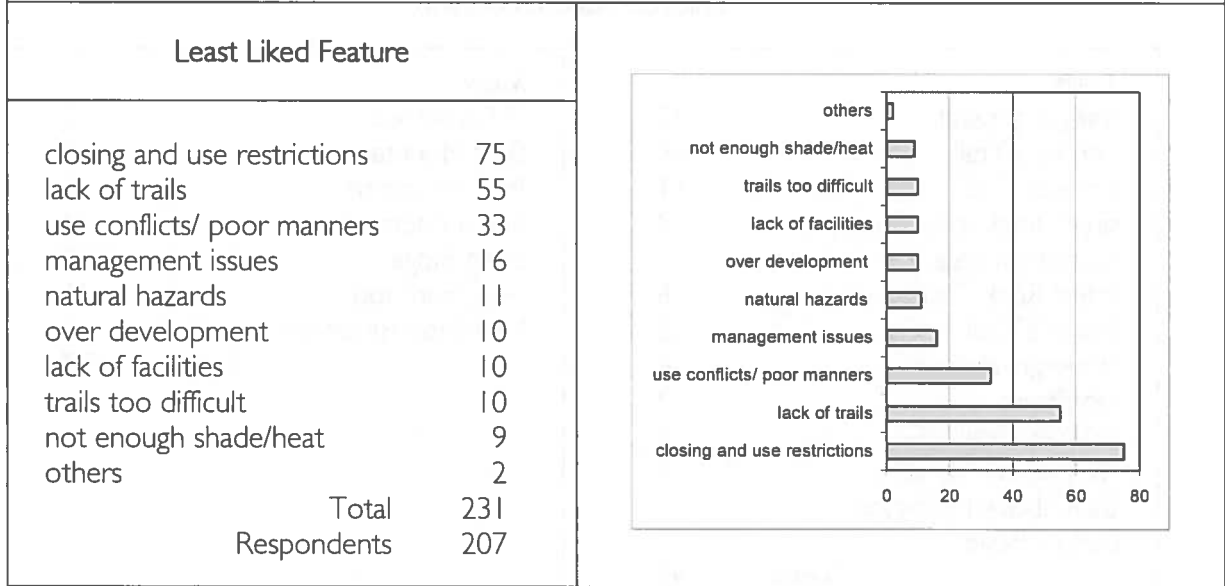
Trails		View	
trails in general	33	El Sombroso	2
Kennedy Trail	18	Bald Mountain	2
Limekiln Trail	11	Mt. Umunhum	4
single-track trails	8	Loma Prieta	2
equestrian trails	6	Long Ridge	2
Priest Rock Trail	6	view from top	21
Woods Trail	5	Lexington Reservoir	4
"Overgrown"	4	Total	37
loop trails	2		
"Moody Trail"	1		
"Rattlesnake Trail"	1		
trails above Lexington	1		
Barlow Road	1		
Total	97		

Sites			
abandoned shed/barn	1	Bear Creek Stables	2
Four Trees	1	Fremont older	1
Oak tree	1	old vineyard	2
Power Poles	1	Saratoga Gap	1
spring house	1	Ugly Sisters	1
pond	2	Rancho De Guadalupe	1
Hicks Road staging area	1	Shaded resting areas	1
Total	17		



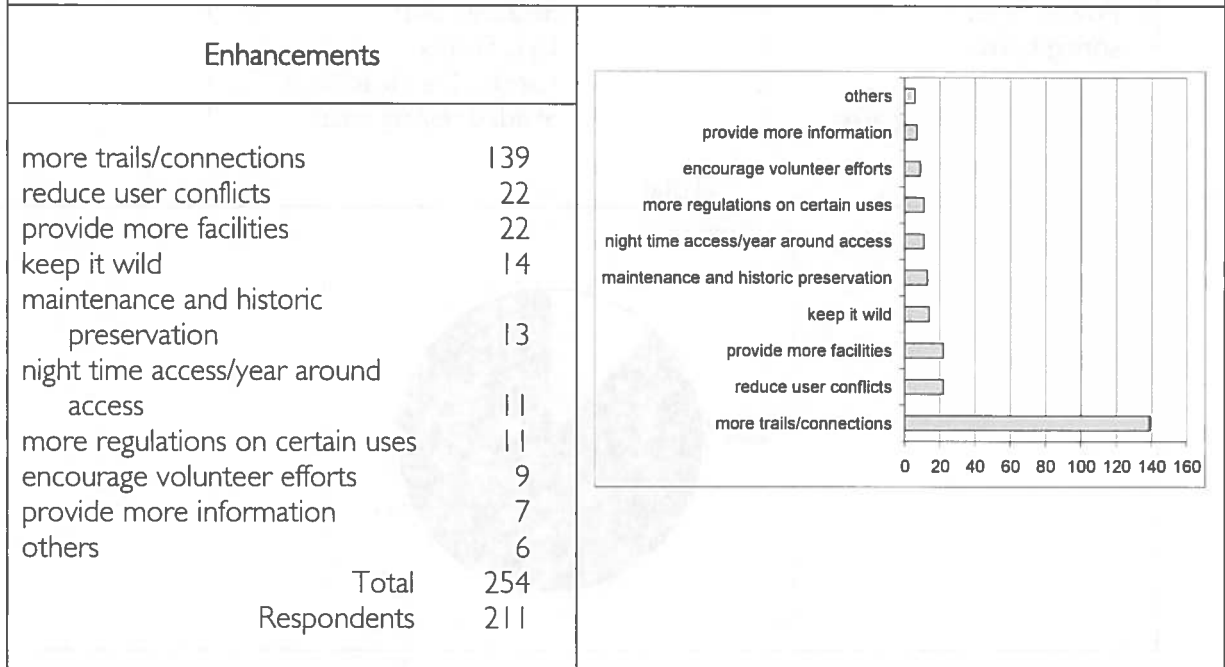
Questionnaire Open Ended Question No. 9

What do you like least about the Preserve?



Questionnaire Open Ended Question No. 10

What do you think can be done to enhance the Preserves?



Questionnaire Open Ended Question No. 11

Is there anything else you would like to share with us? Please feel free to attach additional sheets!

(Included in these results are comments or issues raised in email correspondence)

Issue Topics	Comments	Counts
Access in general	Connect trails to more areas	10
	Open more trails	5
	Open the trails after sunset	4
	Open up Mt. Umunhum	3
	More multi-use trails	3
	Provide general (non-permit) access to BC Preserve	2
	Do not use Thompson Road as access to the Preserve	2
	Want access to ALL the preserves	1
	Use the corner of Summit Road and Bear Creek Road for parking	1
	Use Bear Creek Road instead of Summit Road as an access route to BC Preserve.	1
	Trail networks allow people to appreciate and further support the open spaces	1
	Provide year-round permits for neighbors	1
	New trails should be single-track to avoid environmental impacts and enhance aesthetics	1
	Do not discriminate or limit use if possible	1
	Currently there is little variation in routes	1
	Create good multi-use trails to make maintenance easy	1
Subtotal		38
Biker Accommodation	Do not restrict bikes from the Preserves	19
	Open more trails to biking	5
	Make single-track trails more technical to reduce speeding bikes.	3
	Studies show that bikes and hikers do an equal amount of damage to the trails.	2
	Open more single-track trails to biking	2
	Open BC Preserve to mountain bikers	2

Questionnaire Open Ended Question No. 11

Is there anything else you would like to share with us? Please feel free to attach additional sheets!

(Included in these results are comments or issues raised in email correspondence)

Issue Topics	Comments	Counts
	New trails should be multi-use or biking only.	2
	The Preserves are too large to allow foot travel as the only use	1
	Studies show that bikes and hikers do an equal amount of damage to the trails.	1
	Speeding tickets for bikers are pointless	1
	Horses are the cause of trail damage, not bikes	1
	Subtotal	39
Equestrian Accommodation	Preserve BC Stables where boarders have formed a close-knit community.	5
	Preserve BC Stables and equestrian-only trails	5
	Preserve BC Stables	5
	Provide horse trailer staging areas	4
	Preserve BC Stables - it is a sacred retreat for us	4
	Preserve BC Stables - it teaches children to respect nature	3
	Re-open BC Preserve trails for equestrians	1
	Provide more access to horses	1
	Subtotal	28
Dog Accommodation	Provide dog off-leash areas	5
	Treat dog owners fairly	1
	Open the Overlook Trail to dogs	1
	Subtotal	7
Use Accommodation (other)	Allow hang-gliding and paragliding activities in the SA Preserve.	9
	Consider odd/even days for hikers/bikers to reduce use conflicts	2
	Seek creative solutions to conflicts & problems without discriminating uses	1

Questionnaire Open Ended Question No. 11

Is there anything else you would like to share with us? Please feel free to attach additional sheets!

(Included in these results are comments or issues raised in email correspondence)

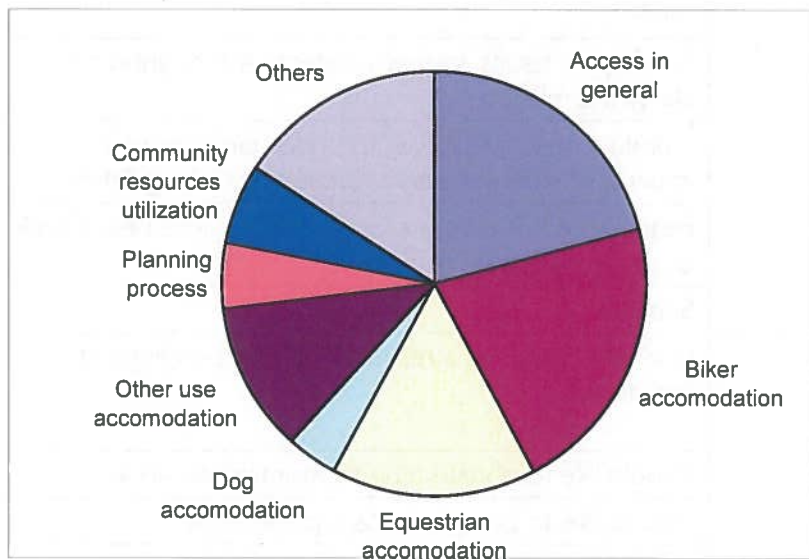
Issue Topics	Comments	Counts
	Provide water fountains at trailheads	1
	Provide better access for the elderly	1
	Provide a limited area for motorcycle use	1
	Open space is for everyone	1
	Keep it available to wildness users	1
	Equestrians, bikers and hikers can share the same trail	1
	Educate users of all to share the trail through signage, postings and maps	1
	Consider safe parking and staging areas	1
	Allow backpack camping	1
	Subtotal	21
Planning Process	Interested the planning process	4
	It takes too long to open the acquired lands to the public.	2
	Talk to the Jesuits, former residents and neighbors to clarify the mission	1
	Conduct objective survey to understand the true impacts of different uses and the effect of regulation	1
	Bear Creek Preserve is a misnomer because Bear Creek does not pass the Preserve.	1
	Subtotal	9
Community Resources Utilization	Use bike groups as a resource for trail building and maintenance	4
	Would like to donate time to maintain the areas	3
	Would like to provide maps and expertise	1
	Would like to help install more horses water troughs	1
	Develop a pool of volunteers and academics for planning and construction	1
	Allow more community trail building	1
	Subtotal	11

Questionnaire Open Ended Question No. II

Is there anything else you would like to share with us? Please feel free to attach additional sheets!

(Included in these results are comments or issues raised in email correspondence)

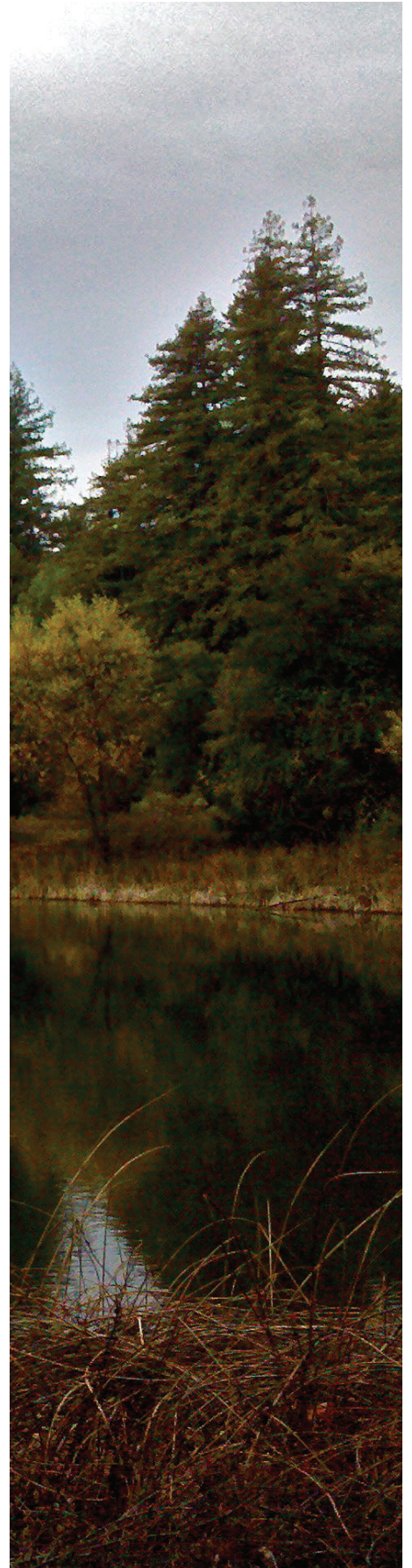
Issue Topics	Comments	Counts
Others	Thank you for the good work	18
	Thought both areas were off limits to the public	2
	Thank you for listening	2
	Preserves need to be larger	1
	Preserve Alma College	1
	Open space is anti property rights	1
	Observed trail damage caused by ranger trucks	1
	Keep public off source of drinking water in BC Preserve	1
	keep people away from areas infected with sudden oak death	1
	Good job opening up Mt. Umunhum Road	1
	Subtotal	29



BLANK PAGE

APPENDIX B1

Bear Creek Stable Open House and Workshop
Results Summary (2015)



Bear Creek Stables
Site Design Alternatives

PUBLIC WORKSHOP 1: OPEN HOUSE

MEETING DATE: MARCH 16 - 18, 2015

RESULTS



POPULOUS



• open house | 43 participants



• presentation | 65+ in attendance;
3 break-out sessions; 52 voters in priorities exercise

MOST appropriate

D

- Emphasize trail riding
- Trails connect to nature
- Families, friends, kids together



D

H

- Big area to run, but not fancy
- Open & well drained arena



H

LEAST appropriate

A

- Too costly
- Over-designed, high-end
- Too big, crowds



F

- No boxed horses
- Too small



workshop INPUT

- Important to continue the stables legacy
- Diverse program beyond horses
- For kids & families
- Keep character
- Keep affordable



workshop INPUT

- 60+ boarders is acceptable number
- Large paddocks
- Liked concept of rotational pastures
- Strong support of educational programs, non-equestrian environmental education, etc.



workshop INPUT

- Additional arenas preferred over pastures
- Location of trailer parking and shop closer to entry and stables
- Covered arena considered important for year-round riding lessons



POPULOUS

ARENAS

EQUESTRIAN FACILITIES

- Improve existing arenas
- Reconfigure or create new arenas (potentially covered)
- Other training facilities

BOARDING FACILITIES

STABLES + MAINTENANCE FACILITIES

- Improve, reconfigure or create new paddocks
- Improve maintenance facilities (hay barn, manure management)

EDUCATIONAL PROGRAMS

COMMUNITY FACILITIES

- Visitor / Learning center
- Other animal facilities

ACCESS + PARKING

VEHICULAR + EQUESTRIAN + PEDESTRIAN

- Improve access
- Improve parking

ENVIRONMENTAL PERFORMANCE

SITE RESTORATION + SUSTAINABILITY

- Heal and prevent erosion
- Water management
- Improve site drainage

OLD BUILDINGS

BUILDING RESTORATION + REUSE

- Stabilize old structures
- Restore and reconfigure for reuse

priorities INPUT



ARENAS

EQUESTRIAN FACILITIES

- Improve existing arenas
- Reconfigure or create new arenas (potentially covered)
- Other training facilities

BOARDING FACILITIES

STABLES + MAINTENANCE FACILITIES

- Improve, reconfigure or create new paddocks
- Improve maintenance facilities (hay barn, manure management)

EDUCATIONAL PROGRAMS

COMMUNITY FACILITIES

- Visitor / Learning center
- Other animal facilities

ACCESS + PARKING

VEHICULAR + EQUESTRIAN + PEDESTRIAN

- Improve access
- Improve parking

ENVIRONMENTAL PERFORMANCE

SITE RESTORATION + SUSTAINABILITY

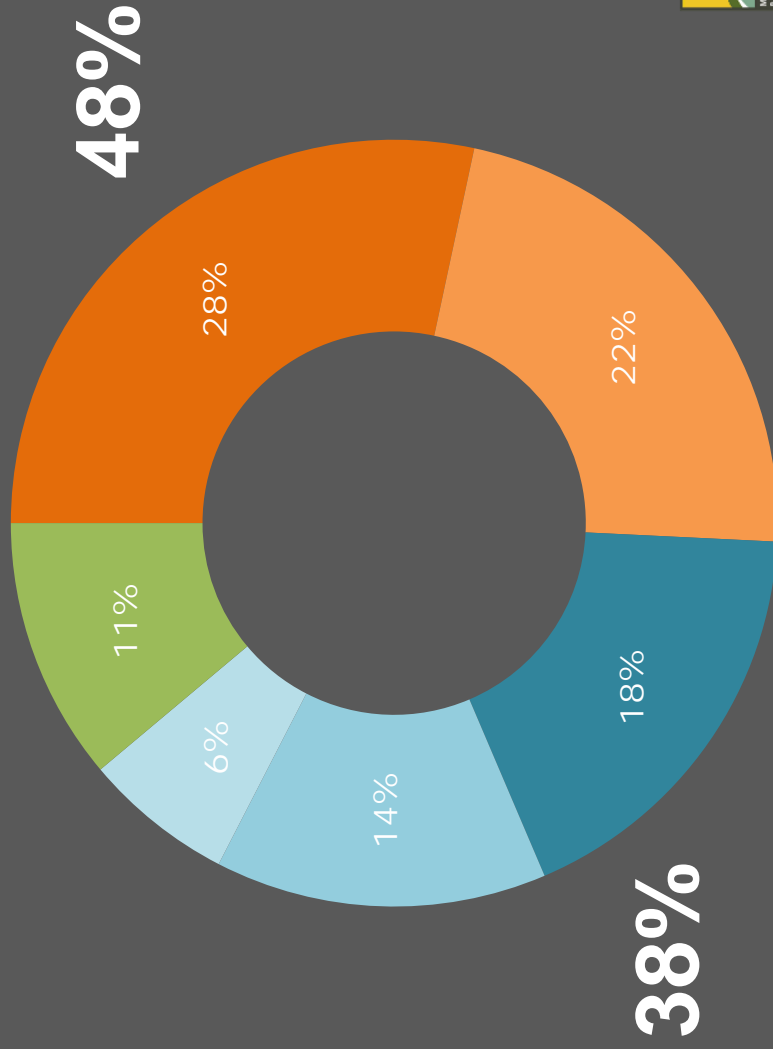
- Heal and prevent erosion
- Water management
- Improve site drainage

OLD BUILDINGS

BUILDING RESTORATION + REUSE

- Stabilize old structures
- Restore and reconfigure for reuse

priorities INPUT



PROJECT NAME	Los Altos BEAR CREEK STABLES Concept Planning
PROJECT No.	15.4005

ATTENDEES		COPIES	
DATE OF MEETING	March 16, 2015	MEETING LOCATION	
ISSUE DATE		SENT VIA	<input type="checkbox"/> UPS 2 nd Day <input type="checkbox"/> Email <input type="checkbox"/> UPS Ground <input type="checkbox"/> US Mail <input type="checkbox"/> UPS Next Day <input type="checkbox"/> Saturday

1) **Public Workshop 1: Open House Meeting Date March 16, 2015. 6PM To 8PM. Results | Questionnaires**

STATION 1

- Most desired programs: Environmental education, programs for children and historical buildings
- Infrastructure improvements wanted
- Open to allow other users (hike, bikes) as long as the horses are the most important and dominant.
- Issues with allowing other income sources

STATION 2

- The stables. An opportunity for people to get environmental education and have close contact with the horses. Improvements on infrastructure are needed as well as preservation of the historical/old buildings. Boarders want to keep paying low prices and are open to charge for lessons.
- Groups. Possibility to incorporate groups such as disable, children and scouts. Interpretative infrastructure oriented to environmental education.
- Wanted. They want to incorporate other uses in the site such as hikers, BBQ and, maybe bikes, but they want to keep every activity/user separate.
- Issues. Concerns about safety between users, thus they recommend separate trails. Main challenges are erosion, water, fires and other environmental issues existing on-site and increasing as well as having insurance.
- Access. Lack of accessibility. Need of parking spaces and handicap access. Recommend separate access for safety.

STATION 3

- Education: Environmental education, training, groups and technology.
- Programs and Infrastructure wanted: public access to riding horses, community gardens, and volunteers to pick up litter at the top of driveways.
- Eco Techniques: composting area and bathrooms, solar energy and fires control.
- Water: Main concern. Improvements on drainage (drain rock, filter strips, water drainage management), retaining walls, rainwater system (capture and harvesting), water management, control run-off and protect creeks.
- Flora and Fauna: Forest plantations with native species, remove non-native species, and manage ground-squirrel population.
- Horses: Pastures for horses affordable for boarders, horses off hill shade, maximize pastures.
- Erosion: Minimize, prevent and control erosion. Rice straw wattles, terraced.

PROJECT NAME

Date
Page 2 of 4

- Planning and Design: Low Impact Design (trail and other infrastructure), provide trash cans and bins for recycling, ponds and water features.

STATION 4

- Stables and stalls: Upgrade stables, stall drainage issues.
- Paddocks: Need to be improved (footing and drainage)
- Roads and trails: Improve roads (paved, graded and fences)
- Trails: More trails (interpretative and history)
- Historic buildings: People love them; they want use them and restore them. Very good comments, huge appreciation of them.
- Arenas: Improve footing, more arenas for different uses (pony arena), improvements (fences and drainage), and covered arena.
- Planning and Design: More uses (picnic, more animas, visitor centers, covered areas, activities for groups) signage, visuals and lighting.
- Facilities and Infrastructure: Need more bathrooms, ADA bathrooms, hot water, someone on-site, drinking water.

STATION 5

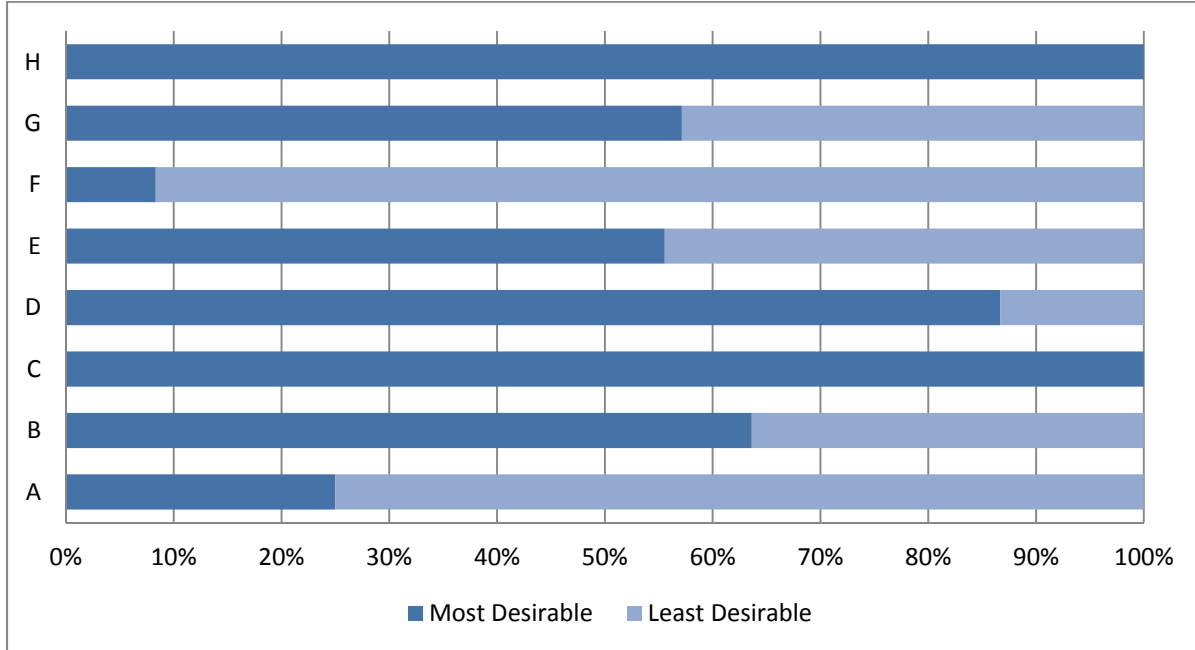
- Improvements and Infrastructure: Improve roads parking, signage, walkways, paths, separate users, speed bumps and accessibility.
- Activities and Strategies: Keep activities simple and small, More common areas, keep exclusive for horse people, open to more people, improve safety.

STATION 6

- Lease, founding and Programs: summer schools, rentals, lessons, grants, composting for sell, venue for events, donations, lease, educational programs, horse show, increase fees, fundraisers, environmental studies, academic use, camp grounds.

PROJECT NAME

Date
Page 3 of 4



2) Public Workshop 1: Open House Meeting Date March 16, 2015. 6PM To 8PM. **Results | Additional Input.**

MOUNTAIN SCHOOL (LOS GATOS SARATOGA OBSERVATION NURSERY SCHOOL)

- Important to foster where pace of life and technology keep children indoors.
- The school has an outdoor program since 50 years ago.
- 100 families per year are enrolled
- 20 teachers.
- Alumni still support the school.
- Children to connect and care for others and the earth. Children learn best through hands-on experience.
- Bear Creek Stable: safe, open classroom where children can focus on and connect to nature.
- Convert the George Kendal barn into an interpretative center.
- Possibility to contribute matching funds and labor.
- Support the Friends of Bear Creek.

FRIENDS OF THE BEAR CREEK

- Mission: To preserve and improve the stables while limiting the environmental impact of the horses. To bring a unique experience of horses to the public.
- Perspective: keep stables a family friendly center, keep the stable sustainable for families, provide a safe and comfortable place for learn about horses.
- Goals: Lower the environmental impact of the stable on-site, keep the number of horses, more public access, continue and expand community outreach programs, financial sustainably.

PROJECT NAME

Date
Page 4 of 4

- Plans: Improve water run-off, add water storage tanks, improve paddock layouts add more riding lessons and trail rides, provide space for clinics.
- Improvements would like to see: Make old barn usable for classes / outreach, build structure to store hay, repair and save buildings, re-instate dressage arena.
- Increasing public access: more presence on Facebook, invite trailers to open clinics, invite local horse clubs for rides.

THE BEAR CREEK STABLES – FRANK BAKONYI

- Facilities – Serving the public: Visitor center (open space staff and rangers, presentation room, museum or exhibition room, outdoor seating, public restrooms), provide emergency equipment and facilities, public rest area with bench and tables, public outdoor restroom also for the handicapped, provide adequate parking for visitors, standard fencing (historical look).
- Safety and access: Upgrade the water systems (3 months' supply min), fire truck accessibility, upgrade on-site utilities and power services, roads drainage and erosion protection, provide adequate parking for public events, fundraisers clinics and visitor trailers, turn-out area for large truck and trailers, erosion control, maintenance vehicular and equipment building including repair shop, allow for a caretaker facility.
- Equestrian and other horse needs: Open air dressage arena, covered all weather training and events arena, main arena drainage for year round usage, uniform stall design with secure track room, hay storage capacity (4 months for 27), manure management facility (runoff containment for reuse), provide space and Equi-Ciser exercise equipment, incorporate hot wash area for horses, quarantine area for sick horses, consider at least two birthing stalls, draft a plan for suitable future cross country course.

BEAR CREEK OPERATIONS PLAN-OUTLINE

- Vision: Supervised/organized public access to facility programs, safety policy compliance with applicable regulations, horse rental and equestrian training open to the public, educational programs/equestrian summer camps, youth summer jobs, commemorate the establishment of US Cavalry, Civil War, Shagya-Arabian, stables model equestrian facility (combination of private and public funds), affordable prices for horse boarding, become a point of destination for all outdoor enthusiasts, goals to be "SMART".
- Program interpretation: FCHR to enter into a long term agreement (10+ years), to contribute and support the current programs, to provide riding lessons for all age groups, to have horses available for riding rental, assure year round riding, 24/7 presence facility, to cooperate and endorse social events, to develop public entertainment and educational programs, to organize fundraiser to help finance stables.
- Facilities and areas to improve: water systems / emergency water storage, roads, emergency vehicle / fire truck access, hay storage, drainage and landscaping, fences, arena footage, horse stalls, parking, manure management / covered holding area, public restrooms, facilities visitor trailers parking.
- Proposed Improvements regarding efficiency and cost effectiveness: professional management on-site, organize volunteers and equipment donations for future development projects (FCHA members), lower insurance ("accident prevention program, USEF for all boarders), "smart buying" – cost awareness, regular maintenance of equipment and facility in order to reduce repairs cost.

PROJECT NAME	Los Altos BEAR CREEK STABLES Concept Planning
PROJECT No.	15.4005

ATTENDEES		COPIES	
DATE OF MEETING	March 18, 2015	MEETING LOCATION	
ISSUE DATE	April 30, 2015	SENT VIA	<input type="checkbox"/> UPS 2 nd Day <input type="checkbox"/> Email <input type="checkbox"/> UPS Ground <input type="checkbox"/> US Mail <input type="checkbox"/> UPS Next Day <input type="checkbox"/> Saturday

1) **Public Workshop 1: Presentation (day 3) Meeting Date March 18, 2015 6PM To 8PM. Results | Break-Out Sessions**

- Like the idea of grassy pastures to turn-out horses.
- Rental horses OK.
- Love educational programs.
- Improvements done by boarders: storage, extra feed/supplements; own trailers for storage, similar-sizes tac room/storage for everyone, paddocks/storage.
- How to bring down 72 to 60 horses.
- Parking needs.
- Moving arena to one of pasture areas could allow parking in the central area.
- Eight horses well for group riding/lessons.
- Two arenas: One Arena: turn-out and riding lessons. Second arena: share a large arena (borders and classes in covered arena.
- Covered arena is vital for lessons.
- Likes two arenas and bring in horses.
- Scenario A. Open-air public use, gathering area, good for children and school groups, small animal's interaction. Like turning-out horses.
- Scenario B: likes open air and covered arenas. Need space for livery stables for additional horses for lessons. Need small animals (goats). Plan need to be adapted, grow to change? Parking needed.
- Combine scenario A and scenario B.
- Trailering horses on Bear Creek Rd is difficult.
- Need two arenas.
- Keep family oriented and one arena for turn-out horses.
- Site plan that evolve over time (open arena can be partially covered.
- "Trail Strings" program.
- Add additional incomes (clinics, putting in boarding space, add more paddocks).
- Stalls flexible and affordable upgrades.
- Where would shoeing service be? Public area around the Oak tree?
- Kid play area.
- Keep affordable.
- Terraced hill shade.
- Rotational pasture.
- Safety: separate public from private.
- City water is expensive
- Native landscape
- Trailers have to be close in case of emergency.
- Livery is very important.

PROJECT NAME

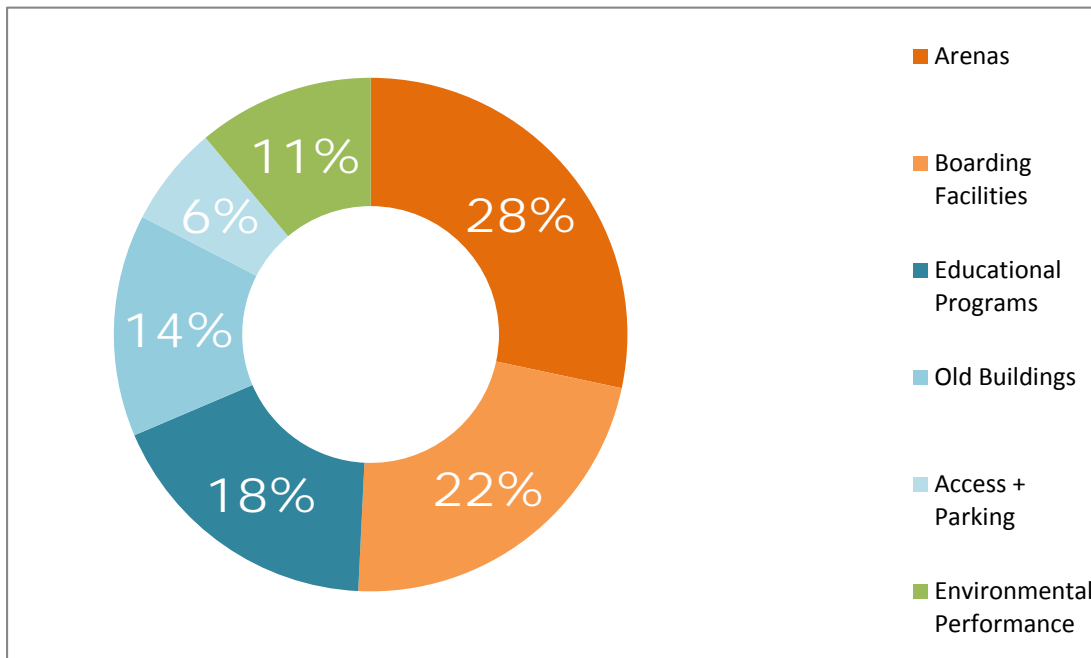
Date
Page 2 of 2

Comments on the plans:

- Scenario A: Generally prefer scenario A, livery as weekend vendor, move shop by the entrance for security purposes, keep exit arena, add central picnic area, potential parking / drive thru, add more arena space, put trailer parking by the entrance.
- Scenario B: Shoeing area and vet area need animal small animal place, tracking areas up top, alternative for bigger arena in order to fit more horses.

2) Public Workshop 1: Presentation (day 3) Meeting Date March 18, 2015 6PM To 8PM. **Results | Priority-Setting Exercise**

- Arenas:	148 x \$100 =	\$14 800
- Boarding Facilities:	117 x \$100 =	\$11 700
- Educational:	93 x \$100 =	\$9 300
- Old buildings:	73 x \$100 =	\$7 300
- Environmental:	58 x \$100 =	\$5 800
- Access/ Parking:	33 x \$100 =	\$3 300



Bear Creek Stables

Site Design Alternatives

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Great choice of using this impressive organization for the planning. The equestrian use to be kept as primary use of the ranch. Horses only for the safety of the riders!

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

Separate parking area for public use, such as events, clinics, fundraisers.
Restricted public access to horse boarding area.
Equestrian day use - at remote parking area.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

- For the pastures to be preserved since it is the best, most humane way to keep the horse.
Terracing is to be used to avoid land erosion. This method is used by all State & Federal parks with steep terrain.
Maximize pastures and their use!!

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

Open space to fund public access areas, improvements. Tenant to do upkeep, maintenance, horse related improvements.

Income sources:

- Historical preservation - applying for grants, public funds
- Fund raisers,
- Horse rental program
- Youth Summer Camp
- Outside Corporate Donations to be

Solicited

Bear Creek Stables Site Design Alternatives

PUBLIC WORKSHOP 1

MARCH . 16 . 2015

- What image do you think is most appropriate? And Why?

A, B, H -

Covered arena, standardised stalls, arena with all year around footing.

All 3 are essentials.

- What image do you think is the least appropriate? And Why?

E, F, G

Over designed, too costly, not good for the horses.

Solicited

Bear Creek Stables

Site Design Alternatives

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Process! Is 2 days really enough to go from input to planning options-

It makes me wonder if the

District is serious about incorporating public input?

Or have the design alternatives been pre-determined?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

Concerns - Erosion - bike/biker/horse interactions -

Stable management needs to pay more attention to environ mental issues

Here can provide open space access to people who might otherwise be unable to go (Seniors, handicapped, parents w/kids)

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Improvements need to be budgeted & managed as an on-going process, not a one-time fix up.

More infrastructure for waterflow manage water
Create a pond for wildlife & migration
DIEDS -

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

No personal experience, but in general I like the idea of preserving historic structures & context. There's also needs to be good visitor support structures (drinking water, bathrooms, etc.)

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Site needs to function well for all users - owners who board horses there; people who bring horses onsite for trail access, also starting points for bikes & hikers)
Good interconnections with hiking trails are essential.

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site? **yes**

Allow:

Riding lessons -

Onsite veterinarian who specializes in horses (if rents a space) -

hook for steady income sources (i.e.

rent an office) vs one-time short time

NO rodeos or other special events -
too many people, too much traffic

- What image do you think is most appropriate? And Why?

D. - Horse can provide access to open space experience -
Horse trails should inter connect with hiking/bike trails - but requires lots of education re-sharing trails.

- What image do you think is the least appropriate? And Why?

A. Overblown, high end facility -
would encourage too many people -
to specialized to horse owners/
trainers

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?
• Do you have any questions for the consultant?

- I appreciate your informational chances for public input

- I hope the ^{present} building will be upgraded or replaced with similar architecture, not sophisticated and modern - but maintain the historic look.

→ please

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

Watch for openings near the trails -
Springs create constant upkeep because they run underground and the trails collapse

NW corner of preserve has had up to 130" rain in a year.

ALSO FOR FUTURE PLANS

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

DRAINAGE is every thing

Also, what are the plans for removing manure piles?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Meeting *March 14*
STATION 6 *May*

ECONOMIC
 SUSTAINABILITY *June*

- Long-term Lease
- Funding
- Potential revenue generating programs

What are some tools or mechanisms that could help the Stables be economically sustainable?
 Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

A - Too big arena
 H. gets the program well

E: Upgrade stalls
 F. & good water

H. Add arena for horse events

Add picnic area - wood tables, benches for boarders, riders

- What image do you think is the least appropriate? And Why?

A - The huge arena

Bear Creek Stables

Site Design Alternatives

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

worried that the paddock will be small. Rental horses might put a strain on the trails

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

I do think horses and natural resources can be mixed and complement each other

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

yes I think there are many opportunities to include revenue generating programs

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

trails - out door arena

- What image do you think is the least appropriate? And Why?

stall barn or small motels

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

I appreciate all the opportunities for input. As a preschool teacher who brings her class to hike in the preserve & visit the horses & a very excited to see BCP come alive for more children & families. It is a wonderful combination of a natural environment & having real horses (& baby goats) to visit

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

develop an interpretive center or educational area near the stables for visitors to educate their understanding of the habitat there - plants, animals, etc

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

School groups could be invited to restore some of the preserve or plant natives or clear brush, limbs. I just saw lots of teenagers in San Fr. on a Sat of biking along 19th Ave. It was inspiring to see so many teenagers helping. This would be a wonderful area for that if they could visit the horses!

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

just a
a bushy area
near some parking

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

I am a preschool teacher from Mt School on Blake Rd next to Lakeside & we love visiting the horses feeding them carrots & then biking in the preserve either before or after. Anything that enables us to continue visiting would be wonderful. We love the simple, old fashioned feel of the stables & don't need anything fancy

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

I bring children from our preschool there hiking so keeping the trails clear & open is important. We also visit the horses which makes this a very special place to visit. Keep it simple but helpful & appropriate for boarders. We would love an interpretive center about the natural areas - P&B animals

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

I think it's very important that the stables stay affordable and keep the country's old-fashioned look. It is such a comfortable place to visit because it's homey and not fancy yet one senses the horses are well cared for here.

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

- What image do you think is the least appropriate? And Why?

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

How will the changes be staged
There isn't much in the way of
alternatives if a horse has to be
moved.
What will the lack of a 2
way in and out be handled.
What is the budget and
how much will that relate
to what it costs to build.
Will the price be raised or lower
already to what the market will bear

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

The facility has added if there is no maintenance it looks bad. Many of the buildings have been neglected.

Where do cars go where do the trailers go? Where do you give access to people who don't own horses.

There are no places where dogs have

freedom. The dogs aren't a problem and shouldn't be discussed against

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Fire in is needed. don't see down what is there before it is replaced

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

In and out roads shared by people horses and cars. As a child is going to get hit at the 1st arena. History is cool but maintaining is the issue.

We don't need a covered arena good drainage and footing is important

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Safety for both horse and people
Pathways over stalls horses
Need space.
Storage of tack?
Horse manure is not erosion.

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

Boarder and owner of facility
should get a lease and what
is the term and what is provided
more specific

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

History of the church and the
owner before them ~~the~~ with ranch

- What image do you think is the least appropriate? And Why?

Women on a horse

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Please see the historic

Preservation survey that was performed for MPOSD in 2010. We need to ensure that

the following historic structures/sites are preserved

1. Lower barn attributed to prominent architect
2. Ohlone grinding mortars by Lower Creekbbed
3. Ohlone grinding mortars on Alma College Camp near niche by ~~Alma~~ entrance
4. Line shack at Vineyard - may be the last known example in Sta. Clara Valley
5. Original home on Alma College site

Improvements to interpret plant/animal species

1. Signage as well as historic sites, including the lone Fireplace on the trail that was once a live shack
2. Cover for the arena

Policies

1. Keep boarding with reasonable fees that moderate income families can afford.
2. Continue to have knowledgeable folks on site

7/4/15 P.

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

- What image do you think is the least appropriate? And Why?

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

Charlie

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?
 • Do you have any questions for the consultant?
 Positively impressed i Populous staff and with opportunity for stables supporters to meet i them in a small meeting.
 Got good answers to my questions to individual Populous staff members

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?
 - Historical element - horses here long before autos - romantic aspect
 - we need to meet horses (+ their droppings) frequently when walking in old logging roads on former alma college prop - I liked that!
 - I favor maxim use - but do have concerns re horses + wtn. bikes together
 - downsides - ↑ fire danger is #1.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?
 - Proximity to creeks is a problem - measures already taken, + more under consideration, to avoid pollution
 - Erosion - being actively considered
 - Sustaining particular requires money - probably both from operators + MROSD
 - Stables need water tanks - These could also be a resource in case of fire

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

old barn may be worth saving historically / aesthetically

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Most people like horses - + they are becoming harder + harder to afford personally. A staller on public property is an opportunity for ordinary people to enjoy the fact of their survival, just as many people who never visit the preserve love looking up at green hillsides + voted for Men.A

- If done well, increased public access + appreciation could generate pride in the horse owners/ boarders. They are not a closed group.
- more people having access will ↑ appreciation of horses. The Neigh-Savers + Wild Mustang adoptions by stable boarders will generate public approval in a positive cycle
- Existing public programs are being enthusiastically received

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

Not clear re this

- What image do you think is most appropriate? And Why?

C

shows people of varied age,
some enjoying WAITING as
well as riding.

WA(LOOKING is most practical
form of public participation)

- What image do you think is the least appropriate? And Why?

D

I don't think FE will be
practical, at least in near
future, to offer trail
rusters to public - false promise

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant? ?

I don't see that an option is to close the stables entirely

Re: Populous - They are known for building huge stadiums, municipal facilities, fairgrounds, deluxe stables. Why are they interested in designing Bear Creek? Their projects typically range \$15 - 300 M

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

• How do you think the stables could contribute to the Preserve's visitor experience?

• How can the stables help preserve the natural resources of the entire preserve?

• What are your concerns regarding increased public access on preserve trails?

Most important to stables are:

- Water - get on city water
- fire prevention & emergency plans
- trail safety for horses & riders

Recycle water

Make troughs / useage more efficient

utilize solar for power

remove manure & waste

(~~sewage~~ recycle, reclaim, reuse, repurpose)

publicize above policies

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

• The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?

• How can those improvements be sustainable in the long term?

Water mgmt.

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

- threats do their own repairs - need a process
- drainage is inconsistent & challenging
- arena turns to mud - needs all-weather footing
- upgrade electric fence system
- install auto-water troughs
- lighting
- bathroom, showers, hot water
- eliminate ground squirrels

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

- challenges are managing public access to stables area, reducing liabilities to stable owner/mid-perm.
- Recommend sep. parking for public & equestrian & stables.
- hold stables open only for certain events that have "hosts" to guide visitors.
- Need plan for trailer parking - identify space for 35 trailers.

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease — yes, absolutely
- Funding — yes, % of board goes to matching operations kitty
- Potential revenue generating programs if they pay for themselves & support
- What are some tools or mechanisms that could help the
- Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

mid term
brand image
business strategy

Consider accepting programs
~~that~~ funded by grants —
Puma project, environmental
Studies, community service
for students

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

Most = D => safe trail riding
Least = A => absurd expense
 — overkill
 — won't re coup investment

- What image do you think is the least appropriate? And Why?

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Populus seems too fond of huge structures and of boxing horses into small stalls! That would not work for BC - a horse can not be enclosed in such a small \$ space! Pls keep the paddocks/pastures

The covered arena is not as big issue as well drained space where the horses in training can move safely

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

~~The~~ The biggest asset is to have the trails accessible for horses - lot of them are "trail horses" more than racers / show animals

The public ~~is~~ could benefit from the small animal exhibits - we have constant stream of visitors for the goats - adding chickens etc. would be great for children.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Develop the pastures ~~that~~ so that ~~there is~~ the erosion is in check (e.g. building steps / trails for horses to move on within the pastures)

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

love the "old time" feeling of the stables. However some of the buildings would need overhaul - keep them standing but gut the insides so they can be used - barn, stalls etc.

Pls keep at least 2 roundpens and 2 arenas - in peak hours it is nice to find a place to have individual training (I ~~do~~ not want to mix kids on ponies with the thoroughbreds!)

Bear Creek Stables Site Design Alternatives

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Maybe just a part of the stables could be accessible to public - e.g. small animals, petting zoo or similar.

The stable itself ~~could~~ could be accessible with a guide or boarder/trainer - horses are big, people should not just wander in a busy stable - for their own safety (and safety of the horses)

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

small animal petting zoo
wides pony rides ... school programs, scout groups?
overnight stays for kids?
Camps (goat farm, pony)?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

H - well drained arena (but rather have more small places than one big)

D - trail rides (but might be really hard to make them public)

F - ~~the~~ if that is a horse paddock then it is small - horses are herd animals, would do better on a pasture

C - kids lessons / rides / camps - etc

- What image do you think is the least appropriate? And Why?

A - too huge, rather have something smaller

E, F - no boxed horses, PLEASE

F - it has no walls - no way for a horse to shelter against wind / rain

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

Do you have any input regarding the planning process?

Do you have any questions for the consultant?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

TRAIL RIDES FOR NON-HORSE BOARDERS
SHARING THE TRAILS HAS WORKED IN OTHER PROSD PRESERVES - NEED TO KEEP VISITORS AWARE THAT THEY ARE SHARING WITH OTHER USE MODALITIES.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

PHYSICAL SEPARATION WOULD
KEEP AN AREA FOR HORSE BOARDERS
SEPARATE FROM POSSIBLE RENTAL
AREAS.

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

COULD HORSE MANURE PRODUCE A SALABLE GARDEN FERTILIZER?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

Do Horses, trail riding, woods, getting out

- What image do you think is the least appropriate? And Why?

A. Looks like a big arena for equestrian crowds, by parking lots

APRIL 14 MTS

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?
 • Do you have any questions for the consultant?

- PLEASE ENSURE CONTINUED PUBLIC INPUT AFTER THESE 2 SESSIONS SO THAT THE BOARD IS PRESENTED WITH A PLAN WITH COMMUNITY SUPPORT

- MAYBE A CITIZENS ADVISORY COMMITTEE IS NEEDED

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

- EDUCATE VISITORS ON THE HISTORY OF THE AREA & THE IMPORTANCE OF PRESERVING OPEN SPACE

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

ENSURE ~~PUBLIC~~ PUBLIC ACCESS AND OUTDOOR + RECREATIONAL ACTIVITIES FOR CHILDREN CONTINUE

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

- What image do you think is the least appropriate? And Why?

Bear Creek Stables

Site Design Alternatives

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

The process seems to be very well thought out

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

The stable is a great introduction to the preserve for children. Activities other than hiking to get children outside are always helpful. I don't think that increased public access will be detrimental to the preserve.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Water runoff is a major concern erosion and other environmental impacts of water is a concern. If the improvements we have properly they should be easily sustainable

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

The historic structures are an important part of the overall experience of the stable. The stables need housing for an on site manager

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Biggest challenge is keeping horses and public safe - signs and education.

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

Events such as training clinics also were public events for families

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

D - We want to emphasize trail riding

- What image do you think is the least appropriate? And Why?

A - not this type of facility

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Please keep the process transparent all the way. These meetings are great but the really important communication happens when we get closer to the decision making.

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

Animals are a huge attraction for children. I bring children up to the preserve to hike and they are much more motivated if there is something to look at or even food at the end of the hike

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Solar ?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

- The four different arenas / round pens are a big asset. There is always room to ride / turn out a pony even when it is busy.

- Shaded areas to ride would be good - my children are not old enough to go on the trails. But nothing as fancy as in pic A.

- Good drainage or a covered area to ride horses safely during rainy weather

→ It gets very muddy.

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Public access has to be managed very carefully. If you go to Deer Hollow Farm in Rancho San Antonio, you don't want to have a situation like that. Deer Hollow is like a zoo with very little interaction between visitors and animals. I rather have less visitors and more possibilities for those to interact (e.g. school groups, parents, scouts)

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

~~the~~ Not just the boarders want this stable to stay affordable. Because of this affordability it is a very family friendly place even for the people, who only come for the goats. A more expensive solution would totally change the character of the stables -

- What image do you think is most appropriate? And Why?

D - A big asset of the stables is the trail system - especially trails that are safe for horses, e.g. no bikes

- What image do you think is the least appropriate? And Why?

F - Too small a space for horse, this not all horses get turned out every day.

Bear Creek Stables

Site Design Alternatives



STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?

• Do you have any questions for the consultant?

PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

~~F~~

H-because its a big area to run but not to fancy.

fancy

- What image do you think is the least appropriate? And Why?

A-because it is to fancy a ~~to~~ would cost to much.

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?

• Do you have any questions for the consultant?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

G - Because horses have room to move

- What image do you think is the least appropriate? And Why?

F - Because horses can't move

Bear Creek Stables

Site Design Alternatives

Delany Moore

PROJECT GOALS AND PROCESS

Summit Riders Friends of Bear Creek

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

• Do you have any input regarding the planning process?
• Do you have any questions for the consultant?

THANK YOU FOR ASKING!

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

I KNOW THAT SILICON VALLEY OFFERS VERY FEW HORSE EXPERIENCES FOR KIDS & ADULTS, AT PRESENT. IT IS VERY IMPORTANT TO MAINTAIN THE STABLES, SO THAT FRIENDS OF BEAR CREEK CAN KEEP THE PROGRAMS THEY OFFER TO BRING ANIMALS & PEOPLE TOGETHER. THE STABLES ALREADY OFFER MANY THINGS TO PRESERVE VISITORS; NAMELY AN OPPORTUNITY TO INTERACT WITH ANIMALS & ANIMAL LOVERS ON A DAILY BASIS.

PLEASE DO NOT ALLOW BIKES ON THE TRAILS!
Bear Creek Stables Site Design Alternatives

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

PLEASE INCORPORATE RAIN - WATER HARVESTING OFF ANY NEW ROOFS YOU MAY BUILD. A BIT OF RAIN WOULD BE FAST OFF A ROOF - IT WOULD BE USED TO WATER A SMALL LANDSCAPED BORDER, WATER DOWN THE ARENA BEFORE AN EVENT OR USE JUST FOR FIRE SAFETY!

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

THE ARENA & ROUND PEN ARE CURRENTLY WORKING WELL. THE HANG BARN IS OK. THE SOUND SANDY ARENA IS GREAT, BUT COULD USE NEW FENCING. THE ROAD IT NEEDS IMPROVING - EITHER RAISED OR GRADED & REGRADED. THE FENCE ON RIGHT SIDE OF ROAD IT NEEDS REPLACING. A NEW ADA BATHROOM FACILITY! I THINK IT WOULD BE NICE TO REBUILD THE ORIGINAL BARN UPON ENTRY TO BE MEETING HALL & ANIMAL STRUCTURE (AS IT IS COW HOUSE GOAT HOUSE + CHICKEN HOUSE)

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

PUBLIC ACCESS COULD BE IMPROVED w/ BETTER SIGNAGE & ROAD INTO STABLES.

- SPEED BUMS
- RESTROOM FACILITY

THE CLOSE-KNIT COMMUNITY FEELING AT PRESENT HAS A LOT TO DO WITH AFFORDABILITY WHICH KNOWS FAMILIES DO KEEP A HORSE & LIVE IN SILICON VALLEY

CHICKEN HOUSE

PUBLIC WORKSHOP 1

Bear Creek Stables Site Design Alternatives

MARCH . 16 . 2015

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

- A LARGER HAY BARN (WOULD ALLOW THE TENANT TO PURCHASE HAY IF BUILT TO SAVE MONEY)
- ALL WEATHER FOOTING IN ARENA TO ALLOW AN YEAR ACCESS.
- COVERED ARENA TO ALLOW AN YEAR ACCESS / PROGRAMS.
- RIDING LESSONS (REVENUE)
- HORSE SHOWS / PLAYDAYS (REVENUE)

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

I LIKE IMAGES B, F FOR STAWS.

B IS SIMILAR TO WHAT BEAR CREEK STABLES IS AT PRESENT.

I LOVE IMAGE G FOR MANURE. YOU'D USE TARRING THOUGH! RAIN WATER OFF THE ROOF WOULD BE EASY TO HEAR IT TO GO TO COMPOST KASHER

- What image do you think is the least appropriate? And Why?

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?
• Do you have any questions for the consultant?

*-The process needs much more publicity/advertisement.
-There are so few people that even know about this.*

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

- Seems a shame that more people haven't experienced these beautiful trails. More equestrians and hikers could easily be accommodated. Often I ride and see not one other person. Please don't open it to bikes.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs) *they have??*

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

- drainage is a major issue

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

- This could be an amazing place with larger cleaner stalls. Some look like they would blow over in a strong wind. This shouldn't become Woodside/Atherton but it need not be such a dump.

- A small bathroom seems like a minimum addition for current boarders. No one will come (esp. if they have kids) if they can't even use a real toilet and then wash their hands.

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

- Obviously the road into the stables needs to be upgraded.

- Not everyone wants a 4-wheel drive experience.

- The stable has a Facebook page but not a true website. If someone hears about it, they have a hard time finding out any info.

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

- If the site and conditions were improved then the boarding fees could and should be substantially raised. There don't need to be additional programs to generate revenue. Better stables will mean more money.

- What image do you think is most appropriate? And Why?

D - This is what the stables could be: families, friends riding together in an amazing forest. Quiet, safe, peaceful and beautiful. Not a dozen horses in a

- What image do you think is the least appropriate? And Why?

A - Makes me chuckle... That said, maybe a small covered arena is not out of the question if it was open on the sides.

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

1. Do you have any input regarding the planning process?
2. Do you have any questions for the consultant?

1. Yes. A great amount of input. Confused as to how to state my input and feel there is constructive receipt. The request here tonight is confusing.

2. Yes many questions for the consultant: what detail are you looking for? What are your priorities? What are the boundaries - what is feasible to ask?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- 1 How do you think the stables could contribute to the Preserve's visitor experience?
- 2 How can the stables help preserve the natural resources of the entire preserve?
- 3 What are your concerns regarding increased public access on preserve trails?

1. Offer urban residents exposure and experience with a horse stables
offer residents an affordable opportunity to own a horse.
offer decent, volunteer programs to learn about work with horses, contribute to running the stables

2. Practice land management recommendations. Offer, requiring participation in learnings and applying

3. Public access needs to be structured - classes - field trips - led by hosts and guides

Bear Creek Stables Site Design Alternatives

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

1. The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
2. How can those improvements be sustainable in the long term?

1. Upgrade the infrastructure, Roads, drainage, electric, water system. Offer & require proactive training and practices

2. Continue to upgrade training and applications
Practice latest technology
& continue to stay educated

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

1. What facilities are currently working well?
2. What facilities could be improved, added or eliminated?
3. How do potential historic structures influence/affect the overall Stables plan?

1. Many people, boarders - share and use the space successfully. Animal husbandry practices are good & consistent: feeding, quality of feed, cleaning, manure management are working well. There are few to no fity problems

2. Road, electrical, water system.
Back up water
Emergency fire water.
In time - upgrade and improve

3. Not interested in historic structures unless they have a value to the public | visitors

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

1. What are the challenges and opportunities to increasing public access and visibility of the Stables?
2. How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

1. The Preserve has alternate access for parking away from the stables. Trails can bring visitors to the stables. Access can be locked - open only for scheduled events that have hosts or guides. The hosts or guides can be docents or volunteers - trained by M. D. Pen along with stables representation

2. Events for public are scheduled like classes, tours, field trips.

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

1. What are some tools or mechanisms that could help the Stables be economically sustainable?
2. Do you think there is an opportunity to include revenue generating programs to the site?

1. Charge a competitive board rate. Reduce for jobs completed successfully. Trainers and clinicians pay a fee for events at Stables. Charge visitors for training clinics, tours etc

- What image do you think is most appropriate? And Why?

Continue the stables improvements as time allows slowly over time. Best informal and relaxed. Emphasize on animal well being. Provide good stables space & stimulation to benefit animal. Show public well run stables practice.

- What image do you think is the least appropriate? And Why?

A pushy, fancy, high end facility. No show barn. No control by a specific trainer. Open to several disciplines.

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

1) ~~2)~~ Do you have any input regarding the planning process?
Do you have any questions for the consultant?

1) Will beat wed. meeting.

2) No.

Until MidPen indicates how much \$ would be in the budget, it's impossible to think clearly about improvements —

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

1 > How do you think the stables could contribute to the Preserve's visitor experience?
 2 > How can the stables help preserve the natural resources of the entire preserve?
 3 > What are your concerns regarding increased public access on preserve trails?

1 > All the kinds of activities performed during the last year -

2 > A good drainage plan.

3 > None. If problems arise later, let's deal with them then.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

• The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
 • How can those improvements be sustainable in the long term?

Don't know enough to comment.

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

1) Challenges: keep people not owning horses from feeding + petting them.
 Gap - Interest more people + their children in the natural environment, in horses, goats, any other creatures in residence.
 The most important thing to me is to keep the stables much as they are - a bit funky, comfortable, welcoming - With a strong family atmosphere - ~~Faceted~~ Inclusive, non snooty, warm -

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- 1 → • What are some tools or mechanisms that could help the Stables be economically sustainable?
- 2 → • Do you think there is an opportunity to include revenue generating programs to the site?

1 → Charge adequate rent;
Charge for participation in activities.
Seek donations - Do music parties, etc - Maybe little horse show events with dinner BBQ - for \$.

2 → YES.

- What image do you think is most appropriate? And Why?

D. The roofed thing doesn't even exist!
- Natural - horses on trail.

- What image do you think is the least appropriate? And Why?

A - As above -

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Access for Boy Scouts to help maintain trails
By doing service projects

Community involvement is good more info is
Always good.

I like friends of Bear creek
To work with very helpful

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

1. How do you think the stables could contribute to the Preserve's visitor experience?
 2. How can the stables help preserve the natural resources of the entire preserve?
 3. What are your concerns regarding increased public access on preserve trails?

1. The stables are a fantastic resource to the public and to visitors like the Scouts

2. The stables can help preserve the natural resources & proper awareness to the public and educate. The Friends of Bear Creek are great

3. I favor more public access & Bikes Hikers and Horses especially. Handicap or mentally disabled access to horses so they can Access Nature & Animals

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

• The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
 • How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

I think the close-knit feeling is great, and would encourage a good working relationship with the friends of Bear Creek group. I do not have a horse I'm with the scouts Troop

But keeping it to keep horses under local vendor control is paramount to keeping it close to the community.

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

- What image do you think is the least appropriate? And Why?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

IF the power to the Stables is upgraded could there be an EV Plug installed. could the water for the facilities be ~~be~~ heated through a solar heater system?



STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

- What image do you think is the least appropriate? And Why?

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Please make sure it is clear
the goal is to keep the stables
open and access to the riding
trails

improve stalls & paddocks
improve drainage & footing

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

The stables & barn can educate the public on animal husbandry and the impact of animals on the environment.
 Disabled people who cannot hike could still end see the beautiful trails.
 The stables will impact the environment but without that people cannot experience the nature. It is always a balancing act

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Education, education, education
 The environmental concerns are valid concerns but so is public access to riding trails

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

The trails are working well
The arena needs improved footing
Optimum would be 4' x 6' in an indoor covered arena & and outdoor arena - two
wood pens with adequate footing.
The historic barn should be stabilized & kept -
The caretaker housing should be adequate to insure quality management

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

It is always a challenge to implement change. Loss of boarder mix increase which may not be welcome unless the stables are substantially improved.
The character of the barn will change if the barn becomes a show barn. as opposed to a family oriented barn

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

- 1 As improvements are made the board fees can increase
- 2 Hay and grain can be purchased in bulk & stored
- 3 If the arenas are improved competitors can be held and admission charged
- 4 Trail rides can be marketed
- 5 Summer school camps can be marketed
- 6 Manure can be sold

- What image do you think is most appropriate? And Why?

D - Riding trail access is so limited in the Bay Area - these trails are so important

B - I like the open stall - they are easier to maintain

C - kids and programs should be part of the plan

H - an area with adequate footing is necessary

F - should be stable for a horse

- What image do you think is the least appropriate? And Why?

G - I don't really know what this is

F - box stalls - one for horses in full time training - I don't think they are used since the horses I don't see such other

A - I would love a covered arena - if the budget would allow - We could make a

the hay wagon

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?

• Do you have any questions for the consultant?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

The stables in its "historic" feeling offers children an opportunity to visit + interact with animals + the land -

Concern for safety of horses + riders as ~~volume~~ use of trails increases -

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

Arena footings need improvement -
so can be used after it rains
warm water
Historical units could be
used for classes / meetings
children program
The road is awful

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

The road / parking / trailer parking
and safety of boarders / horses
outside
yes, by keeping activities simple
& small - local -

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

Some limited rental riding ~~area~~
with group only -
limited lesson for well

Revenue generating = lesson + trail rides
start small - develop
as interest ~~develops~~
increases - repeating
Boarder use of facilities

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

(D) trails are vital to Boarder + visitors
(E) children program + lesson in crease involvement with community -

(A) would be nice BUT cost is prohibitive and pass on to boarders too costly.

- What image do you think is the least appropriate? And Why?

(F) tiny stalls - restrict movement
(B) no protection / small / restrict movement

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Education — key!
All elements should work together in the planning process
(equestrian, schools, community, bikers, hikers)
Transparency.

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Manure management
→ composting →
gardens for children,
especially.
Community garden??

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

Safety - w/o making it pristine.
 Nature/natural - for exploration, risk-taking.

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

Envision use of George Kendall barn as interpretive center for children, especially young preschoolers (see hand-out for LEGSONS - Mountain School).
 Possibilities for animals, garden, too.
 "Meadow" area - paddocks for key "labs"
 Signage/visuals

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Parking for school groups

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

lease arrangements;
possible 'matching
grants' from school
(Lason's);

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

D - trails (for hiking
as well as riding)

E - wonderful possibilities
for interpretive center,
open classroom

G - composting → garden

- What image do you think is the least appropriate? And Why?

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 **6PM TO 8PM**



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Our community is we need the horses trailer close to the stables and pasture, because for any emergency as fire, we need to have access to have the horses, trailers with the trailers. This is our main concern.

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

we like "A", "B" and "H".

- What image do you think is the least appropriate? And Why?

"D", "F", "E", "G"

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

- Thank you for soliciting public input.

- Will public be able to see proposed site plans as they develop?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

→ Hikers need to be educated not to "pop out" in front of horses - riders need to be respectful too.

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

- Visitors (especially children) love seeing the horses - maybe have 2 or 3 safe, friendly horses accessible to pet/feed under supervision.
- "Farm" atmosphere can teach kids about the area's history
- Stables can concentrate visitors in a small area, thereby reducing strain on other parts of preserve.
- Interpretive signs would be great (plants, historic structures)
- Wildlife checklist could be fun - lots of animals + birds can be seen at the stables

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

- Remove non-native plants
- Manage ground-squirrel population for safety
- Volunteers to pick up litter at top of driveway
- Some improvements in drainage - e.g., drain rock, filter strips
- Plant native vegetation
- I think some bare slopes OK if water drainage managed below them - pastures are good for horses/more affordable for boarders

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?
 - Paddock need to be improved - aesthetically & structurally (footing/drainage)
 - It would be great to keep pastures - horses need room to move for mental & physical health
 - Would love to keep stall barn as historic/aesthetic structure. (Built in 1916 - co-designed by George Kelham.) Maybe use as interpretive center.
 - Would like to see cottage (1930s) and house (1916 + alterations in '30s) restored if poss. - important for safety to have onsite caretaker live there.
 - Arena footing/drainage should be improved.

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?
 - Need adequate parking (cars + trailers) trailer loop for turnaround, as no
 - Sign at entrance should say it's a stable
 - Need to have pedestrian walkways/paths that separate people from horses, for safety of people and horses.
 - Need speed bumps on driveway (I live in the house there, and a lot of people speed)
 - "Commons" area would be good - like current picnic tables near crossties
 - Site can support 72 horses -

need a certain "critical mass" to be profitable considering overhead

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

- Composting (could sell)
- [limited] Venue for events
- Lessons (horsemanship + riding)
- Trail rides
- Long-term lease would help
- I want be able to make improvements
- Horsemanship clinics/demos
- Funding - Grants? Donations?
 - Please try to keep board affordable
 - so diverse clientele can keep horses there

- What image do you think is most appropriate? And Why?

- 1- **E** - Would love to see the 100-yr.-old barn preserved as a piece of history, and for site feeling/aesthetics. (Was co-designed by famous architect George Kelham, according to research commissioned by MidPen - VanPlank Assoc. **DO NOT** want to see horses stabled in stall barn - too small/dark.)
- 2- **D** - Trail rides are a key asset - gorgeous trails.
- 3- **B** - "Mare motel" style OK IF paddocks large.
- 4- **G** - Composting = great but not critical

- What image do you think is the least appropriate? And Why?

- F** - Not appropriate (in my opinion) if it's a standard small "mare motel/stall." Horses need room to move, and need to see other horses.
- A** - Covered arena would be nice, but not if it drove up cost of board or siphoned lots of money from other improvements.

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

We don't need to be another Woodside.
I would hate to be priced out of the stables.

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

No bikes

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

A better bathroom
would be nice

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

It could be a little scary having people who don't know horses walking around the stables on their own. Not just for the horses but ~~for~~ also for the children.

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

D. Riding trails are wonderful

Riding lessons fine

H. Arena Approvements would be nice. Don't know if we need it covered

- What image do you think is the least appropriate? And Why?

E or F to small, dark

B horses should be able to see each other and touch. Need some walls for wind & rain protection.

No Rentals

Bear Creek Stables

Site Design Alternatives

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

only that I teach riding lessons to individuals, groups, small classes and camp to the community of Los Gatos & Saratoga etc. I do this at Bear Creek stable so I have a huge interest.

I own CalSportsclub which teaches fencing, Archery, horsemanship for 30 years. I also teach the city programs. I am currently more involved in Horseman's I am interested to know more about and the type of concessionaire being seeked.

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

1. How do you think the stables could contribute to the Preserve's visitor experience?

2. How can the stables help preserve the natural resources of the entire preserve?

3. What are your concerns regarding increased public access on preserve trails?

1. clear signage, rules & safety posted

2. Trail rides possibly, lessons, classes etc in lower arena and 1/2 covered arena year round... (I hope to continue w/this)

help preserve natural resources through community education of horses, nature etc.

3. Only that if out bikes are allowed that it is designated trails, dogs on trails, speak on leash, ok walking & horse trails as well.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

1. The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?

2. How can those improvements be sustainable in the long term?

1. most of what you state that I have seen is being covered.

2. obvious retaining walls etc

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

1. What facilities are currently working well?
2. What facilities could be improved, added or eliminated?
3. How do potential historic structures influence/affect the overall Stables plan?

1. The arenas are good, need loosening, flattening, non regular (arena care)

2. Obviously the facilities that are not safe removed and leave as much historical as possible

3. The history is paramount and should stand as a more and used as a destination - interpretation for trail rides etc (integral)

4. As a community equestrian instructor outdoor arena and a dressage arena are both needed, plus the two pony pens (1 pony pen below and the pony arena are vital the pony arena for lessons, classes etc,

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

1. What are the challenges and opportunities to increasing public access and visibility of the Stables?
2. How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

2. - keep or implement a rustic look
exposed beams example w/ old buildings
- not large riding program take over. Enough to service community, see
- Do NOT turn into a winter-imp dressage feel - keep it western but keep it open to all of cars
- the community in the stable area in local towns has mostly a western pleasure interest

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

Community Service
Public Outreach
Volunteers
groups Scouts, 4H, pony club

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

I am not sure how the stable could bring income to the mix

- unless they take from
- concessionaire rent
- vendor % of lessons etc w but this would be limited unless you offer a full blown lesson and camp program and take 10% for example...

- I have run these programs before, and I have a buss. plan for a riding stable not boarding however.

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

C. Kids & Horses

- public Education
- laid back class, lesson, camp program (led by me :))
- connect horses w/ nature and family

I currently do this now at BearCreek stable.

- What image do you think is the least appropriate? And Why?

- more motels/stalls don't fit the boarders at all who come and board for freedom and openness, and often as much for nature as horses.
- concessionaire will have to turn out daily - many horse owners do not come daily (not competitive stable)
- creates Anxiety without turnout, many horses cannot be suddenly confined
- aesthetically it detracts from the relaxed open feeling. must have paddocks

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

Please: NO MARE MOTELS!
need plenty of room & shelter

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

See station 5

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

keep trailers near horses.
 need quick access in case of
 fire or emergency.

how to monitor public?
 don't want horses fed treats
 some are on special diets.
 What if a child goes in
 a paddock & gets crushed?
 or biten or kicked?

kids on bikes
 scare horses.

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

have a space that can be rented out for special events like birthday parties
long term lease is OK.

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

D: want to ride on trails

H: nice big arena

E: keep a piece of history
but don't put horses
in there

- What image do you think is the least appropriate? And Why?

A: don't need covered
because of cost.

F: ~~NO~~ too small

B: too small;
little protection
from weather

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?

• Do you have any questions for the consultant?

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

The stable is friendly to visitors. It's a wonderful way to experience animals and nature - both are good for the soul.

The stables are eyes and ears on the trails. We've reported many problems thru the years including a small fire on the trail. We help ~~clear~~ clear invasive plants.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Take horses off the hillside
Allow for larger filter strips
at the back of the paddocks.

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

Hay barn works well
House/cottage needs renovation.
Important to have someone live on site.
Old barn is a lovely site.
Keep it as a historic structure.
Cross ties work well but need upgrading.

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Safety is always the concern
Safety for visitors passing through
and safety for our horses - some
have specific dietary needs and
shouldn't be fed randomly by
the public

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

- What image do you think is most appropriate? And Why?

D Trail access from Stables is getting more

and more scarce. Trails are a favorite way for equestrians to spend time with horses + nature

H I like the feeling in the arena but maybe more rustic And Why? Keeping

- What image do you think is the least appropriate? And Why?

F Stalls are small + confining. Our horses aren't in training + being taken out every day. These don't fit in with a natural preserve

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

- public input
- more detailed site plans
- re-engineering plans along the way to accommodate environmental issues uncovered along the way.

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

My family lives in San Jose, Although I grew up around horses and a more rural lifestyle, it is a challenge to introduce my kids to life outside the city.

When we head off Bear Creek Road down to the stables (clutching the steering wheel in my Subaru!) we breathe such a sigh of relief! The forested hills, the rustic fencing, deer crossing the driveway, the leafy overhang of the tree boughs - I feel like I am a million miles away from the city!

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

- *rainwater collection systems where feasible*
 - *expanded filtration strips to capture excess gray water from horse corrals*
 - *minimize soil erosion from sloping areas*
- How to achieve?*

- *rice straw wattles*
- *terraced paddocks*

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

- I like the natural division of a "visitors area" when you first arrive at the stables, near the historic barn.

- This has a good feel for visitor facilities, a covered area (historic barn restored or cross-tie area refurbished?) for workshops in rainy weather - Picnic area. Safe area in Lower Arena for introducing the public to horses, safety.

- The horses are comfortable and feel safe in the current stabling set-up, but paddock footing and drainage needs to be improved.

- all weather arena footing - better for the horse joints, and permits year-round horsemanship programs including rainy season.

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

- parking
 - drive way
 - visitor area
- ← picnic area
← toilets
- covered area for educational programs, visitors. Maybe historic barns

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

I like the natural division of a "visitors area" when you first arrive at the stables, near the historic barn.

This has a good feel for visitor facilities, a covered area (historic barn restored or cross-tie area refurbished?) for workshops in rainy weather - Picnic area. Safe area in Lower Arena for introducing the public to horses, safety.

The horses are comfortable and feel safe in the current stabling set-up, but paddock footing and drainage needs to be improved.

all weather arena footing - better for the horse joints, and permits year-round horsemanship programs including rainy season.

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

- parking

- drive way

- visitor area

- picnic area

- toilets

covered area for educational programs, visitors. Maybe historic barns

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

It is my hope that finding a balance between development and preservation will be paramount! Much appreciation for the opportunity to offer input.

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

Restrooms - Composting
Toilets, leaching materials
on how they work;
Would this minimize impact
of the "development"?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Divided parking areas to
cater to the various uses.
More clean, open entrance.
1- Stables, interpretive center
1- hiking trails
1- mountain-biking trails

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?
• Do you have any questions for the consultant?

• I would like to ensure that Bear Creek Stables maintain open access with a focus on programs supporting children.

- Outdoor education
- History of the area
- Animal (large) care + education
- Hiking
- Biking

• I can see Bear Creek Stables being an excellent facility for 4-H programs in particular

- Sheep - Goats - Bees - Horses

- Have used Bear Creek Stables to bring my Girl Scout Troop to learn about Horses. Do some hiking

↳ and learn the history of the area.

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

- Keep and stabilize the historic buildings -
- Create a visitor Center that focuses on the history & preserving the area.
- Upgrade the stables

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Educative + Partnership with the community. Children's programs will do this naturally because parents focus on how to preserve wonderful resources for their children, or students (if the grade teachers

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

- revenue generating programs
 - horsemanship classes (horse anatomy, care, firstaid, horse nutrition)
- riding lessons for the public
- horse playdays / mini-horse shows

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

C

- people of all ages, room for non-riders to interact with the horses, natural wood fences, hog feed footing in arena.
- trees, green space

- What image do you think is the least appropriate? And Why?

B

- sterile, no trees, metal structures, hot
- would people feel good hanging out here -

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1 : OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

- Do you have any input regarding the planning process?
- Do you have any questions for the consultant?

It is my hope that finding a balance between development and preservation will be paramount! Much appreciation for the opportunity to offer input.

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- How do you think the stables could contribute to the Preserve's visitor experience?
- How can the stables help preserve the natural resources of the entire preserve?
- What are your concerns regarding increased public access on preserve trails?

Begin trails? If they are included, that they please be separate - away from family/children hiking trails - for the safety and pleasure of both groups.

Interpretive center in great location in / at old barn site just before stables. Converting the George Kendall Barn for this purpose.

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

Rain Water Capture and
Safe - covered storage?

Composting toilets for
Educational and Environmental
benefit - Teaching awareness,
Low impact,

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

Restrooms - Composting
 Toilets, leaching materials
 on how they work;
 Would this minimize impact
 of the "development"?

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Divided parking areas to
 cater to the various uses.
 More clean, open entrance.
 1- Stables, interpretive center
 1- hiking trails
 1- mountain-biking trails

STATION 6

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

- What are some tools or mechanisms that could help the Stables be economically sustainable?
- Do you think there is an opportunity to include revenue generating programs to the site?

Education programs similar to current opportunities offered by "Friends of Bear Creek Stables" but expanding these opportunities.

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

- What image do you think is most appropriate? And Why?

[Empty box for handwritten response]

- What image do you think is the least appropriate? And Why?

The large covered arena in TEXAS!
Please, No.

Bear Creek Stables

Site Design Alternatives



PUBLIC WORKSHOP 1: OPEN HOUSE

MARCH 16, 2015 6PM TO 8PM



POPULOUS

STATION 1

PROJECT GOALS AND PROCESS

- About the Bear Creek Stables Design Alternatives project
- Opportunities for public input in the planning process

• Do you have any input regarding the planning process?
• Do you have any questions for the consultant?

• I would like to ensure that Bear Creek Stables maintain open access with a focus on programs supporting children.

- Outdoor education
- History of the area
- Animal (large) care + education
- Hiking
- Biking

• I can see Bear Creek Stables being an excellent facility for 4-H programs in particular

- Sheep - Goats - Bees - Horses

- Have used Bear Creek Stables to bring my Girl Scout Troop to learn about Horses. Do some hiking

↳ and learn the history of the area.

STATION 2

BEAR CREEK REDWOODS PRESERVE

- The Stables within the Bear Creek Redwoods Preserve
- Current and Future Preserve Plans

- ① How do you think the stables could contribute to the Preserve's visitor experience?
- ② How can the stables help preserve the natural resources of the entire preserve?
- ③ What are your concerns regarding increased public access on preserve trails?

Answer ① Stables should be updated roads maintained. Buildings planned to show history of Stables, and area. - Maintain the foliage - the trees! Attempt to preserve some of the historic buildings.

② Trails should be made for Horses, people, bikes to ~~prevent~~ ~~some of the erosion~~ ~~of the native plants~~ ~~Some of the erosion~~ that remain help preserve them.

③ I worry that we will "love" the Stables to death. We should ensure that there are on site staff to educate the public how to help maintain Bear Creek Bear Creek Stables Site Design Alternatives. ~~Don't do it~~ - "Keep it Wild" Nature Bridge

www.naturebridge.org

STATION 3

ENVIRONMENTAL SUSTAINABILITY

- Site challenges
- Needed / potential environmental restoration / improvements
- Best Management Practices (BMPs)

- The tenants have started improving the environmental conditions of the site. What other ideas do you have that might help the stables become even more environmentally sound?
- How can those improvements be sustainable in the long term?

- Improve trails - designate them to keep visitors on the trails - preventing erosion.
- Provide Trash Cans - Recycle Bins in more locations

STATION 4

SITE FACILITIES

- Structures over 50 years old
- Equestrian Facilities
- Supporting structures (management, visitors)

- What facilities are currently working well?
- What facilities could be improved, added or eliminated?
- How do potential historic structures influence/affect the overall Stables plan?

- Keep and stabilize the historic buildings -
- Create a visitor Center that focuses on the history & preserving the area.
- Upgrade the stables

STATION 5

PROJECT GOALS AND PROCESS

- On-site Access (vehicular, trailer, pedestrian, horse)
- On-site Parking (boarders, trailers, visitors)

- What are the challenges and opportunities to increasing public access and visibility of the Stables?
- How can the close-knit community feeling of the stables be maintained as additional public programs and access are introduced?

Educative + Partnership with the community. Children's programs will do this naturally because parents focus on how to preserve wonderful resources for their children, or students (if they are teachers)

STATION 6

FROM THE IMAGES SHOWN ON THE BOARD AT STATION 6:

ECONOMIC SUSTAINABILITY

- Long-term Lease
- Funding
- Potential revenue generating programs

• What are some tools or mechanisms that could help the Stables be economically sustainable?
• Do you think there is an opportunity to include revenue generating programs to the site?

- Nature Bridge offers a program that is self-sustaining
- generates revenue
- maintains the facilities
is public outreach
They run the program @ the Main Headlands.
www.NatureBridge.org
- Rent out the Stables
- offer exclusive hike trails for a fee.
- offer Scout camping for a fee
include sustainability programs

Bear Creek Stables Site Design Alternatives

- What image do you think is most appropriate? And Why?

D - emphasizes the character of the Stables

- What image do you think is the least appropriate? And Why?

A - these types of spaces seem meant for some place else. Just too commercial.

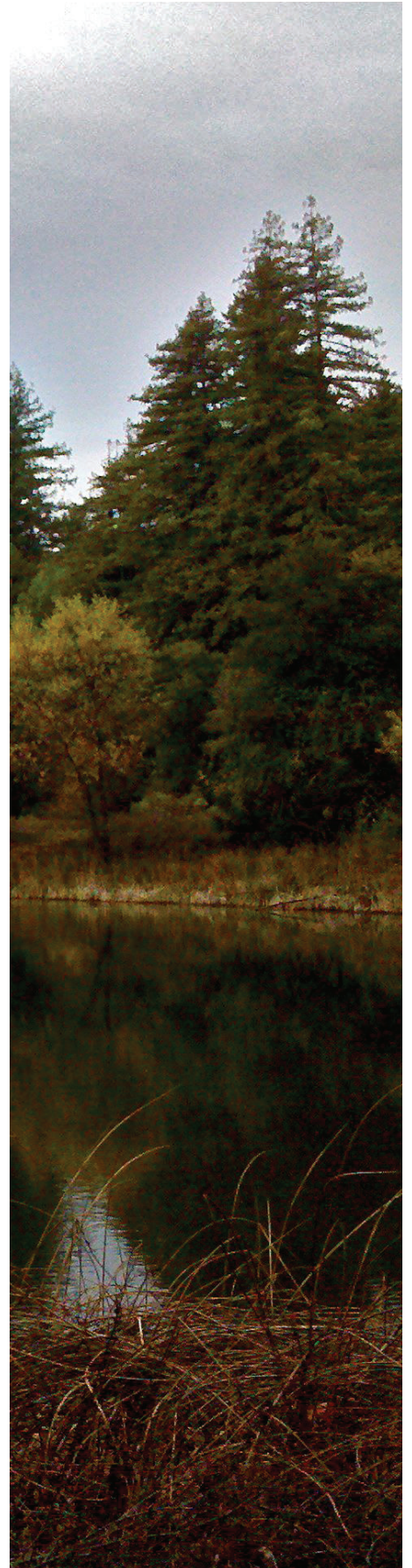
PUBLIC WORKSHOP 1

MARCH 16, 2015

BLANK PAGE

APPENDIX B2

Preserve Plan Open House Results Summary
(2015)



Bear Creek Redwoods Preserve Plan

PUBLIC WORKSHOP : OPEN HOUSE

MEETING DATE: APRIL 29, 2015 6PM TO 8PM

RESULTS



POPULOUS®

Neighborhood WORKSHOP



• open house | 150 participants

Neighborhood WORKSHOP



Neighborhood WORKSHOP



STATION 4

USER PREFERENCES

Which of the following **FEATURES** are **most and least appropriate** for the Preserve?



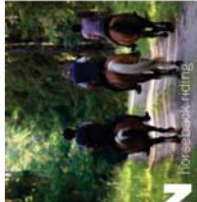
PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29, 2016

Bear Creek Redwoods Preserve Plan

STATION 4

USER PREFERENCES

Which of the following **ACTIVE PROGRAMS** are **most and least appropriate** for the Preserve?



PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29, 2016

Bear Creek Redwoods Preserve Plan

STATION 4

USER PREFERENCES

Which of the following **PASSIVE PROGRAMS** are **most and least appropriate** for the Preserve?



PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29, 2016

Bear Creek Redwoods Preserve Plan



POPULOUS

STATION 4

USER PREFERENCES

Which of the following FEATURES are **most** and **least appropriate** for the Preserve?

STATION 4

USER PREFERENCES

Which of the following ACTIVE PROGRAMS are **most** and **least appropriate** for the Preserve?

STATION 4

USER PREFERENCES

Which of the following PASSIVE PROGRAMS are **most** and **least appropriate** for the Preserve?

on boards

STATION 4

USER PREFERENCES

Which of the following FEATURES are **most** and **least appropriate** for the Preserve?

trees

PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29

Bear Creek Redwoods Preserve Plan

STATION 4

USER PREFERENCES

Which of the following ACTIVE PROGRAMS are **most** and **least appropriate** for the Preserve?

hiking

horses

PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29

Bear Creek Redwoods Preserve Plan

STATION 4

USER PREFERENCES

Which of the following PASSIVE PROGRAMS are **most** and **least appropriate** for the Preserve?

education

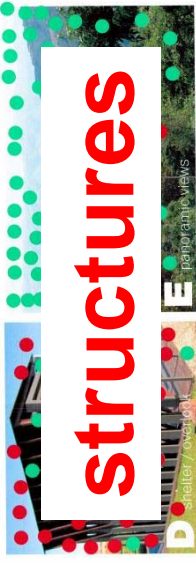
PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29

Bear Creek Redwoods Preserve Plan

STATION 4

USER PREFERENCES

Which of the following FEATURES are **most** and **least appropriate** for the Preserve?



Bear Creek Redwoods Preserve Plan

PUBLIC WORKSHOP
OPEN HOUSE



Bear Creek Redwoods Preserve Plan

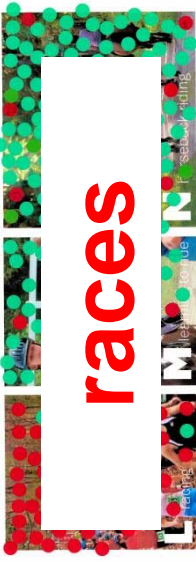
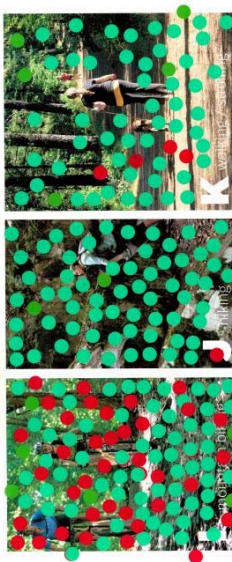
PUBLIC WORKSHOP
OPEN HOUSE



STATION 4

USER PREFERENCES

Which of the following ACTIVE PROGRAMS are **most** and **least appropriate** for the Preserve?



Bear Creek Redwoods Preserve Plan

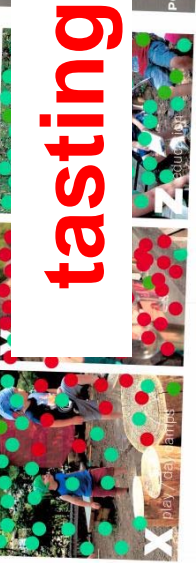
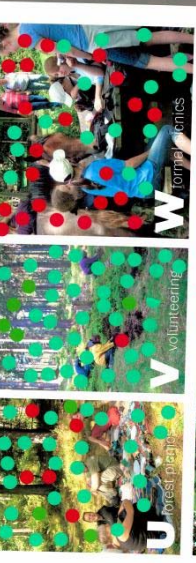
PUBLIC WORKSHOP
OPEN HOUSE



STATION 4

USER PREFERENCES

Which of the following PASSIVE PROGRAMS are **most** and **least appropriate** for the Preserve?



Bear Creek Redwoods Preserve Plan

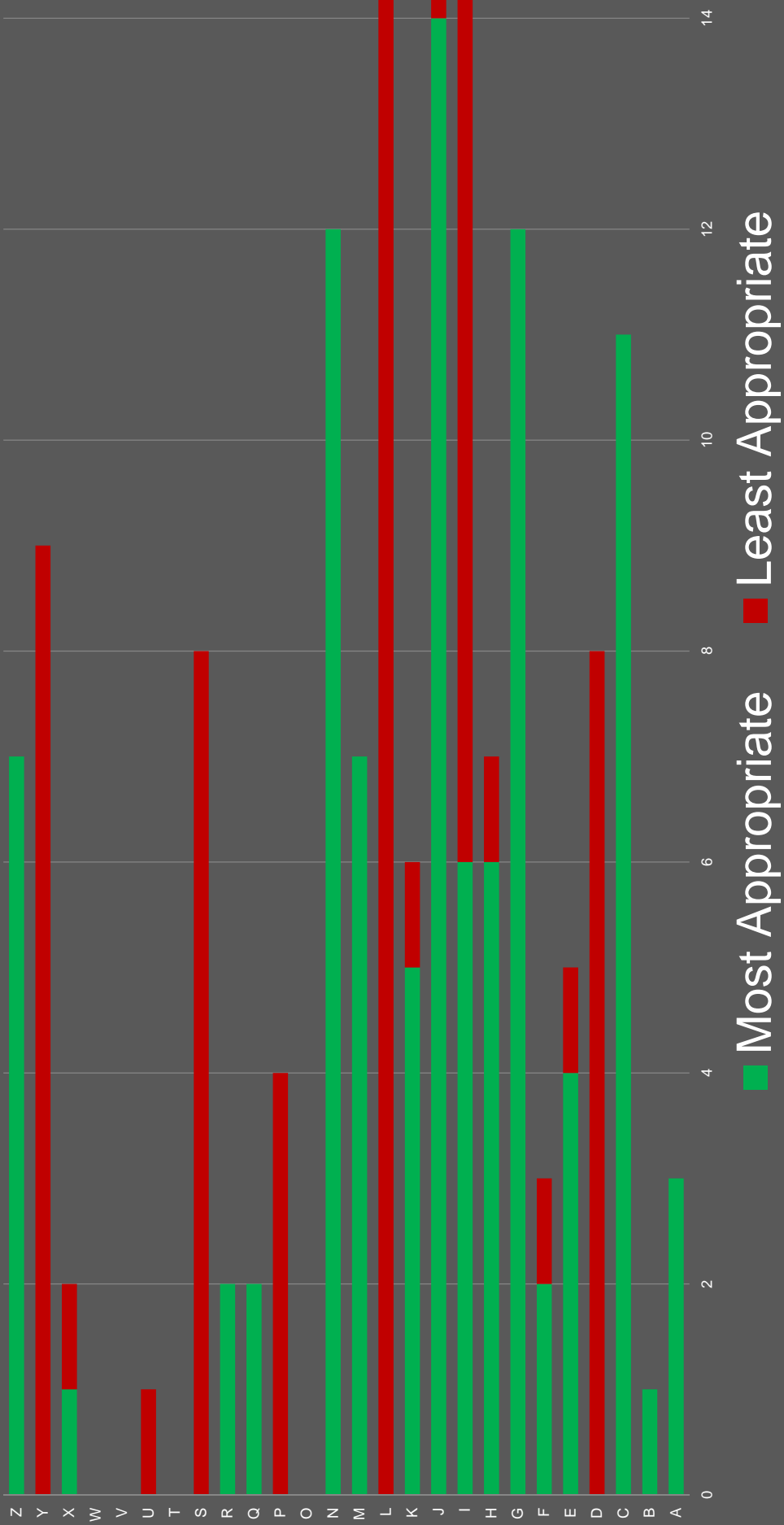
PUBLIC WORKSHOP
OPEN HOUSE



events

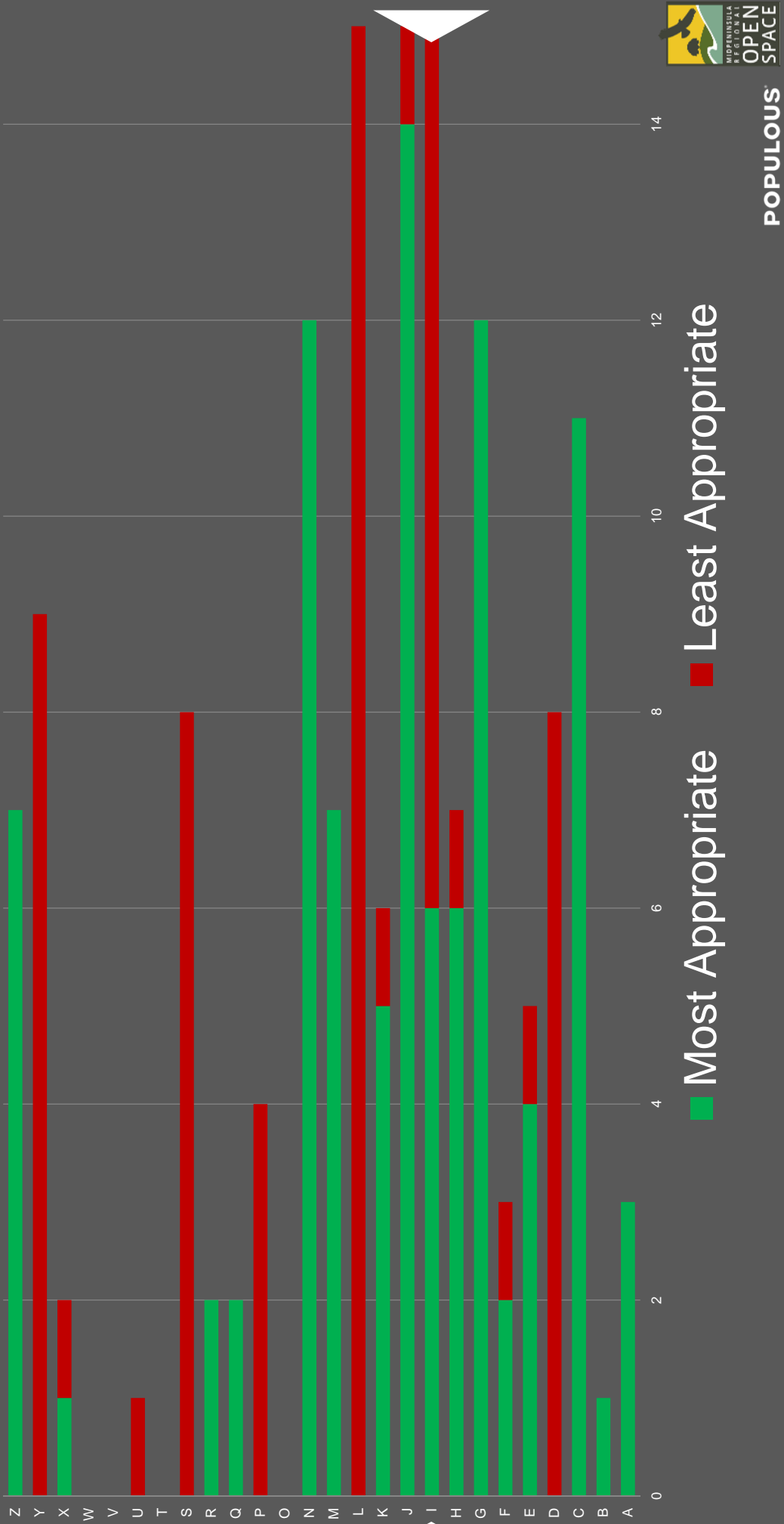
tastings

Most/Least Appropriate Images



POPULOUS

Most/Least Appropriate Images



POPULOUS

STATION 4

USER PREFERENCES

Which of the following **FEATURES** are **most and least appropriate** for the Preserve?



PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29, 2016

Bear Creek Redwoods Preserve Plan

STATION 4

USER PREFERENCES

Which of the following **ACTIVE PROGRAMS** are **most and least appropriate** for the Preserve?



PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29, 2016

Bear Creek Redwoods Preserve Plan

STATION 4

USER PREFERENCES

Which of the following **PASSIVE PROGRAMS** are **most and least appropriate** for the Preserve?



PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29, 2016

Bear Creek Redwoods Preserve Plan

in questionnaires

STATION 4

USER PREFERENCES

Which of the following FEATURES are **most and least appropriate** for the Preserve?

A parking lot

B interpretive signs

C interpretive signs

D interpretive signs

E interpretive signs

F interpretive signs

G interpretive signs

H interpretive signs

I interpretive signs

J interpretive signs

Bear Creek Redwoods Preserve Plan

PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29



STATION 4

USER PREFERENCES

Which of the following ACTIVE PROGRAMS are **most appropriate** for the Preserve?

L forest picnicking

M forest picnicking

N forest picnicking

O forest picnicking

P forest picnicking

I forest picnicking

J forest picnicking

K forest picnicking

L forest picnicking

N forest picnicking

Bear Creek Redwoods Preserve Plan

PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29



STATION 4

USER PREFERENCES

Which of the following PASSIVE PROGRAMS are **most and least appropriate** for the Preserve?

X play day

S prescribed walk

V volunteering

Z prescribed walk

U forest picnicking

W forest picnicking

X play day

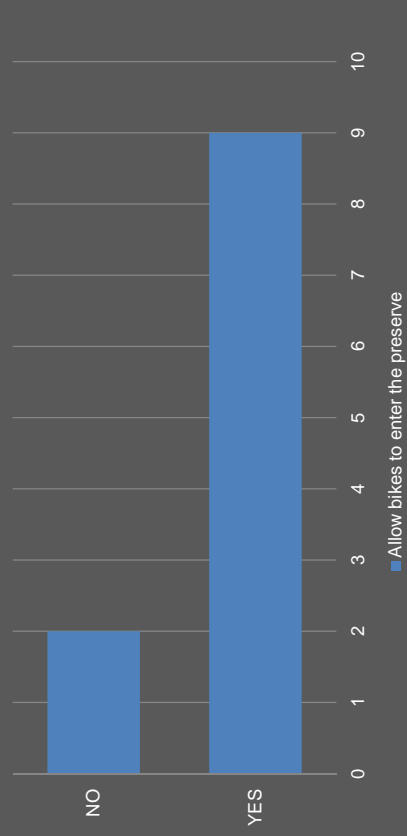
Bear Creek Redwoods Preserve Plan

PUBLIC WORKSHOP
OPEN HOUSE
APRIL 29

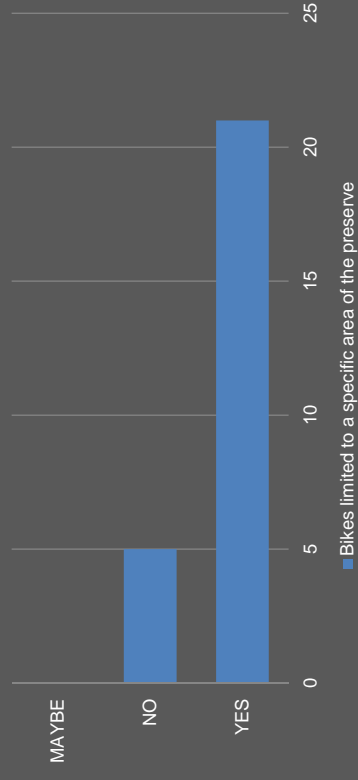


on boards + in questionnaires

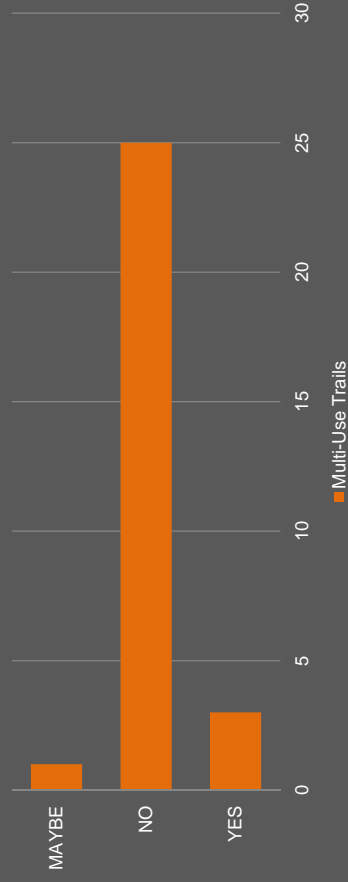
Allow bikes to enter the Preserve



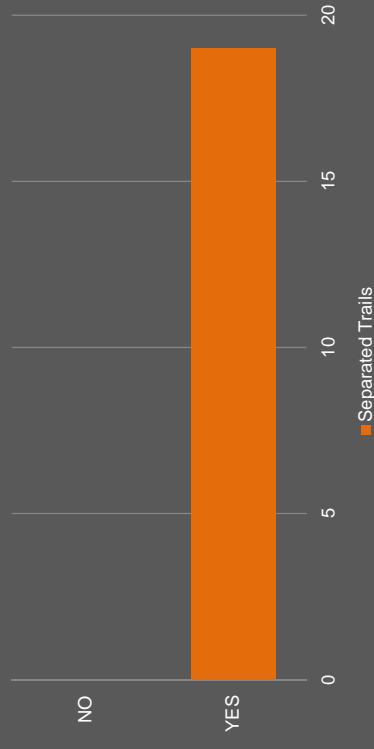
Bikes limited to specific area of the Preserve



Multiuse Trails



Separated Trails



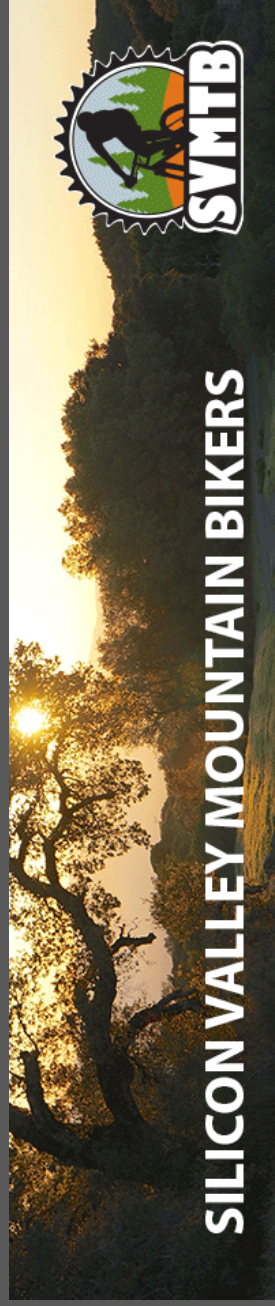
in questionnaires



- “Create a **multiuser area [west]** of Bear Creek Road including full loops; limit multiuse on [east] side to minimum”
- “Full multiuse (hiking+bike+equestrian) is desirable – hopefully **appropriate trail alignments** can be identified”
- “[**Concern about**] **mixing horses and bikes**. [It is] too easy for bikes to skirt to an off-limits trail and encounter a horse. It takes only one bike not adhering to the rules to put our children (and ponies) in danger.”
- Concern about **location of staging areas**, particularly the southern-most one; intersection of Summit and Bear Creek Road is too dangerous
- Concern about **traffic management** on south portion of the Preserve

on boards + conversations

Public Input POST-WORKSHOP



- Extend access



- Safety + Security

Public Input POST-WORKSHOP



- Minimize potential user conflict
- Safety
 - Trails
 - Pedestrian Crossing
- Natural resources protection
- Maintenance
- Patrolling

- Minimize potential user conflict
- Safety
 - Trails
 - Pedestrian Crossing
- Natural resources protection
- Maintenance
- Patrolling



PROJECT NAME	Los Altos BEAR CREEK STABLES Concept Planning
PROJECT No.	15.4005

ATTENDEES		COPIES	
DATE OF MEETING	April 29, 2015	MEETING LOCATION	
ISSUE DATE	April 30, 2015	SENT VIA	<input type="checkbox"/> UPS 2 nd Day <input type="checkbox"/> Email <input type="checkbox"/> UPS Ground <input type="checkbox"/> US Mail <input type="checkbox"/> UPS Next Day <input type="checkbox"/> Saturday

- 1) Station 6 Summary of Comments:
 - Horses and bikes should have limited mixing due to high accident possibilities!!!
 - Please! We need more toilets at Bear Creek Stables! LOL! Yess!!!
 - Dogs, bikes and horses cannot share a trail.
 - Keep bikes separate from horses!
 - You must not shot down the stables.
 - Bikes are dangerous.
 - Bikes are easy to ride but horses are no easy to ride and transport so please let hourses have the trails.
 - Bikes are okay on different trails but you just not these.
 - I love horses!
 - I ride a horse yes all can share. Bikes do in Fremont Older & Stevens Creek.
 - Bicycles do not yield to horses and cannot share trails.
 - Yes they do.
 - I need horses! They are very important to me. DO NOT shut down Bear Creek Stables!
 - Might be a good idea to have separate single rack trails for bike & horses. My husband and I both came off an horse when high speed bikes put on screechy brake right in front of our horses especially if you're thinking of concession for trail rides bikes & horses should be separate on narrow trails with blind curves.
 - We used to ride our dirt bikes on the Jesuit property in the 70's & 80's when we were kids. It's too bad you spoiled all of our fun.
 - I love horses! You need to save them! Keep Bear Creek Stables OPEN!
 - I want to ride my mountain bike in the woods.
 - Keep horse/bike trails separate
 - Special use off leash for dogs and mtb. Perhaps special days.
 - I love horses \! If you shut down Bear Creek Stables, my heart would BREAK!!!
 - Open to all bikes horses and dogs
 - I don't want bikes on trails
 - Camping overnight w/a horse-self contained YES!
 - If you improve/provide a stable, do it in a way that allows people who do NOT own a horse a chance to ride. Don't make valuable land/stables that only horse owners can use.
 - Contact friends of BC – we have lot of activities w/out horses! Sun May 17th. Welcome.
 - Just not w/horses (Love horses)
 - Keep horses and novice trail riders safe1 Separate trails for equestrians and cyclists.
 - Fire danger high priority. Will there be small fire vehicle access?
 - Don't let bikes on the stable trails
 - Please open more trails to Mt bikers
 - Limit access at Summit.
 - Can we please separate bikes and horses. Our kids ride ponies, bikes scare them if a horse breaks let it has to be killed!

PROJECT NAME Bear Creek Redwoods Preserve

4/30/2015
Page 2 of 4

- For blind corners – curves or steep downhill – trails need to be safe from bikers.
- Make use OK – But control bike speed!!
- Just share! Enough space for all uses ... separate trails. Keep it fun for everyone.
- Save the stables!
- The Bikers can go everywhere but not the horses.
- Sensitivity to local residents with tri-multi use.
- Yes!!
- Bike are cool but horses are cuter.
- Please keep the wildlife safe no bikes = preserve property
- I love Bear Creek Stables and I want to ride my pony safely through the trails and not with bikes scaring my pony
- No mention of dog friendly trails! Shocking!!!
- Safe road crossings.
- Provide safe multi use trails so all can have a stress free experience. Need knowledgeable equestrians to help with trail development for safety purposes. Also need safe/roomy place for equestrian parking.
- I like bats, and other animals. That's why I love going to Bear Creek Stables. Lots of animals there, both wild and not.
- Bikes scare horses.
- 15 – 20 backpack/tent camping sites with a view maybe.
- Please allow mt bike riders on the trails.
- Bikes are easy to transport but horses are not.
- My pony will throw me off if a bike came by.
- Continue to follow your 40% rule for hikers/equestrian/bike use.
- Make the parking free so that people will park in the lots instead of on the road (unlike Lexington Co Pk)
- Regional trail corridors & connections to nearby parks (e.g. Sanborn) are highly desirable and Steven's Creek too.
- Respect environment. No commercial activities.
- I love horses!!
- I am happy to see no one writing no horses on trails. We need to find a way to share.
- No bikes on trails please
- I want to ride my pony without a bike scaring it.
- Dogs can also scare horses
- A trail open to bikes that has a gentle grade would be great for kids. This is rare in the Santa Cruz Mountains.
- Horses and bikes don't go together.
- I love my pony! I don't want them to run away because they will be scared.
- Bikes will scare the horses
- I want to ride my pony safely without any bikes zooming by and scaring my horse.
- Create one track trails for bikes and keep more open trails for horses. Only wide trails should be shared.
- I am in a pony club and I will somewhere to go on the trail and one of my ponys are really scared so if there is a bike that my pony can't see it will spook and run.
- If allow dogs – must be on a leash – not disturb ecology/wild life + not scarring horses.
- Open some trails to the public and others for the horses and riders.
- Open the preserve to forays and mushroom collecting /educational events by local mycology clubs.
- Open different trails to all, multi-use with animals a concern.
- My pony would throw me off if a bike cam zooming by because my horse is afraid of fast things.

PROJECT NAME Bear Creek Redwoods Preserve

4/30/2015
Page 3 of 4

- If determine trails are multi-use consider safety of bikes to horses. Widen trails for good visibility and/or split trail at blind curves biker one way – horses separate bring trails back together when safety can see ahead.
- Education – rock out cropping to motor – grinding holes All Indian site- clean/clear that area for public to see (1987 these outcroppings had early access).
- I would not open the trails for bikes.
- Please “Preserve” the natural resources as they are!
- MTB use brings more families out doors + not in front of a screen or n traffic. Multi-use works
- I love Bear Creek Stables! I'm in a pony club there and I love my Pony! Please keep it open.
- No bikes in the Bear Creek Stables area please!
- Allow everyone to share the trails we can enjoy the trails together horses/bikes/people
- I recommend you make separate trails for bikers and horses
- Keep hiking trails open! People can learn about wildlife.
- We need trails for bikes, we need trails for horses we can all get along.
- Can't we all just get along.
- An educational center for families + kids to connect to nature more easily and with lots of fun would be my highest priority.
- Allow dogs in the park please!
- Yes with tight control of leash!
- The trails will be crowded.
- Limit access at Summit Road i.e: no parking on summit.
- Pick 2 – 4 power users from each community (bike, horse, hike, dog) give them the trail inventory map and allow them to design a solution I think we all want a safe, peaceful, outdoor experience.
- Limit bike use- bikers tend to take over the parks and wreck the land.
- Use this highly accessible OSP to provide more info about the mid-peninsula OSP organization, so that more new people can learn about the org, so that more people can help promote the OSP mission and lands and expand the overall acreage of the OSP's.
- Make sure multi use trails have good line of sight.
- I like hiking in the trail and I don't want bikes to be zooming by.
- Check traffic patters and safety at Bear Creek & Summit
- Need to educate people on multi use trail use etiquette + common sense.
- Have separate trails for MTB and equestrians.
- A bike trail would be great
- Will it be possible to take a riding lesson if you don't have a horse? I hope so.
- Territory under hills in stables is flooded with silt should be special drainage design
- Dogs on leash
- Love dogs!
- Should be separate areas for public + boarders at stables – for safety of horses and people.
- Kids might get hurt.
- Please don't allow bikes on trails because they have a lot of other places to bike.
- No bikes on the trails!
- I like to bikes but I like horses too and I can bike where I can't ride so I want to keep the trail open for the riders.
- Equestrians & mountain bikes need separate trails! It will satisfy both parties while maintaining adequate safety.
- Keep bikes on separate trails.
- Please allow dogs on leash.
- Good design. Allows all users to share the trail.
- Have two different paths for the bikes and horses

PROJECT NAME Bear Creek Redwoods Preserve

4/30/2015
Page 4 of 4

- People will fall off horses if horses get spooked by dogs that bark and bikes that come from the back really fast.
- Allow docent let tours of stables only – public needs to be educated on treatment of privately owned horses! Docents should be out of horse community.
- There are a lot of places for bikes but not so many places for horses.
- Need better restrooms at stables.
- Consider utilizing the newer acquisition of the helmets for creating new trails
- Horses need respect don't let any bikes near the stab les.
- Limit access via Summit Rd, it is a one lane road with two way traffic.
- Dog should not be on the trails but if you want to have dogs on the trail that have to be on a leash
- Yes!! Horses & bikes with dogs – big safety issues – keep separately.
- Please allow dogs on leash
- Bikes, horses, dogs on the same trail is a huge safety issue. Keep them separate.
- The bikes scare some of the horses when the horse doesn't see the bike coming.
- MTB connector from Lexington to Summit Road.
- If you are gonna let dogs on trails, make sure they are on leashes.
- Bikes + horses should have separate trails – thanks.
- Bikes are very fast they might not see kid on the trail
- Bikers might get in the way of horses
- Horses are very sensitive.
- Put some outhouses at the stables now where should a visitor go otherwise?
- Equal access for all! Preserve old structures
- Adequate parking please!
- Call me if you want a trail/ettiquite volunteer at trail heads.
- We love the Bear Creek Stables – Just need a good road in + a bathroom facility
- Make trails specifically for bikes/horses.
- Most impressive analysis + insight! All trails should be open to horses, people + bikes. Thank you!
- Trail connection to Summit Rd is important.
- Will be awesome park!
- Give through trail to Skyline for bikes, keep rest for safe horseback riding.
- Horses awesome!
- Multi-use works! Maximize multi-use trail mileage. Avoid Bear Creek Road with connections. Work on connections that get as close as possible to Sanborn. Support mountain bikers.
- Keep trails separate for bikes & horses so everyone can enjoy and be safe!
- Need a plan to remove the rubbish and toxins. How do you plan to curtail the graffiti on buildings? FBN arms + trail partners.
- Don't put trails, parking, bathroom facilities near homes/driveways on Summit Road.
- Open trails for mountain biking + hiking & others
- If bicycling are allowed – make sure bicycles only to protect preserve.
- Allow dogs on leash.
- Summit Rd is one lane but 2 way traffic. Bad place for horse trailers!
- Please keep the Alma College Buildings R&R the historic structures let's not repeat the radar tower
- Make some hiking only trails (no bike or horses allowed)
- A connection from Lexington/LG Creek trail up to Skyline which allows Mt Bikes.
- When considering which trails are open to bikes, please consider pedestrian safety! Bike use trails would be safer w/long lines of visibility and low grades. S

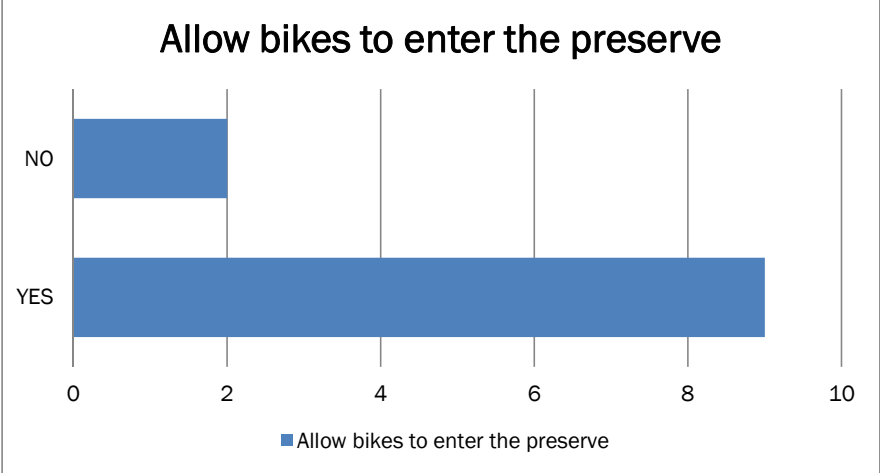
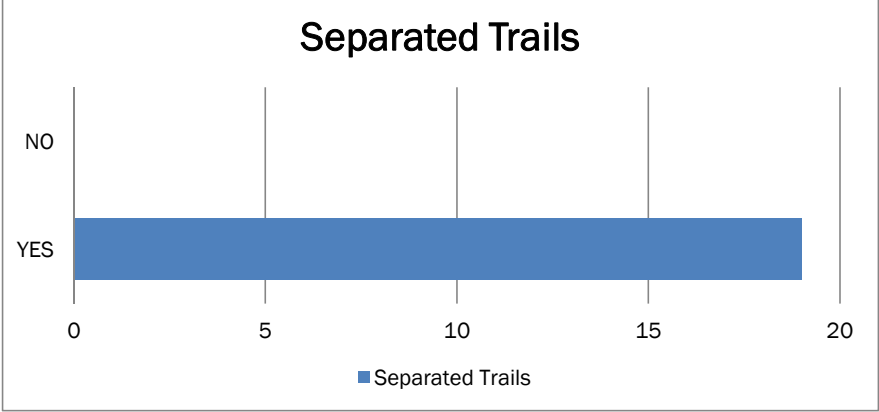
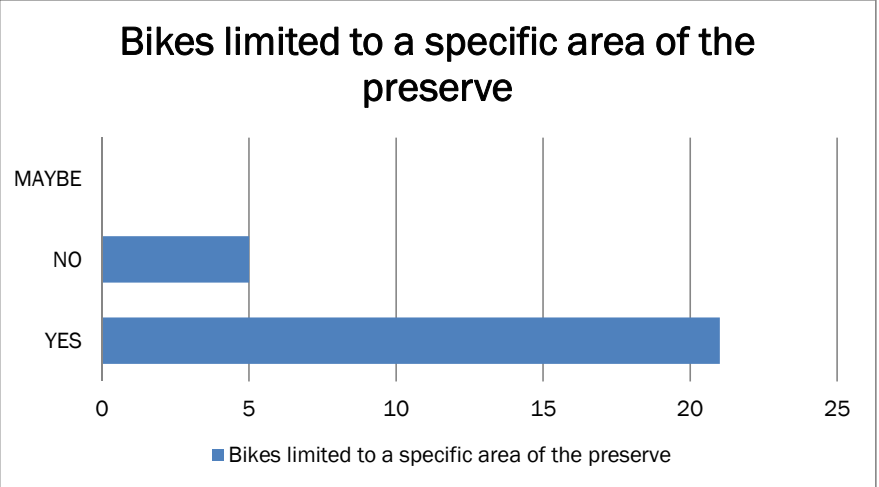
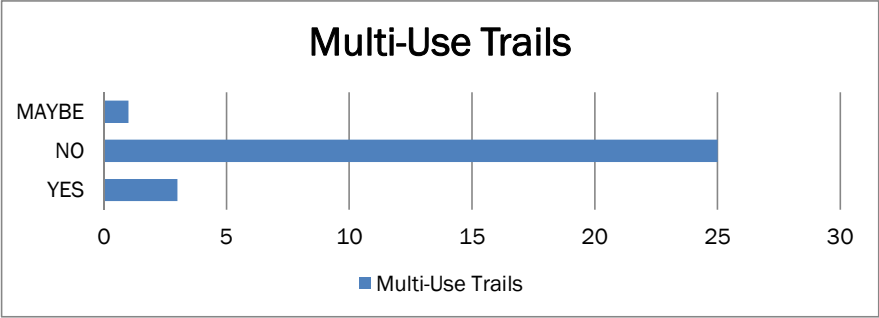
Station 2

EXPERIENCE	HISTORICAL	ACTIVITY	COMMUNITY	OTHER	EDUCATION	HORSES	TRAILS	ADDITIONAL PROGRAM	ENVIRONMENT
Brings animals and Nature together	part of the historical past	Equestrian and public use	Already established with the community	Minimal role	Farm Education Expand present educational events on horses, other animals, native flora and fauna.	horse lessons, horse riding, no horses shows	Bikes and dogs	Camping areas	Environmental protection
Introducing animals / nature to kids / public	Historically importance		Major part of the community / historically Provides a community with lots of horses boarding	It is the "center piece"		trail rides, events, lessons	Staging area for visiting trail riders	picnic areas	Create beautiful atmosphere
Farm like experience Connect people with horses Connect horses and other animals to the public	100 year old barn should be use Historic farm			public guided access yard Equal use right	Kids activities, barn yard Horses lessons	lessons to the public Ridding / seeing horses and goats	short hikes Hiking and solitude in nature	camping for schools	wilderness experience
				Safer for all parking areas for all	Farm Education farm education workshops	Riding lessons Riding lessons Rich equestrian environment Riding lessons Funding horseman is outside district scope. Stables must be cash flow to stay Great resource that should be continued	Guided horse-trail rides ride trail Separate trails No bike trails	special events: weddings, parties vents and fundraisers	
						Don't open the stables to the public until they get restored more volunteer with horses / stables Maintain the stables	yes shared trails Hiking use and equestrian use nature walks		

Station 3

POTENTIAL USE FOR ALMA COLLEGE	EDUCATION	EXISTING STRUCTURES	FLORA/FAUNA	EVENTS WANTED	OUTDOOR ACTIVITIES	OTHER
all is good	historical education	restoring the chapel and library Existing structures need a lot of work: removing then best.	add save the bats animal preservation: Bats	weddings	camping	hostel
leave it all all good but keep it separate from the horses	education center			retreats / conferences	camping	dog training
	museum	Restore interior for walk through		solitude / meditation	Hiking	pump track
	historical education	Save them		mediation	picnic area	hitching posts
	education center	preserve the historic home		special events	picnic areas	restaurant
	educational center	restore existing buildings		special events	summer caps	interpretative
	educational center	restore chapel and library		weddings and parties	hiking, bikes and horses	historical trail
	visitors / interpretative center	only buildings that can be restored low cost should be kept		performing arts		
	outdoor school / demonstration school site	Restore historical buildings		special events		
	educational center					
	classrooms					
	historical educational center					
	interpretative center / museum					
	interpretative center					
	OSP organization					
	field trips					
	educational programs					
	demonstrations					
	workshops					
	conferences					

TRAILS	HORSES	BIKES	ACCESS AND ROADS	OTHER
safe riding for all on all trails	Horses can not go everywhere, bikes can	getting bikes out of the road	open up west side w/ safe road crossing	dog walking too
open other uses, right now only horses	bikes away from stables area	bikers often goes off designated trails	Bear Creek road is too narrow for share with bikes	athletic facilities (volleyball courts)
keep everyone on the trails	no bikes inside stables	bikes on west area		no proposed access point: Hwy 17 is not suitable for increasing traffic
rotating schedules on the trails		bikes produce erosion		parking and trailers should not put preserve visitors near existing houses and driveways
trails for people and horses no bikes		bikes in west/east side of preserve		2 or 3 users "power sources" from each community should sit, discuss and design together
trails must be design as bridle paths				
separate trails for horses, bikes, hikes				
trails for hikers, bikers and horses				



Public Input – BCR Preserve Plan Workshop

April 2015

COMMENTS TRANSCRIBED:

NAME / ADDRESS/ EMAIL	COMMENTS
<p>Jim Naylor, San Jose; zaylors@sbcglobal.net</p>	<p>A great deal of rubbish & hazardous materials (broken glass, sharp metal) needs to be removed between 12C & 40. It would be good to put a connector between 4D & un-number rail to the north to form a loop. Bulldoze the old vineyards to remove broom & seedbeds. Replant with redwoods & firs as this area is adjacent to redwood stands. Consider putting a walkway across the old traffic bridge on the un-numbered road off 4C and clearing the road on the far side to form a trail loop. Install a trail opposite the drive to the Presentation Center, leading to 9A. One must now walk the BC Road – dangerous! Install pedestrian operated traffic lights for safe crossing from BC 04 to 9A</p>
<p>Kim Gardner/ 20895 Panorama Dr, 408.353.4395 / kimbagthewhitelion@gmail.com</p>	<p>Support equestrian's activities and sharing land but feel activities should be on separate trails. Support middle plan for BC development.</p>
<p>Jack Midgard / Mountain View</p>	<p>Someone will be hurt if bikes and horses are on the same trails. Let's separate biker and horse riders.</p>
<p>Diane Matlock/ 450 Marty Rd, Los Gatos 95033, 408.353.1571 / dmatlock@verizon.net</p>	<p>Please help minimize noise on/near preserve. Wozniak trying to get permit for amplified sound at Redwoods Estates – major negative impact to preserve. If she pursues EIR, please fight her. Also, FAA changing flight paths. Jets flying into SFO will create loud noise for users of preserve. Stop them.</p>
<p>Barry Chaffin / 408.395.0670 / barry@chaffin.org</p>	<p>I discovered via conversations a large number of people were brought in from south Santa Clara county to advocate for horses. I'm very upset that a large number of people that have never and will never use the preserve and live outside MIROSD boundary could have a big impact on this process.</p>
<p>Fran Naylor</p>	<p>RE: bird watching: having volunteered there for 5-8 years, I'm not aware that there are many birds there – other than some bats.</p>
<p>James Watts/ 3773 Sullivan Dr, Santa Clara 95051 / jbarwatts@gmail.com</p>	<p>We need bike specific, single directional trails. There is an extremely large biking contingent in the Bay Area. This will minimize user conflict & keep trails flowing.</p>
<p>Jack Midgard/ jack.midgard@gmail.com</p>	<p>Re: Safety: The safety of all who will enjoy the area must be the number one priority.</p>

NAME / ADDRESS/ EMAIL	COMMENTS
	<ol style="list-style-type: none"> 1. Mountain bikes and horseback riding is not safe 2. Bear Creek Road: put preserve on County to improve the most dangerous parts of the road.
Jeff Bowers/ 6273 Kelez Ct, San Jose, 95120 /	I want to ride my bicycle. This park should have world-class mountain biking on single-track. Fire roads are roads, not trails.
Bev Vander Weide, 2131 Darmis Cir, Morgan Hill, 510.304.5884/ bevvanderweide@yahoo.com	Provide safe multi-use trails so all can have a stress-free experience. Need knowledgeable equestrians to help with trail development for safety purposes. It is imperative that 'horse people' have input on trail development. Create safe & roomy areas for equestrian trailer parking.
Sara Hitchcock-Glover, 16621 Skyline Blvd. Los Gatos; 408.761-5040/ sarah_hg@me.com	<ol style="list-style-type: none"> 1. Very surprised and disappointed to see there is no mention of dog-friendly trails! 2. I hope that a building at Alma School could be developed and used for education (the chapel?) I am with the "maintain school" as a teacher. It is a community school with a ??? . Raising children to be appreciative of and comfortable in natural surroundings. The "Mountain School" is currently based on Black Road @ Lakeside School. Also, officially known as the "Los Gatos Saratoga Observation Nursing School". In existence for 60 years - teaching parents! Thank you for this opportunity.
Paul Griffith, 13878 Malcom Ave, Saratoga; 408.220.3526 / paulgriffithops@yahoo.com	Love the stables!! I don't ride or have a horse but a center piece of enjoyment just to see them as I walk!! Also the goats are great!! I love the plans but the horses are what I enjoy seeing. Thanks, Paul Griffith
Chris Kangas/ San Jose / c.kangas@hotmail.com	Re: Need multi-use access in preserve. Allow mountain bikes. Single track trails preferred. Regional connectivity is key. Try to get as close to Sanborn as possible. Avoid Bear Creek Road.
Sally McElravey, 12486 Brookglen Dr, Saratoga 95070/ samcelravey@gmail.com	<p>I am associated with LGSO Nursery school and have felt a real drop off any place where our philosophy can grow and reach those in following phase of childhood. This site would be so conducive to our outdoor program as a school education mat. Also focuses on social-emotional education. This approach to the education of young minds is now being validated by multiple studies reviewing broad scans, showing that optional learning environment involve our current practices.</p> <p>We would love to find a home for our school At the Alma site, one from which we might run a demonstration school extending our knowledge to early childhood educations and even better serving our local parents and children.</p>
Lilo Campeau, 59 Hernandez Ave, Los Gatos 95030, 408. 702.7426/	LGSONS, or "the Mountain School" is an historic and vital part of this community, educating children ages 2-6 yrs old for almost 60 years (it began as The Easterbrook Farm School). Our

NAME / ADDRESS/ EMAIL	COMMENTS
<p>capeaulio@yahoo.com</p>	<p>methodology is a unique combination of Montessori, Reggio Twilia(sp?) and Waldorf, with a focus on outdoor development. Education material also focuses on social-emotional education. This approach to the education of young minds is now being validated by multiple studies reviewing broad scans, showing mat. Optimal learning environment involve our current practices. We would love to find a home for our school at the Alma Site, one from which we might run a demonstration school extending our knowledge to early childhood educators and even better serving our local parents and children.</p>
<p>Gay Grant, 19814 Merribrook Dr., Saratoga 95070; 408.867.9690. gigisqrd@sbcglobal.net</p>	<p>Keep Bear Creek Stables and have all trails safe for hiking & walking – horseback riding & mountain biking. If possible a very challenging trail exclusive for bikes – curves & steep downhill's.</p>
<p>Dirk Franklin, 79 Alpine, Los Gatos – 408.644.9312 Dirk.franklin@gmail.com</p>	<p>A good start to the global discussion. It was abundantly clear tonight after many discussions & observations that the mountain bikers are a lot more accepting of the horse riders. The horse crowd is not as accepting. This needs to be equal opportunity experience.</p>
<p>Allan Kass, 126 Los Altos Court, Santa Cruz 95060 a.k@pacbell.net</p>	<p>I am a hiker, mountain biker and ranch owner so I am supportive of multiuse. I also think local residents' needs have to be addressed: traffic, safety, etc.</p>
<p>Doug Hendry; doughendry@hotmail.com</p>	<p>BCR is full of trash. You need a _____ action to clear it. The trash extends far from the college buildings. This could be a big job. Not sure why you would put a car park and access point near BCO1. _____ nothing there. It's boring up there. Nothing but grass! The left turn into BC04 car park traffic coming from Hwy 17 is extremely hazardous. You need speed bumps or _____ strips in the road.</p>
<p>Jill Wynn, 22533 Majestic Dr. 203.912.4313; j-wynn@att.net</p>	<p>Limit access at Summit Rd & Bear Creek!</p>
<p>Brad Hepler, Los Gatos. bh@hepler.xyz</p>	<p>Please consider multi use trails including mountain bikes. Preserve access should reflect diversity of the area's population. Thanks!</p>
<p>Janet Maleski, Los Gatos. Maleski@gmail.com</p>	<p>Station 1 Element 3: cultural element – would like to see educational element into how the native people used to live – what they ate – how they prepared it; what they valued food sources that we could also eat; to live with the low water use during the dry season – how we can learn from them. What plants did they rely on? How did they use them? We know so little about a culture that knew so much about how to survive on little water and with the food sources provided by the natural environment at the time they flourished.</p>

CONNECTIVITY

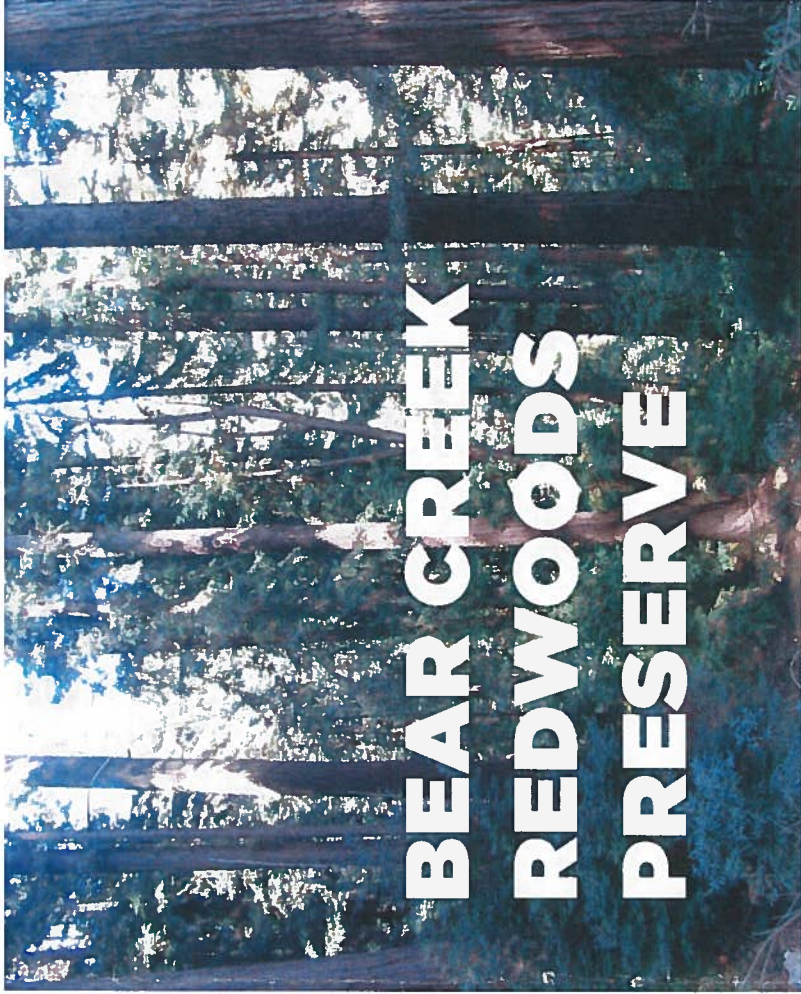
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

I think they should be limited to a specific area of the Preserve because injury could result in the preserve.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Thomas J. Peral

YOUR email: tjperal@gmail.com

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

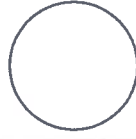
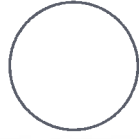
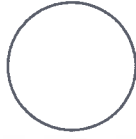
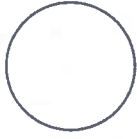
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add / edit / delete**?

**** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.**

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



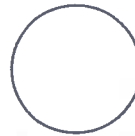
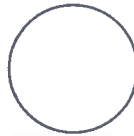
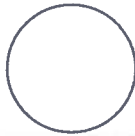
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



Bear Creek Redwoods Preserve Plan

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

• What role do you think the **Bear Creek Stables** play within the Preserve?

• What **activities** do you think the **public** could enjoy in this part of the Preserve?

*They could enjoy learning how to ride and care for horses.
Also learning about other animals there and care for them*

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

• What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?

• What **activities** do you think the **public** could enjoy in this part of the Preserve?

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

Bicycles & horses really don't get along. Maybe do some rotating schedules on the trails? Bikes on even numbered days, horses on odd numbered days?



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Dan Darwin

YOUR email: dpdarwin@yahoo.com

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add / edit / delete**?

Station 1 elements look fine to me,

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are

most or least appropriate for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER



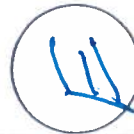
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

Open all trails to hikers, & at least some trails to dogs too please.

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

The stables currently are an eyesore. It would be a mistake to open the stables to the public as they are today.

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

The existing buildings need a HUGE amount of work to make them safe & handicapped accessible. I vote for removing the existing buildings.

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

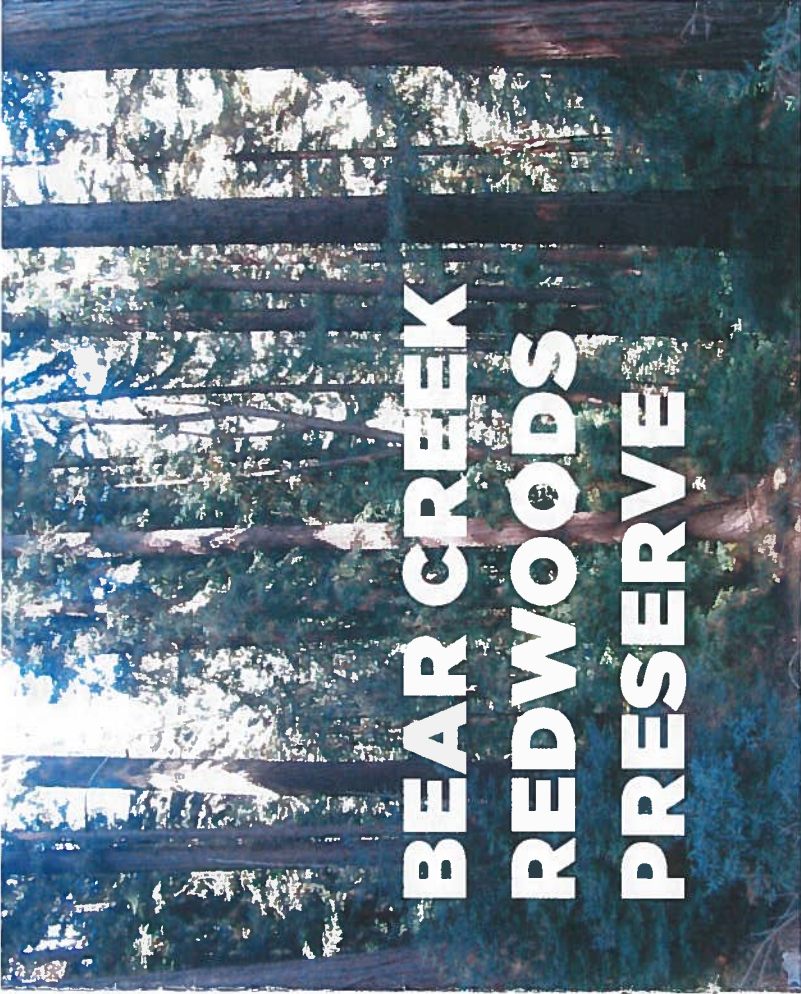
• What do you think about introducing ~~multi-use trails~~ **trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

bikes are ok, great!
BUT on separate trail!

- bikes can scare horses
- people can be injured
- if a horse gets injured it often ~~ends~~ ends by putting the horse down

DO NOT KILL OUR PETS!



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Carol Parale

YOUR email: ckparale@gmail.com

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add / edit / delete**?

decent led walks
— for animal watching
— stable tents

safe crossings

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are

most or least appropriate for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER



too massive



— not on MULTI USE trails! Pls separate



maybe at Aluma? College?



Not in the preserve

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

SAFETY!

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

BCS role should be introducing animals/nature to kids/public.

To provide hands on experience - petting animals, seeing manure management, having garden, petting animals, overnight stays for school

groups, animal husbandry

Bear Creek Redwoods Preserve Plan

workshops, wilderness experience

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

recreation, camps, field trips

GREAT IDEA TO HAVE THIS WORKSHOP, THANKS!

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

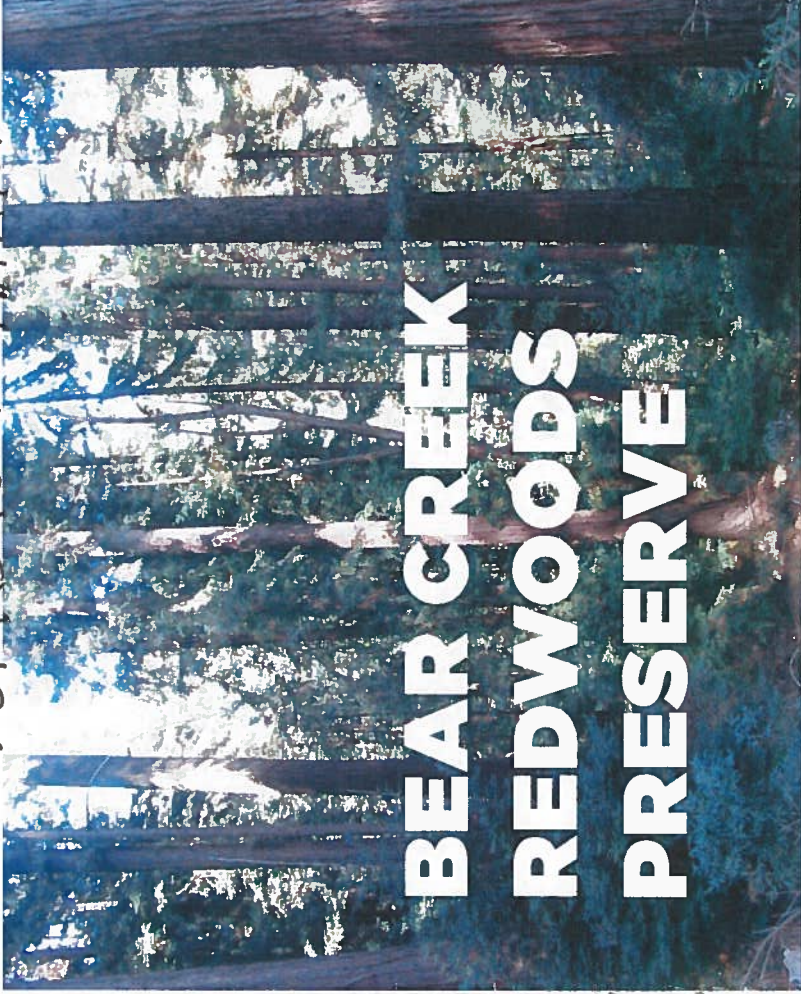
• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?
YES
where the horses are (small area)

Very minimal.

Will have to police it.

All parks with bikes have most bikers going off the designated trails.

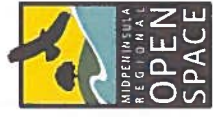


BEAR CREEK REDWOODS PRESERVE

PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: *Barbara Spencer*
 YOUR email: *bspencer6@gmail.com*



POPULOUS

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add / edit / delete**?

YES

do more marketing/
external outreach to
attract more people to
the org + to the open
spaces

** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are

most or least appropriate for the Preserve.

It is to be appreciated and left alone as much as possible

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



special events



big picnics



stables for privately
owned horses



USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

WHY? Wilderness is not to be used or consumed.

SELECT (4) OF THE IMAGES shown on STATION 4 BOARDS

that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



hiking



solitude



bird watching



views

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

Not too much emphasis on development

Minimal development

Promote exercise/hiking over

horses → bikes, signage, etc.

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve? *minimal*
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

*mostly hiking
and solitude in nature.*

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Not sure.

*Promote knowledge
of the OSP org +
expansion of OSP lands*

*education about OSP
+ its potential to grow*

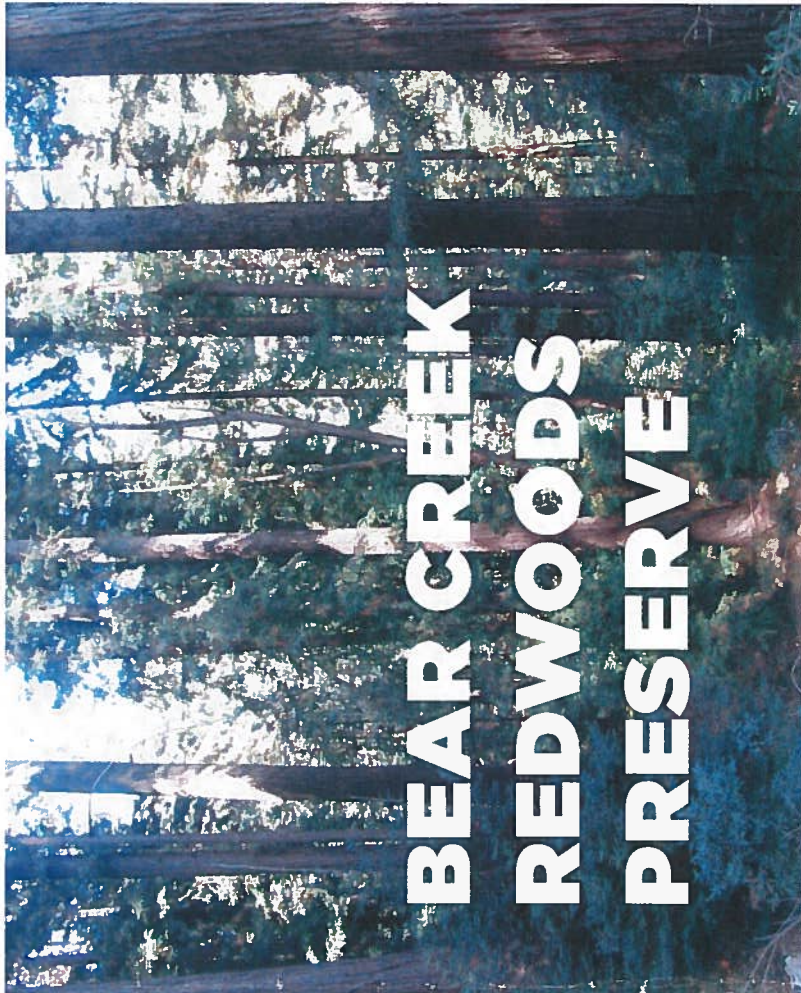
CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?

Terrain on the east side of Bear Creek Rd dangerous steep blind corners
Bikes on Preserve on west side of Bear Creek Stables Hikers, Kids, Equestrians on west side of Bear Creek Road.
Keep separate for Safety



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

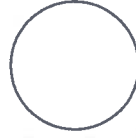
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



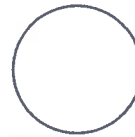
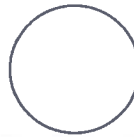
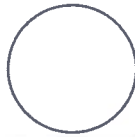
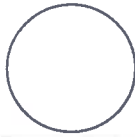
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

CONNECTIVITY

STATION 5

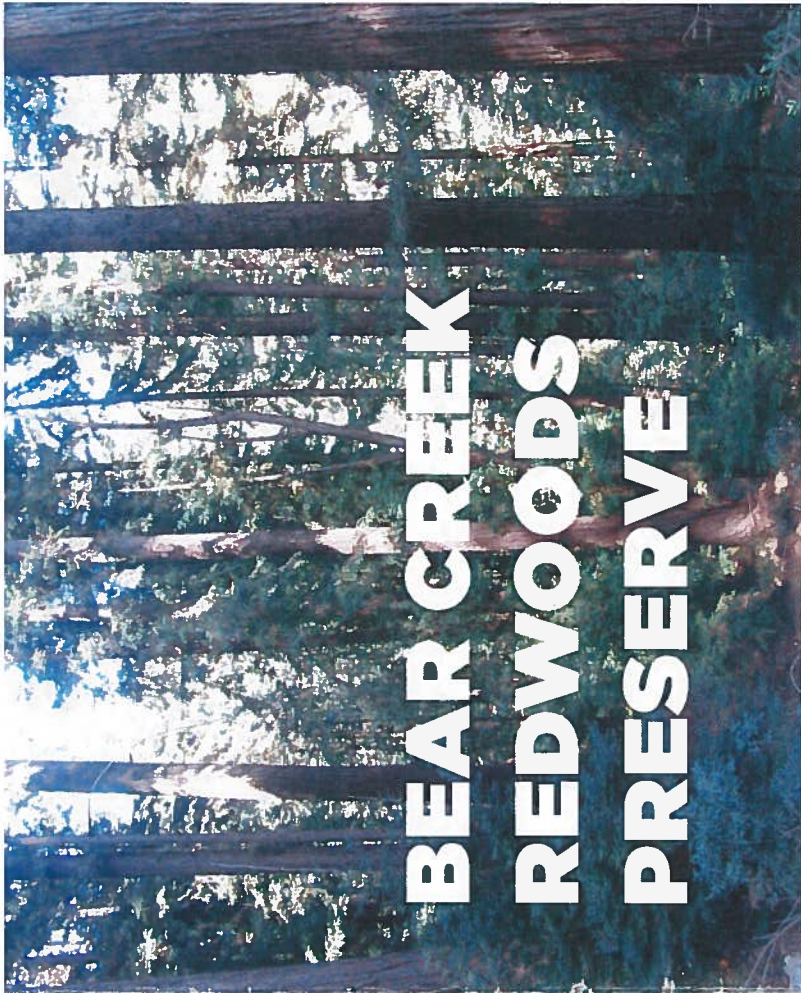
- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

yes

Mixing bicycles with others is potentially dangerous as they are usually much faster than others.



BEAR CREEK REDWOODS PRESERVE

PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Ashley Knop

YOUR email: knopashley@yahoo.com

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add** / **edit** / **delete**?

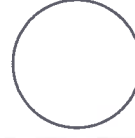
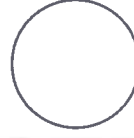
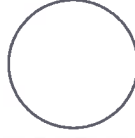
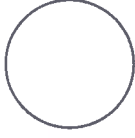
Very comprehensive goals.

Would not change

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



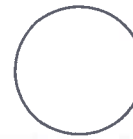
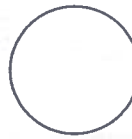
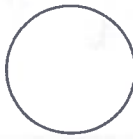
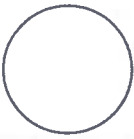
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

preservation of established
public opportunities.
(stables)

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

- Very important role!
The stables is already established with the community & is important to many.
- Activities could include guided horse-trail rides & lessons to public

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

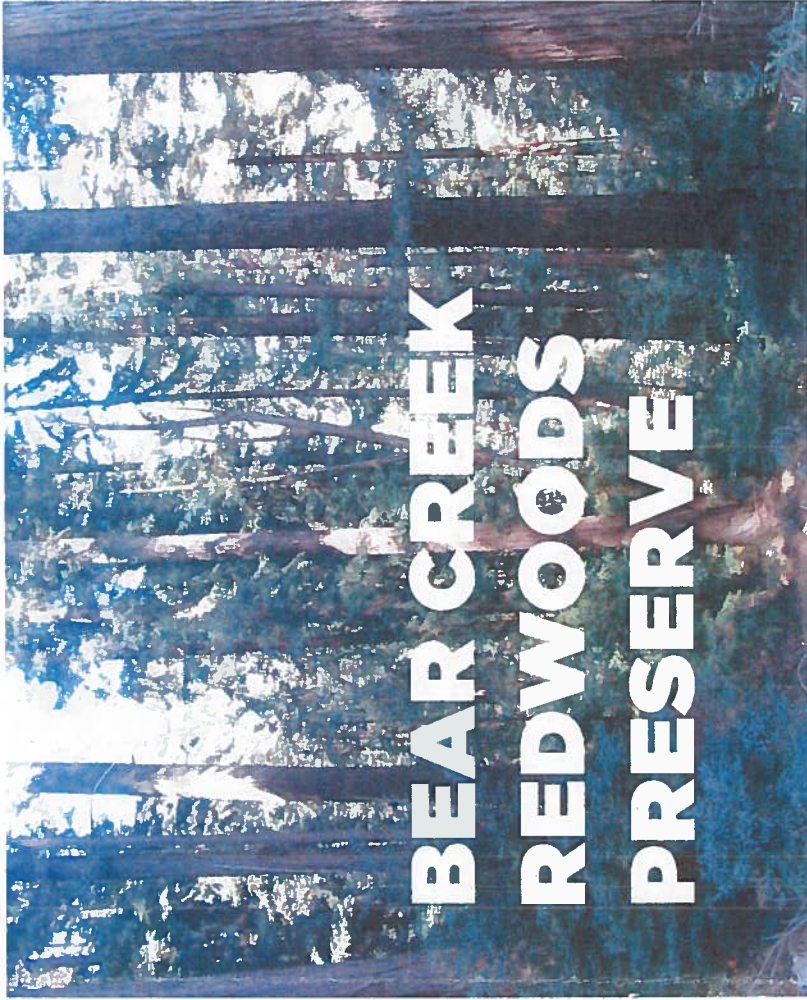
- Alma College Museum
- Animal preservation (bats) with signage explaining
- Rebuild/Restore Interior of college for potential walk-through (guided)
- Use interior as museum?

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?
Keep (horses + Hikers) & Bikes separate
Keep Bikes By themselves
Don't mix Horses = Bikes.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: *FRAN Griffith*
YOUR email: *Fran.Griffith@gmail.com*

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

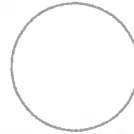
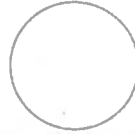
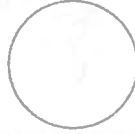
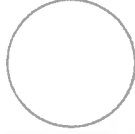
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements? *Yes*
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

C

Nature is key B ut horses
Make it fun And I
Don't own a horse

N

I would like
to rent a horse

M

Would like to
Teach Public mAybe
PTSD Vets Disabil etc

J

lowe hiking E Net w r ds

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

Horse STABLES

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve? *Vital it is the Center Piece*
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

*Riding - Seeing horses
And goats
Option for trail ride*

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
Weddings?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

*walky Hiking Reflection
Meditation - relax*

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

No! separate the trails!

Bikes speed and terrify

horses. Horses can take

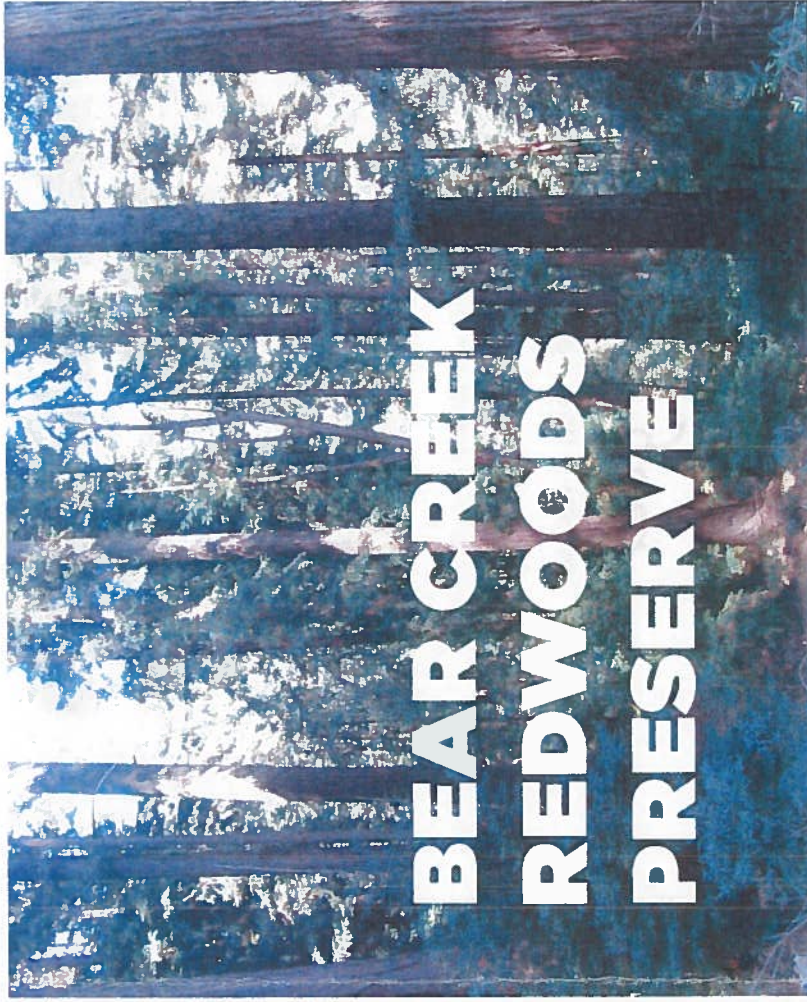
off and hurt / kill pedestrians

or kick / run over bikers

limit bikes! or give

1 through trail and leave

rest for horses / people



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME:

Serena Dudas

YOUR email:

Serena.dudas@gmail.com

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add / edit / delete**?

goals are good

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER

D
disrupts environment too much

L
Dangerous for horses, Erosion Litter, involves elaborate planning

I
mountain bikes on separate trails from horses

S
Disrupts "open space" feel

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

N
Horses are running out
of safe places w/o bikes
on open space

M

L
stables are great!

Z
education is an excellent
way to use preserve + educate

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

create separate + safe
trails for horses and
bikes/walkers.

separation will make
both parties happy!

CONNECTIVITY

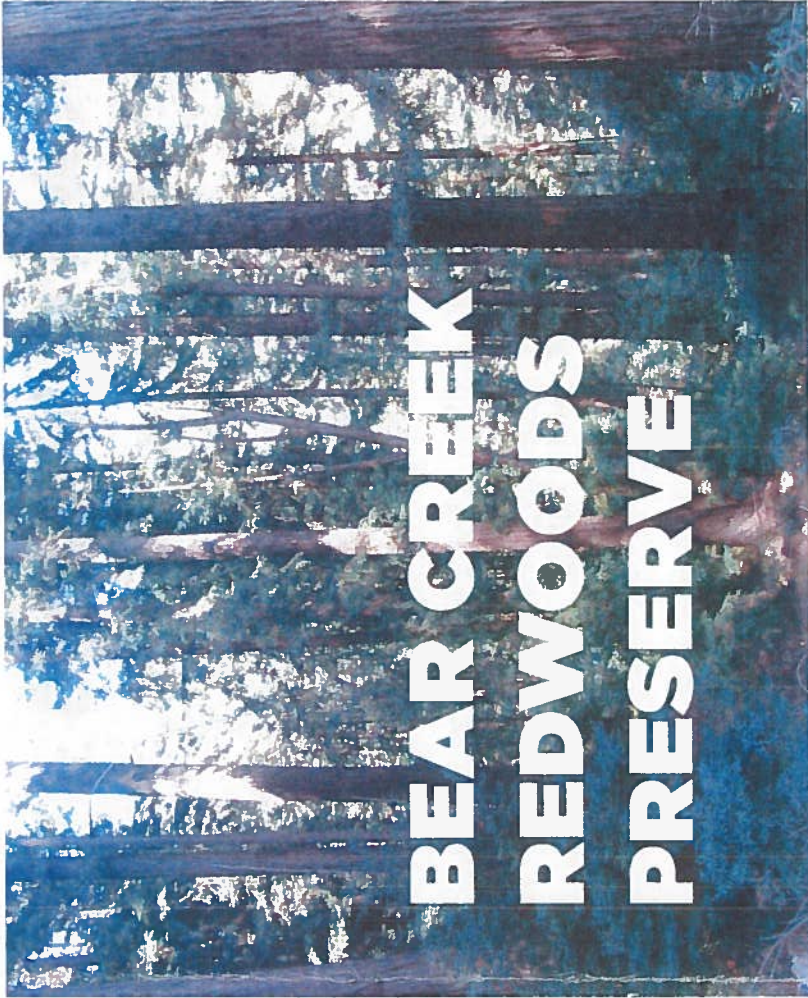
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?

Keep the bikers from the trails
The horses can't go everywhere
but the bikers

like plan to



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Wengler

YOUR email: wengler70@aol.com

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add / edit / delete**?

Delete Element 1
Yes to Element 2 and 3
Element 4

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



Education



Horse back riding



The Redwoods



Panoramic views

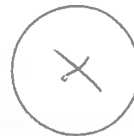
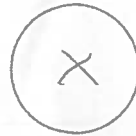
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS:
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Horse Riding Lessons
Multiple Public Programs
Maintain the stables.

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Special Events
Educational Programs

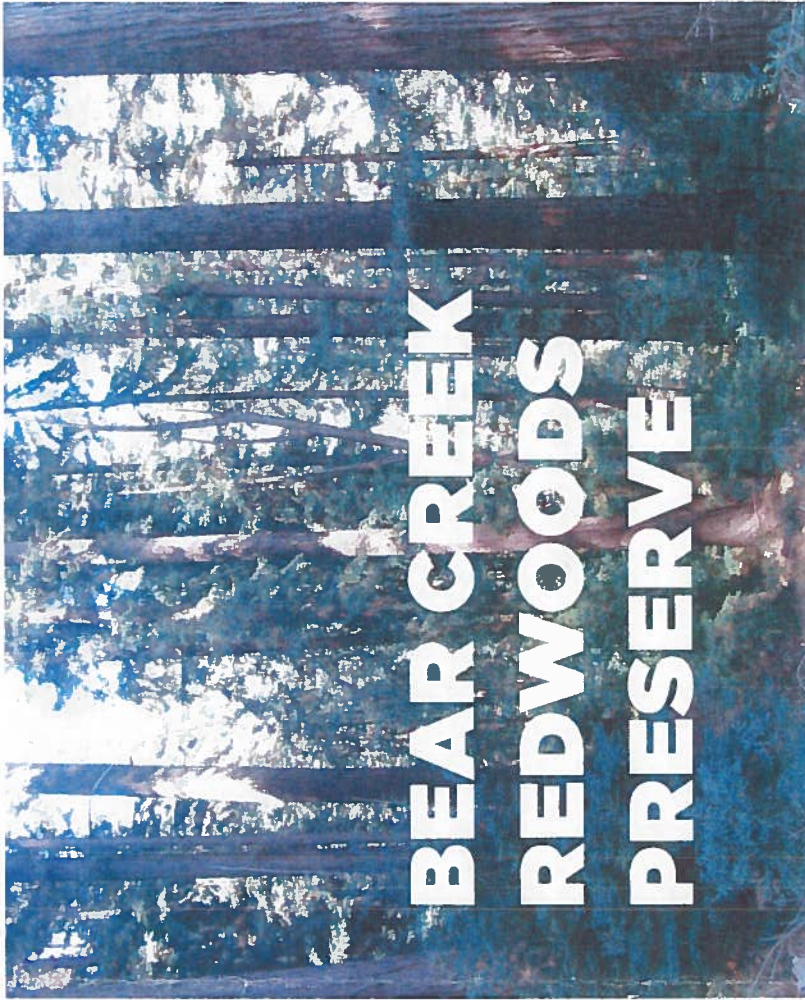
CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?

Handwritten notes in a box:
- Along E
- Along E
- Along E
- Along E



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: *Beth Christensen*
YOUR email: *Bchristensen87@aol.com*

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:

http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

I agree.

I would add →

↳ a more consistent lease agreement → longer than a per month lease: year^{ly}

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER

F pond

F Views

H restore old structures

J Hiking

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

The Stables are a vital part of this preserve. Having been a major part of the community since the 1930's, it still offers such positive benefits. Please keep the authentic "homey" feel of the Stables.

Please keep the trails safe for our children (and our horses) by keeping bicycles on different trails there are many bike trails

all over this area. Horses are limited
→ Not all can trailer their horse
Bear Creek Bed & Breakfast Preserve Plan

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

The preservation of this old college needs to be a priority. People love to explore older buildings as it takes us back in time.

The college is a very tranquil, special place to SAVE please! :-D

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

G Stables = great asset for the community. Horses are extra-sensory and are a huge benefit to us!

C redwoods

N Horseback riding - please keep bikes off horse trails for safety of all

Q day backpacking

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

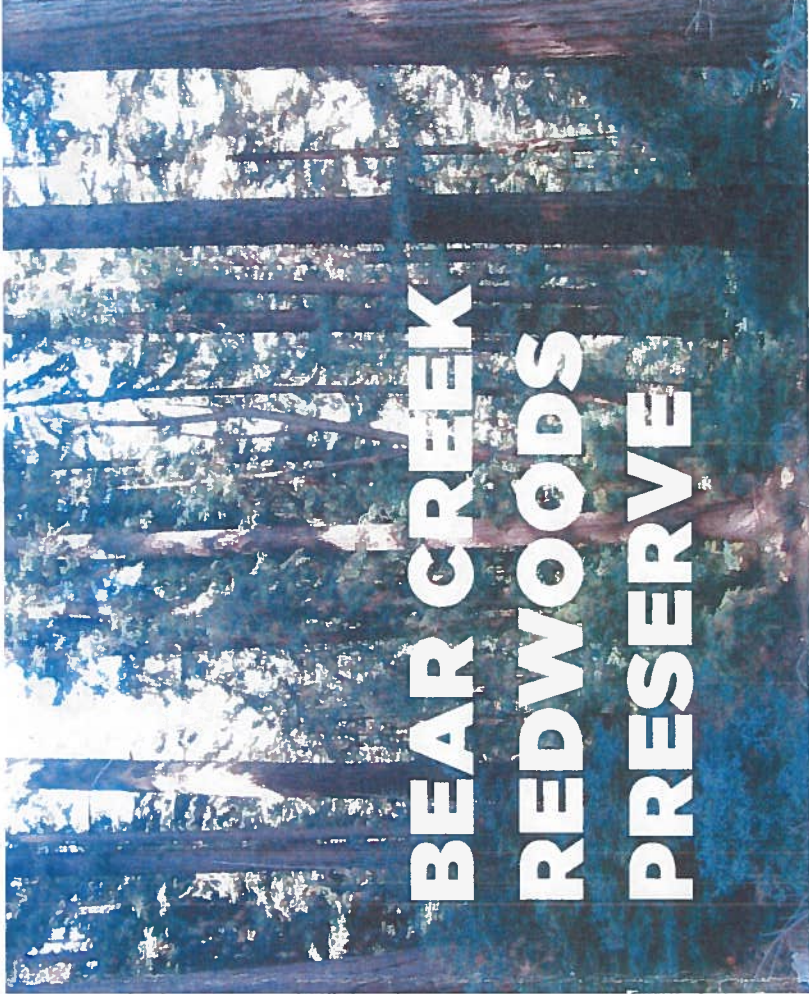
The stables have been on that property since the 1930's, I feel that they have a "grandfather" clause and should be granted to remain on the preserve with the access to the trail system still. Horse trails are scarce in this area compared to bike trails and we need to keep safety a priority!

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

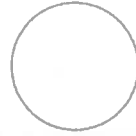
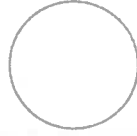
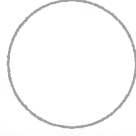
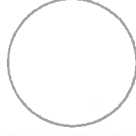
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

******* In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Open City experience,
Animal Care
Riding - excellent therapy
for children w/ disabilities
(and adults)
Rich Equestrian Environment!

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Conversion of Chapel/Library,
to Education center or
interpretive center.

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

Z Education

J Hiking

Z Education

M Learning to Ride

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

Separating - on either side, biking trails from hiking / Bq. trails

CONNECTIVITY

STATION 5

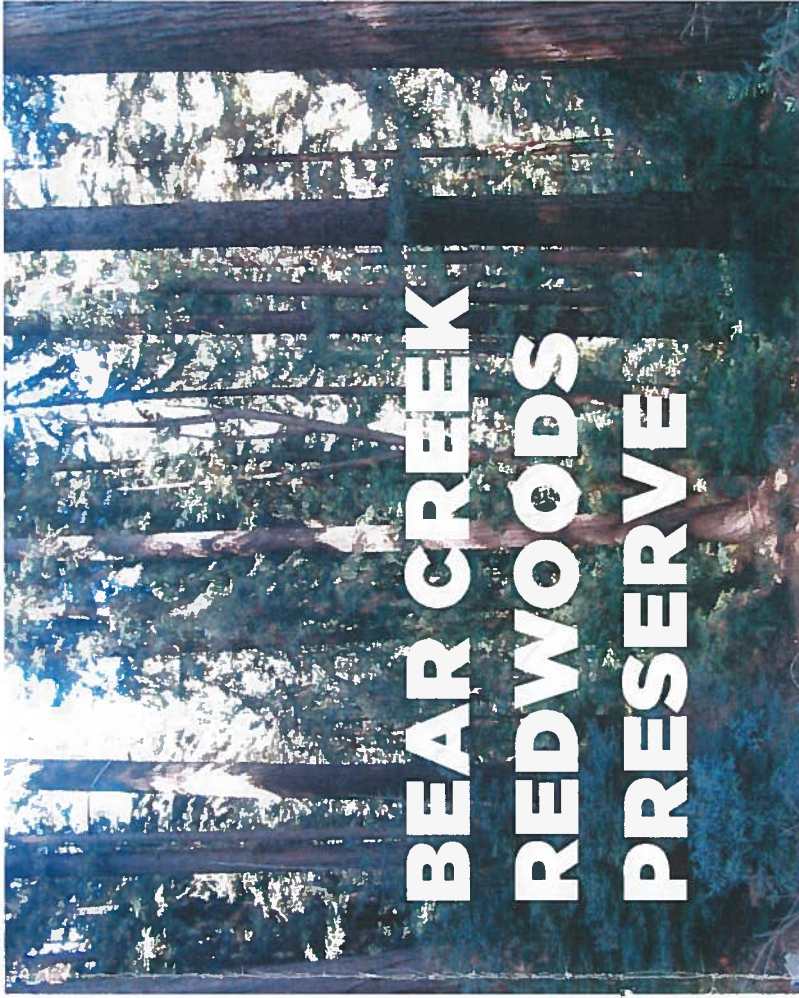
- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

= You don't a perimeter circuit/trail for bikes and interior trails for horses -?

= Dog walking, foo-



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME:

Jeannette Cosby

YOUR email:

jeannette.cosby@covad.net

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:

http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

AND EDUCATIONAL RESOURCES

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

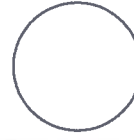
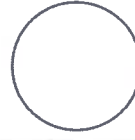
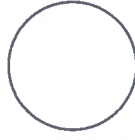
• What would you **add / edit / delete**?

1. restoration of chapel
2. renew potential of restoration of library.

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER



USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER

L

education opportunities
to increase community
understanding, appreciation, respect
for natural world

J

hiking - part of L

C

red woods - part of L

H

potential in long term for L
reuse old structures
esp. chapel, library
(Anna College)

Bear Creek Redwoods Preserve Plan

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

Keep Core Area (Library & Chapel)

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

Jeannette Cosby
 Jeannette Cosby
 @ covad.net

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

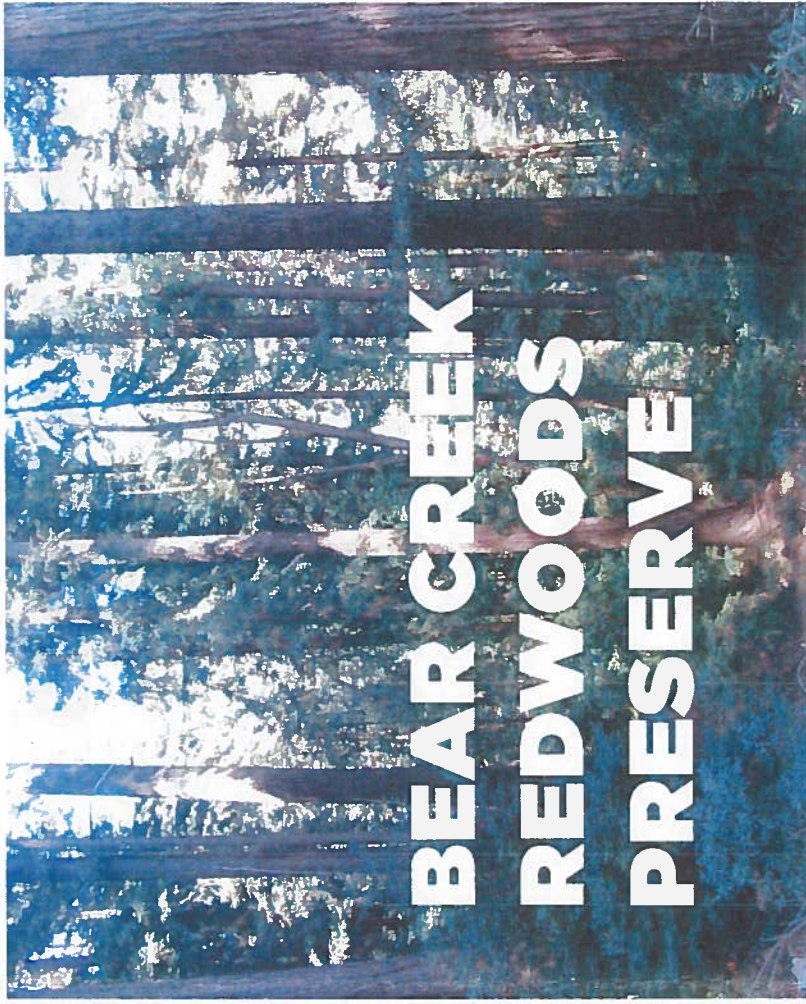
An educational non-profit,
 the staff of which would
 provide demonstrations /
 workshops / conferences for
 community members wanting
 more information / support -
 for increasing awareness and
 providing opportunities
 that respect our relationships
 with the natural world.
 with a focus on young children
 and families.

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

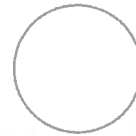
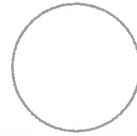
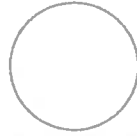
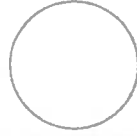
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

connecting people of all ages to big animals - horses of course, also goats, pigs - part of most people's lives in the past and also to the natural world that surrounds it.

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Have an educational center in that area for use by schools families, visitors to study nature, grow in comfort w/ the great outdoors + become the next generation of savors of our beloved S.C., MTS

CONNECTIVITY

STATION 5

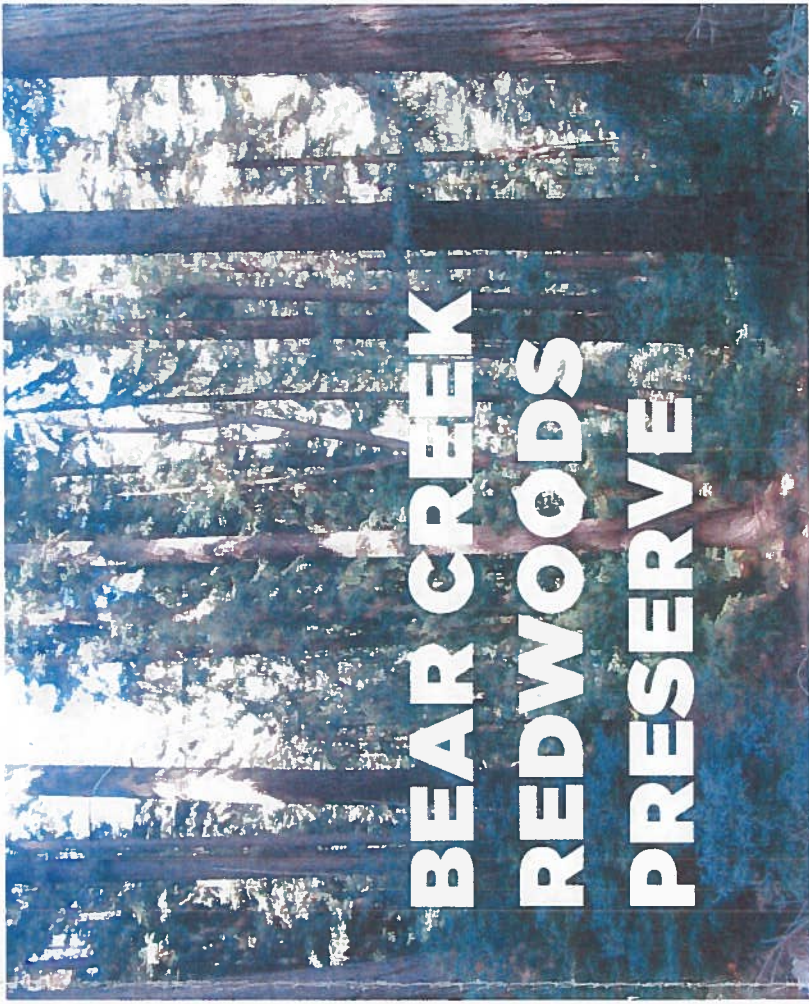
- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve? *No See below!*

• Should they be **limited to a specific area** of the Preserve? *Yes!*

The average person was born & raised in a metropolitan environment. They will not understand that a horse is a prey animal who will interpret anything speeding toward him as a threat. He will bolt, rear or otherwise react in fear. Bicyclists take their sport seriously and it is not a leisure activity. It is impossible to believe that they will stop, dismount from their bicycles, stand still and stand quietly in the presence of a horse. *There is no way to entrance*

Bicyclists and horses cannot share trails. Trails must be designated as bike trails and bridle paths.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: *Claire Warren*

YOUR email: *folesofthesevenses@hotmail.com*

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:

http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements? *yes*
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER



L - Racers will not yield to horses or others



S Alcohol and



horses do not mix



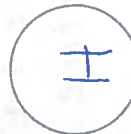
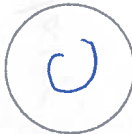
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



All these can
enhance the public's
experience

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

— Children from the city can visit a working historic farm and interact with animals

— Horsemen can trailer in and enjoy the trails

— Hikers can share horse trails no problem! 😊

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

— Preserve the historic home on the site and the Native American grinding mortars

— Remove quake damaged buildings

— Turn the original home into a visitors center/interpretive center

CONNECTIVITY

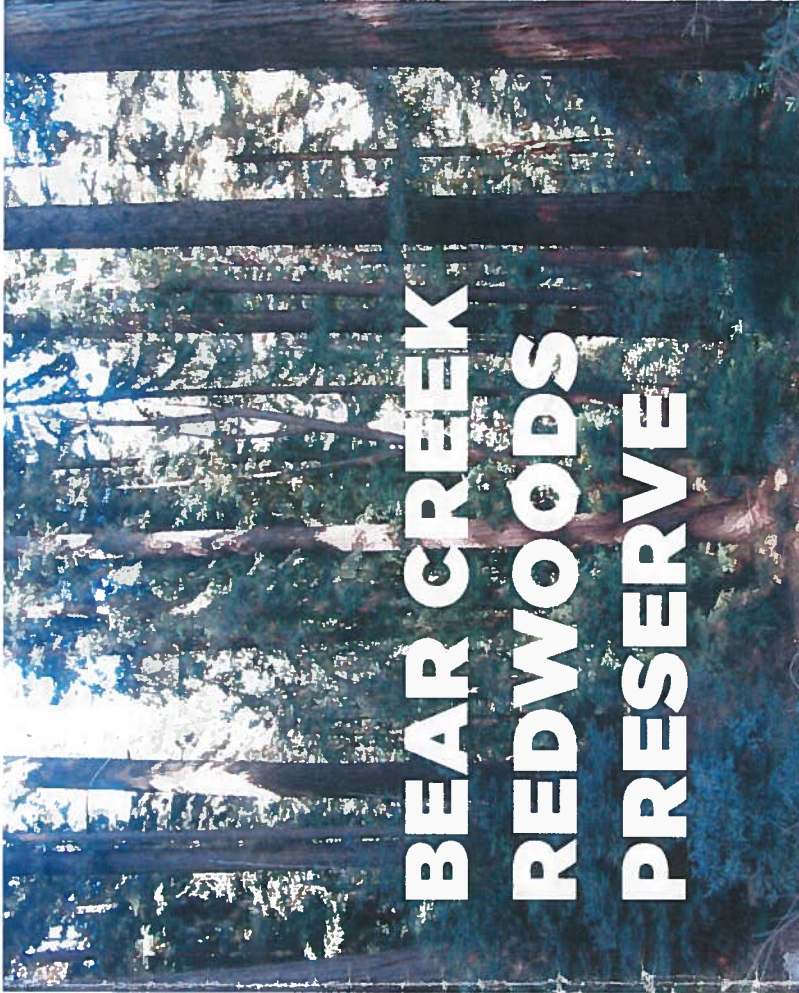
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

Definitely limit to specific areas. I ~~en~~ encourage access for all recreation, but feel bikes should be limited to appropriate trails. I see two main concerns: 1) higher amount of erosion, & 2) pedestrian safety. The latter is an issue at nearby St. Joseph's Hill, where bikers often go too fast around low visibility curves. I feel bike trails would be best selected & restricted to long-range visibility and no steep grades.



BEAR CREEK REDWOODS PRESERVE

PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Alison Breeze

YOUR email: alison_breeze@yahoo.com

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add / edit / delete**?

I agree.

Most strong agreement on 1A, 1C, 1D, 1E, all of 2, 4A, 4C

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER

L

Racing seems like it would lead to sudden large influx of crowds and the race itself to increased erosion. Both seem inconsistent w/ open space goals.

Y

Wine tastings have nothing to do with open space and the wilderness environment. Not appropriate or consistent w/ open space goals.

S

While I can well understand the desire to marry in such beautiful natural surroundings, I feel it is better left to larger parks with more facilities. Leave open space less developed.

U

Forest picknics, while sounding nice, seem like they would encourage people to tread off trail, increase erosion, & plant/habitat damage, and ~~are~~ increase human food left in the forest - which would promote jays & other birds that prey on other species.

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

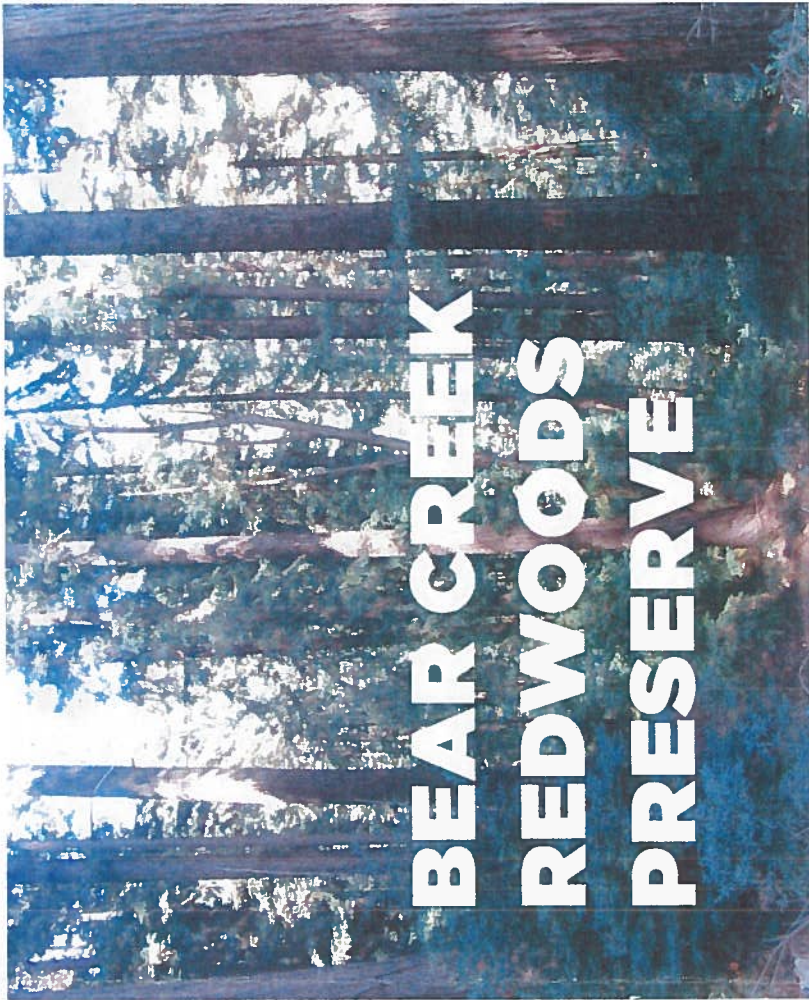
• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

yes mtn bikes are a key part of this plan.

May be keep out of stable area.

Create new multi use trails similar to Emma McCrany & John Nichols.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME:

Diak Franklin

YOUR email:

diak@gmail.com

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:

http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

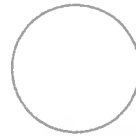
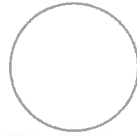
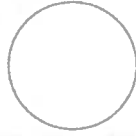
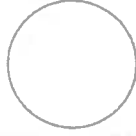
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



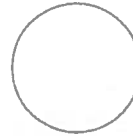
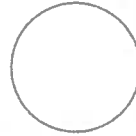
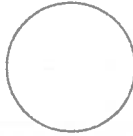
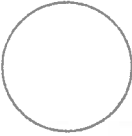
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

trails to let people
explore the park

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Horses have a place.
This should not become
an equestrian center.
equal use rights

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

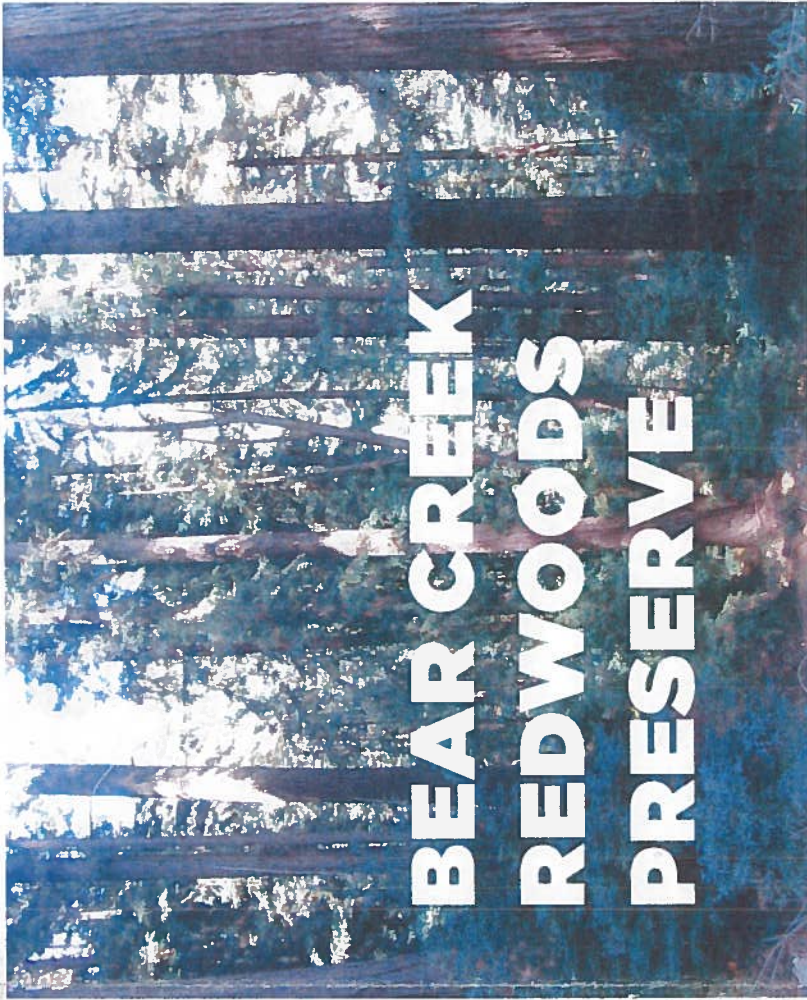
very good equestrian
what's the cost?
what revenue would
it generate?
Hosted
special events
corporate sponsor to pay
for restoration
Bull doze?

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve? *& totally agree. There can be equestrian trails only.*
- Should they be **limited to a specific area** of the Preserve?
Yes. they should have their own area.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Bob Easthope

YOUR email: reasthope2@mac.com

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements? *Yes*

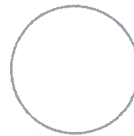
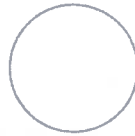
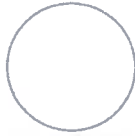
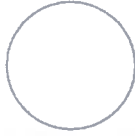
• What would you **add / edit / delete**?

Make separate trails for horses so they are clear of mountain bikes.

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

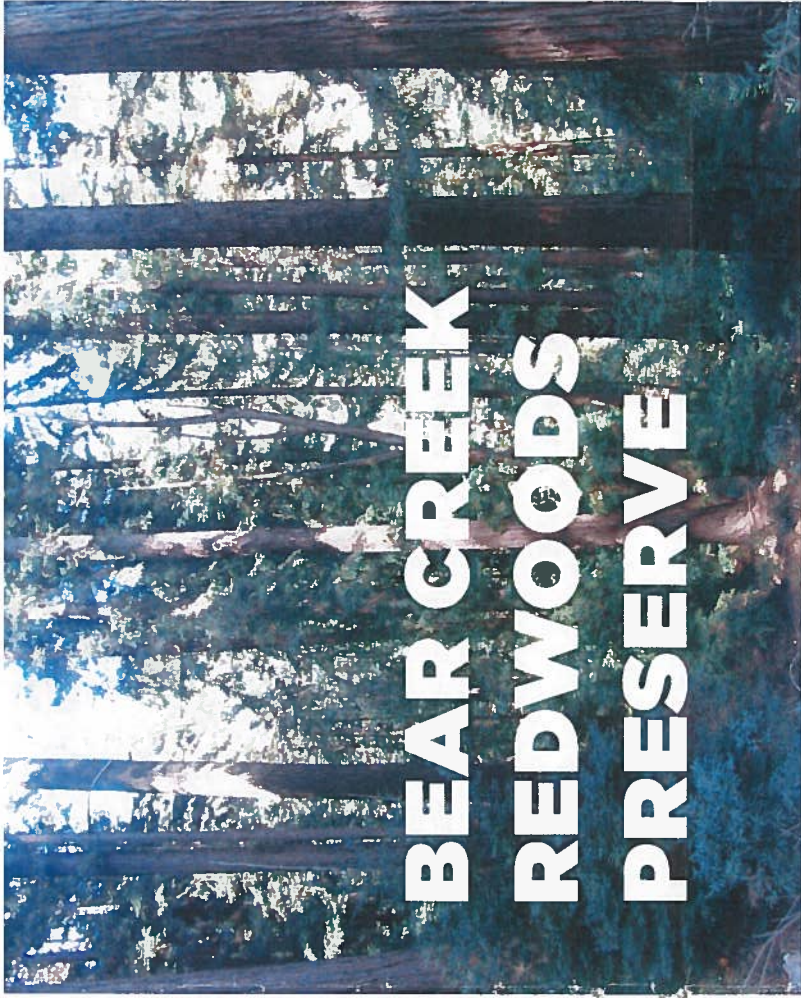


CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: JUTTA BRAKEN-GUELKE
YOUR email: JBRAKEN@COMCAST.NET

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

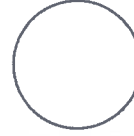
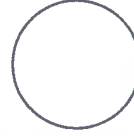
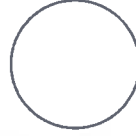
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add / edit / delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



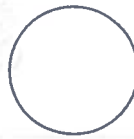
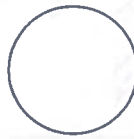
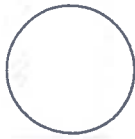
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?
- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use** for the **Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?
I AM AFFILIATED WITH MOUNTAIN SCHOOL (LOS GATOS - SARATOGA OBSERVATION NURSERY SCHOOL). I AND THE OTHER TEACHERS AT OUR PRESCHOOL SEE THE ALMA COLLEGE SITE AS A POTENTIAL SITE FOR AN OUT DOOR SCHOOL AND/OR DEMONSTRATION SCHOOL SITE. OUR SCHOOL IS A DEVELOPMENTAL PRESCHOOL WITH A GREAT FOCUS ON THE OUTDOORS AND NATURE.

CONNECTIVITY

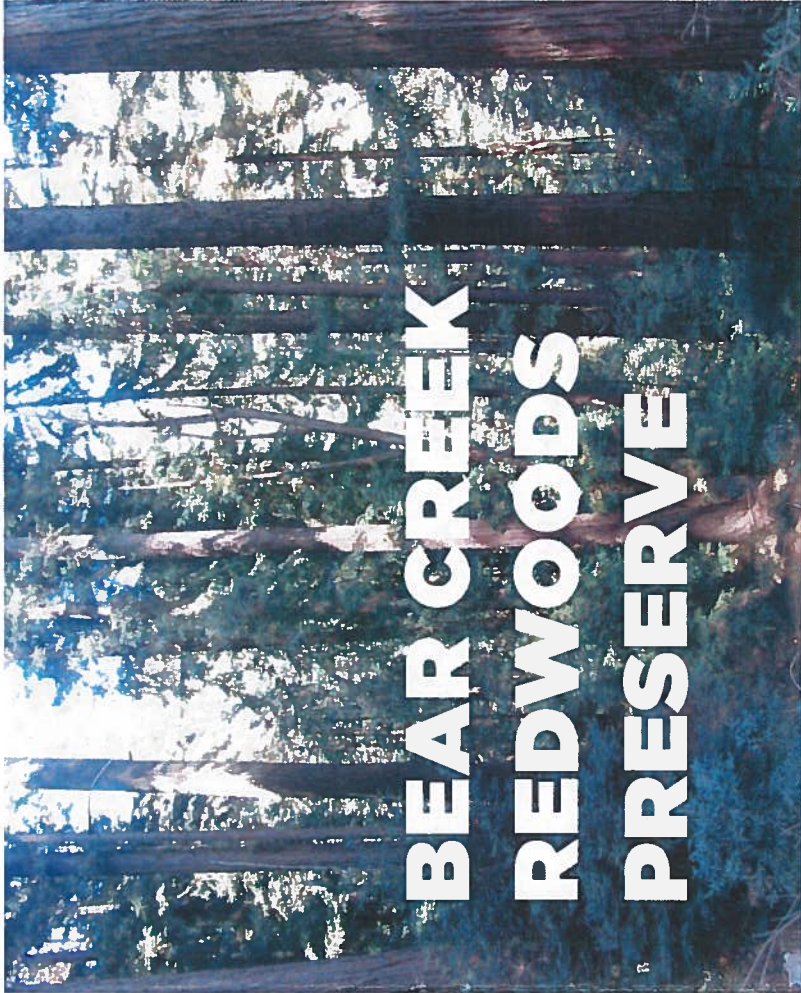
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

Bike trails from
17 → summit
on west/east
side of preserve.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

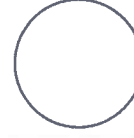
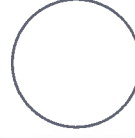
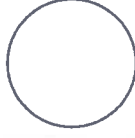
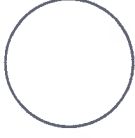
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER	education
education	education
hiking	hiking
redwoods	redwoods
Alma College - Chapel library	Alma College - Chapel library

focus on families

Are there other **aspirations** that the Preserve Plan should take into account?

What should the **priorities** be?

* Cultural + historical resources

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Chapel / library
restore for
educational
use - + focus

CONNECTIVITY

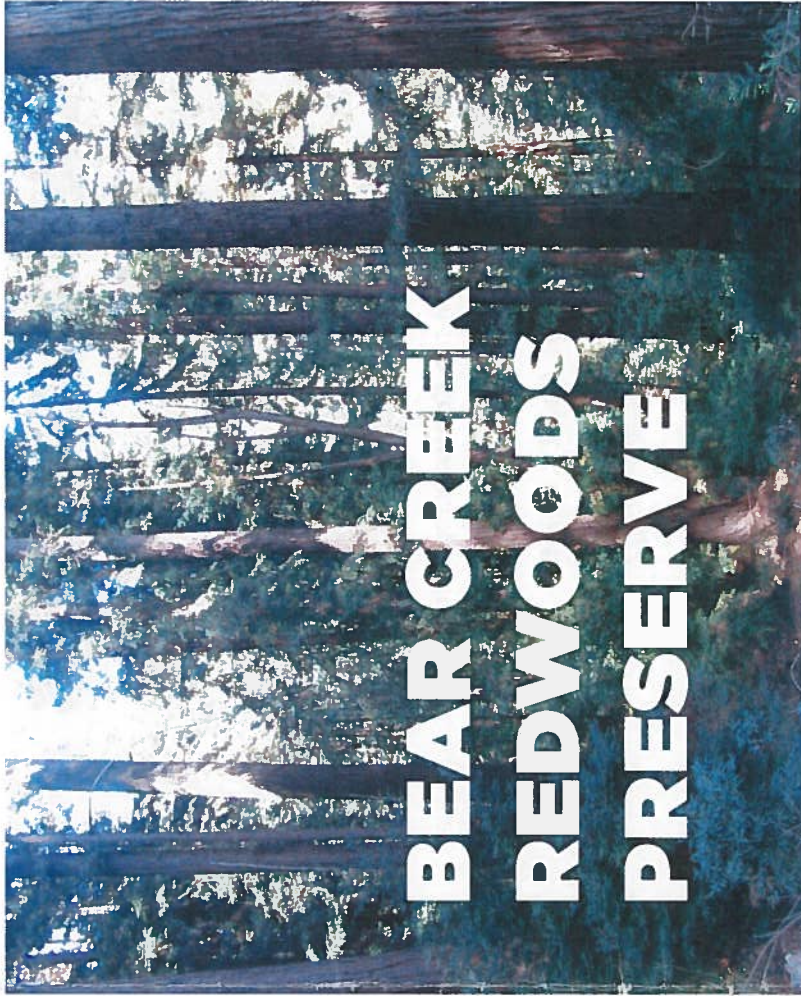
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

*I'm not against prayers
but they should not
be on the same trail
as horses & preferably
not on the same trail
as hikers.
Too dangerous*



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add / edit / delete**?

Generally speaking yes -
However public use should
be an important goal
as it will no doubt
impact the environment
but it should be engaged
was / will be engaged
despite the impact
The historical buildings of
Alma College + Bear Creek Station
Should be improved / preserved

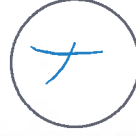
*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER



Leaving



Tastings



Shelton / overboard



Stretching

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

6 Stables

H restore old stables

N horseback riding

H walking stables

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

The Bear Creek Stables remains open & equestrians have had access that are safe ~~to~~ which means no bridges when the equestrians are using the trails
Stables improved better manure + footing

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Bear Creek Stables is an important feature of the preserve. Many people love Bear Creek Stables & enjoy the trails. There are very few places a person can ride without encountering their horse. The public could enjoy trail rides, handi-cup people who cannot walk can enjoy their trails. Bear Creek Stables can provide education to the public about horses & farm animals. Special events could be held such as weddings & parties if the old barn was restored, which would raise revenue. Riding is part of the history of the preserve and should continue to be.

Bear Creek Redwoods Preserve Plan

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Dependancy on the improvements made - it would be used for showing the performing arts. It would also be used for classrooms, weddings & parties. Classrooms would also be used for frank photography, history etc.

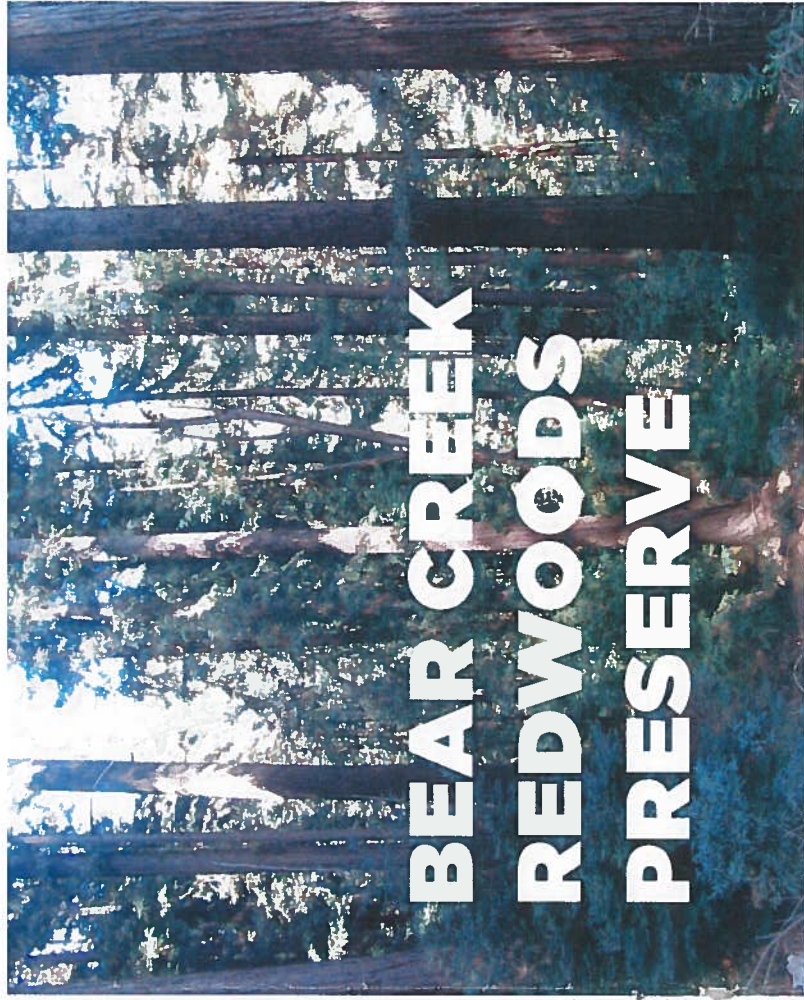
CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?
Those of us who live along Summit Rd, from Bear Creek east to 17, are concerned about traffic and parking and facilities nearby. The corner @ Bear Creek and Summit needs to be reviewed for safety. Parking and trails should not put preserve visitors near existing houses and driveways. Summit is only a one-lane rd w/ poor visibility around curves - it's no place to meet a horse trailer. Bear Creek at Summit has poor visibility and the road is steep if you have to stop for pedestrians. If there are more than a few cars stopped, they could easily be rear-ended by someone coming too fast and not seeing them. The Summit @ Bear Creek area isn't good for horse trailers. There needs to be better alternatives. Again, please make sure

parking, roads, entrances, restrooms etc. are set back from Summit.



BEAR CREEK REDWOODS PRESERVE

PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Cathy Schvibach

YOUR email: SSSummit@earthlink.net

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

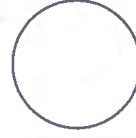
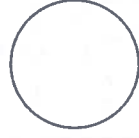
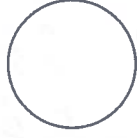
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add / edit / delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to “vote” on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



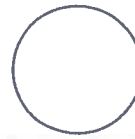
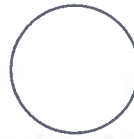
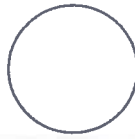
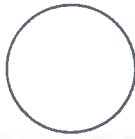
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

CONNECTIVITY

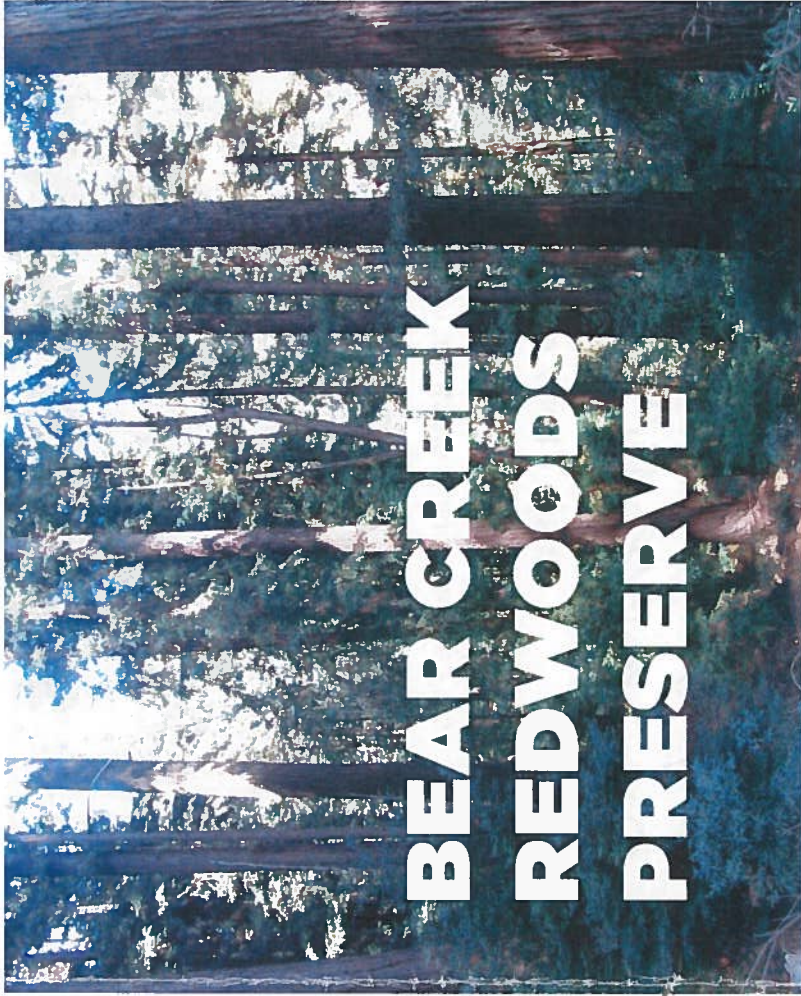
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

Cyclists should be allowed on most trails leaving some for hikers only. ~~getting~~ getting cycles on black road to connect Sierra Azul and El Sereno and Sanborn is crazy.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

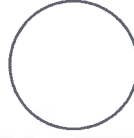
• What would you **add / edit / delete**?

Add
signage at old vineyard area
don't pay to relocate bats
unless endangered

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



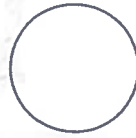
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

regional connector
bikes/hikers
connecting Sierra Azul
and Sanborn as best
as possible.
Multi use trails
looping through the
various ecosystems

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

The horse lobby is too strong. It is elitist to allow horses but not cyclists on any trails. Funding horseman is outside district scope. Stables must be cash flow positive to be allowed to stay.

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Structures are of minimum historic value. Only buildings that can be rehabbed at low cost should be kept. Since College Area is isolated near parking it would be fine to allow events or other activities that generated funds for the district. -Dots on poster ~~board~~ board ~~don't~~ take this into consideration

CONNECTIVITY

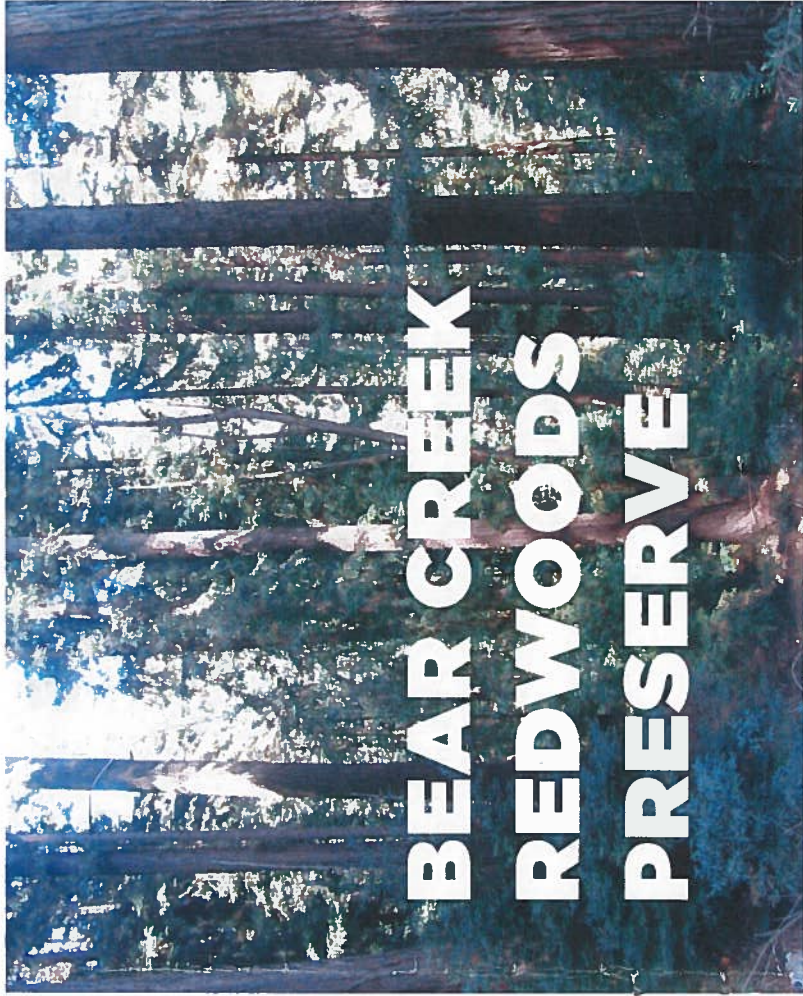
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

HORSES AND BIKES DO
NOT MIX WELL.
NEED SEPARATE
TRAILS



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: VILMOS PALKO

YOUR email: PVILMOS@YA.HOO.CO17

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

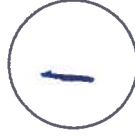
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add / edit / delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

Keep going for the young generation.

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

= A little restaurant
(a way to make income)

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

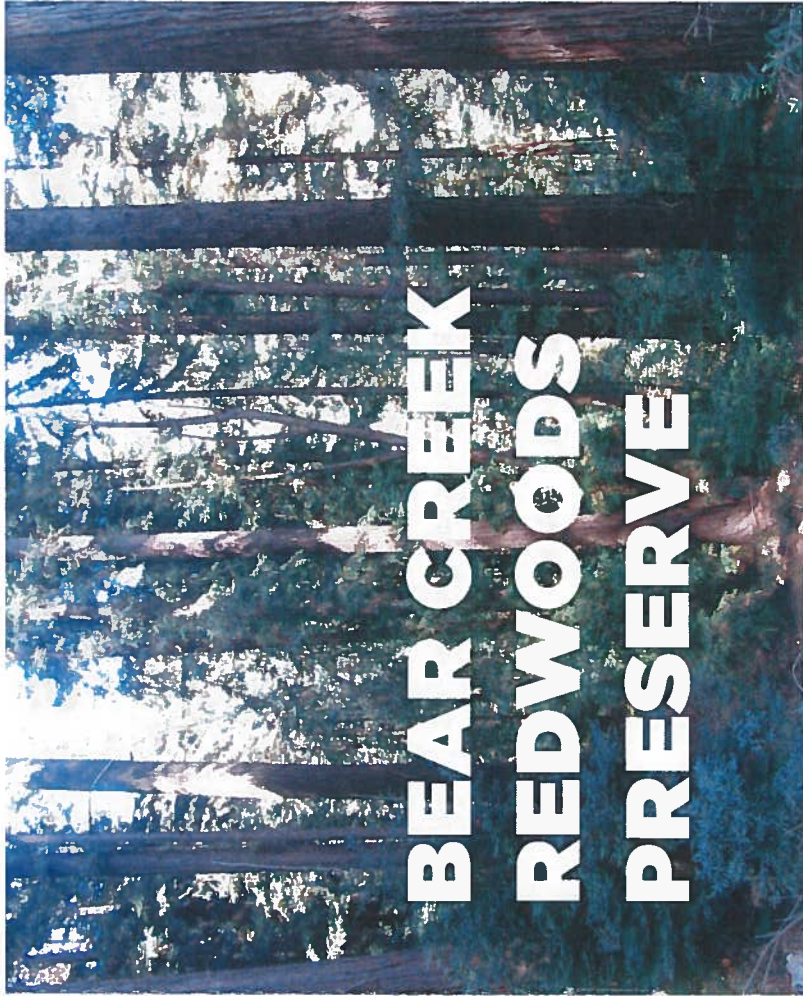
• Should they be **limited to a specific area** of the Preserve?

• **BAD IDEA**

HORSES + HIKERS +

BIKERS = TROUBLE

FOR EACH



BEAR CREEK REDWOODS PRESERVE

PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: MICHAEL McNAMARA

YOUR email: ~~mac~~ mac@brushhead.com

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add / edit / delete**?

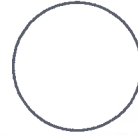
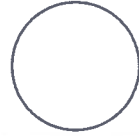
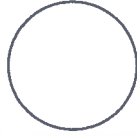
*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



BIKES DON'T MIX WELL
WITH HORSES



USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

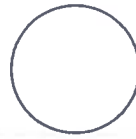
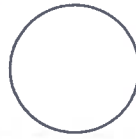
IMAGE
LETTER



OPEN SPACE PRESERVATION OF
WILD LIFE & WATER SHED
THIS LETTER IS MISSING



BCOSP IS AN
EXISTING AND UNIQUE
RESOURCE FOR HORSES
FOR HOUSING AND TRAIL
RIDING



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

INCLUDE PRESERVATION OF
WILD LIFE - THIS RESOURCE HAS
BEEN CLOSED FOR DECADES -
TO HUMANS
WILD LIFE HAS DEVELOPED BASED
ON THIS REALITY. IT WOULD
BE A MISTAKE TO TURN IT INTO
A CITY PARK

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

GREAT RESOURCE THAT SHOULD
BE CONTINUED

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

INTERESTING OPPORTUNITY

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?

• Make separate trails to keep hikers far from horses ~~and~~ eyes, they should be limited to 2 or 3 trails, just as horses should be limited to their own trails

Friends Of
Bear Creek Stables



BEAR CREEK REDWOODS PRESERVE

PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Maaret Dadas

YOUR email: Maaret.dadas@gmail.com

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add** / **edit** / **delete**?

• Depends on how close these activities are towards Bear Creek stables

• Bike and horse trails

MUST be separated

if they are approved for safety reasons

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER

P - Don't run the mountain out horses

L - to noisy, around horses is not a safe place

I - It's ok if it's FAR from horses

Y - Horses, Alcohol and Cars
S - DO NOT mix

It's safer without alcohol

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

C - Wildlife areas to be preserved

E - Beautiful sites

F - SAVE WATER!
(write in a drought)

G - Provides a wonderful community

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

• Keep trails open to hikers

• Good priorities

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

• What role do you think the **Bear Creek Stables** play within the Preserve?

• What **activities** do you think the **public** could enjoy in this part of the Preserve?

• Bear Creek Stables provides the biggest role.

- provides a community
- lots of horses boarding here, 70+!!!
- Lots of events and fundraisers to enjoy
- beautiful atmosphere

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

• What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?

• What **activities** do you think the **public** could enjoy in this part of the Preserve?

~~• I don't know what you~~

• I think it's a good idea, just make sure it is separate from the history

- Add on-site hiking posts please!

CONNECTIVITY

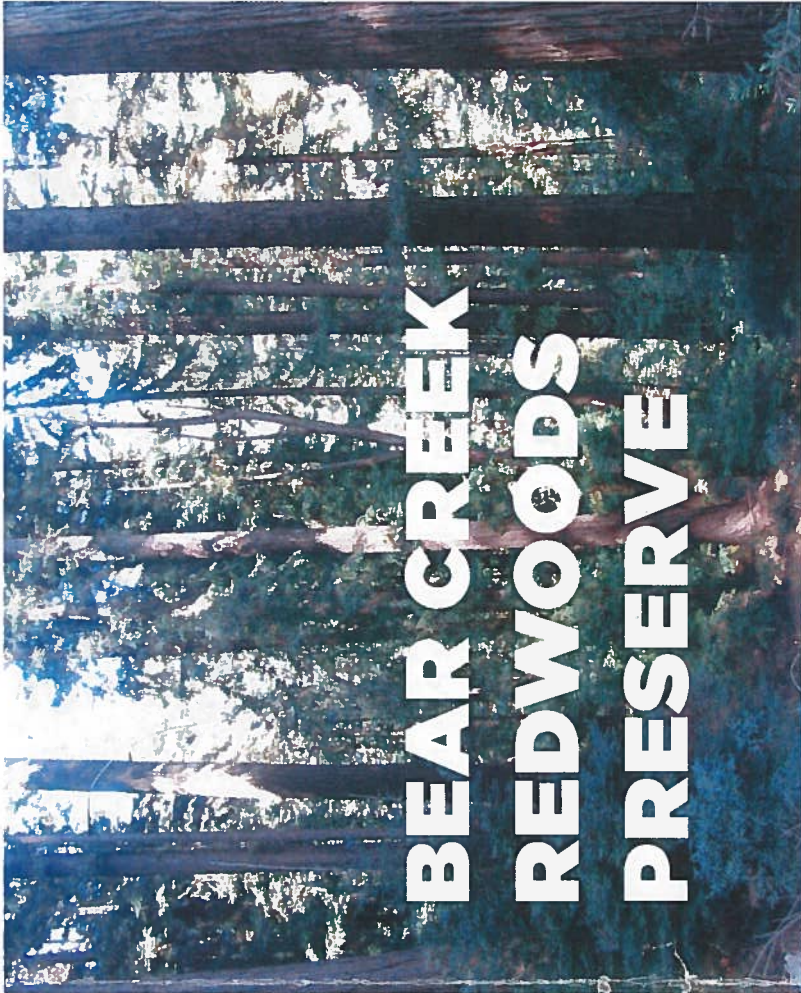
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?

I think bicycles should be allowed but you may need separate trails for horses.

Your alignment shows bicycles needing to ride on Bear Creek Road - they need to be on an off road trail. ~~The~~ Bear Creek Road is too narrow and windy.



BEAR CREEK REDWOODS PRESERVE

PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Laura Hall

YOUR email: LMHALL@US.FBM.COM

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add / edit / delete**?

Looks good. Let's get started!

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



all just not necessary

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

B

Clear signage is key

J

Hiking (and easy path for strolling) I see as the primary use of the site

F

need a place for mountain biking

Z

teaching the next generation about the forest

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

The ~~po~~ priorities should be well maintained trails with clear signage and trails (separate if needed) for people, bikes, and horses. At least one ~~well~~ handicapped accessible trail would be ideal. An easy mountain bike trail would also be great for beginners.

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

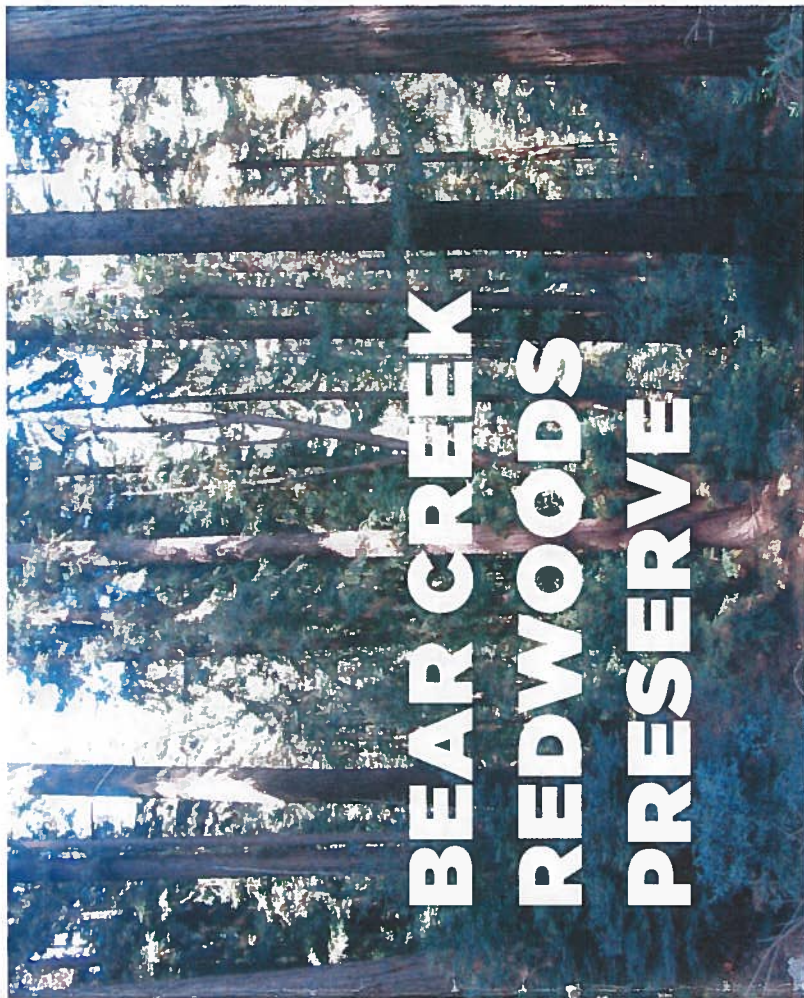
- What do you think is the potential **use** for the **Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?
I'd like to see an interpretive trail highlighting the history of the site.
I also think this would be a great location to make a science and summer camp similar to Walden Wood in Saratoga, so that kids can be exposed to the outdoors.

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?



BEAR CREEK REDWOODS PRESERVE

PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Katja Wick

YOUR email: _____

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

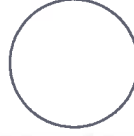
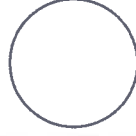
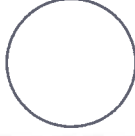
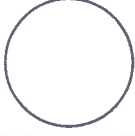
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

N

One of the few remaining places to with a safe trail system for horses

C

Peace and quiet

G

One of the few remaining places for families in the Bay Area to interact with horses & farm animals

Z

With all the technology surrounding us, children need lots of opportunities to connect with nature

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

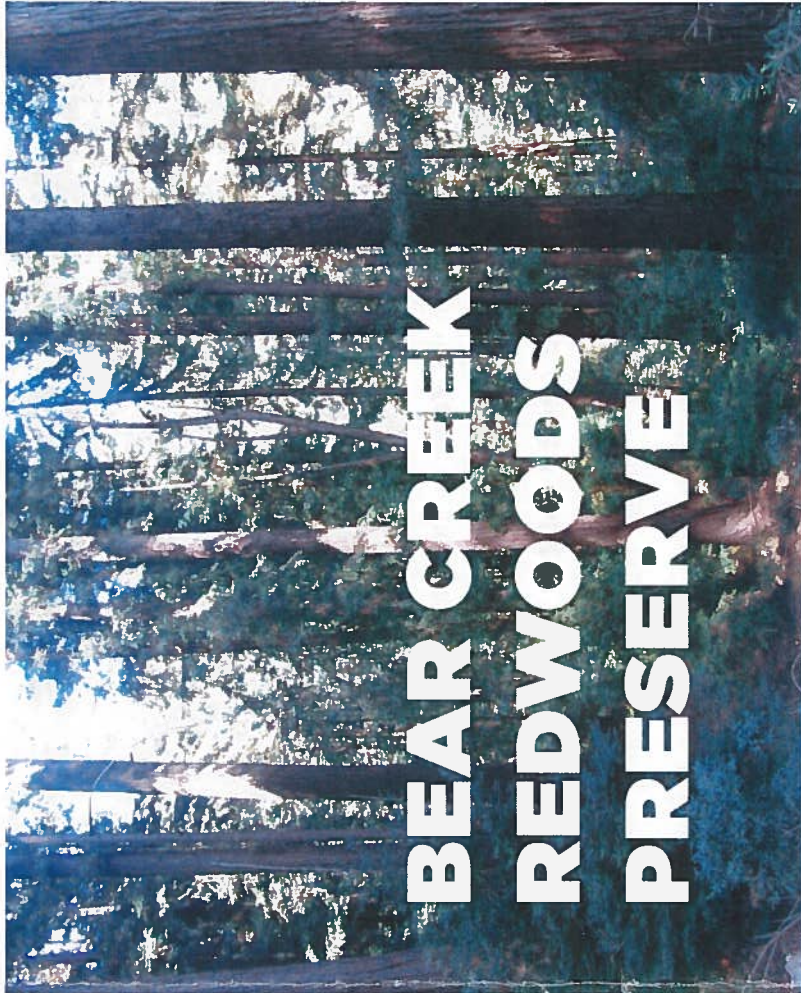
- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

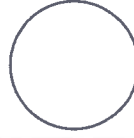
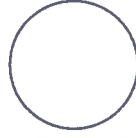
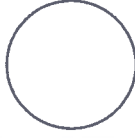
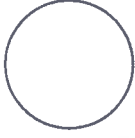
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



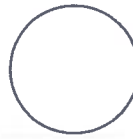
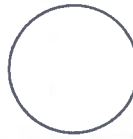
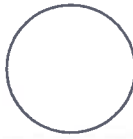
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



• Are there other **aspirations** that the Preserve Plan should take into account?

• What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

There is no mention of the area's history during the logging time. Redwood from this area was used to rebuild San Francisco after the 06 E.Q. Redwood from this area was used in the New Almaden gold/silver mines. Lexington (town of) was more populated than Los Gatos because of lumbering.

CONNECTIVITY

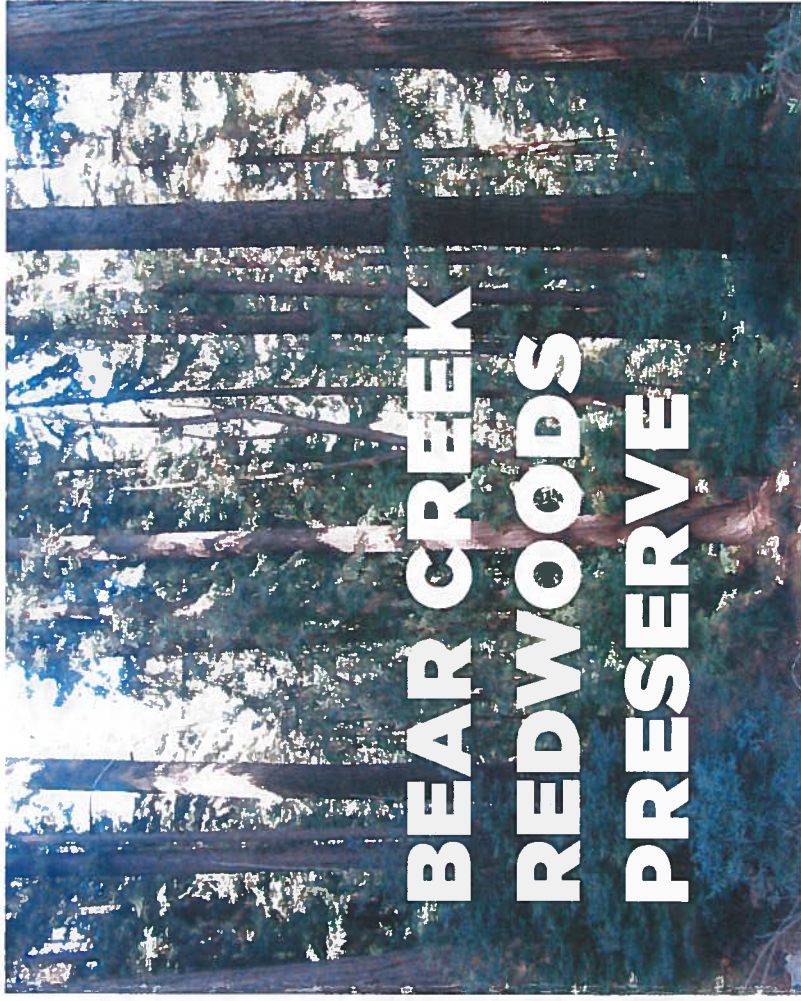
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

I would like to see more athletic facilities and renewal of ones that exists. I especially love volleyball courts. I can assure you they would be used regularly.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

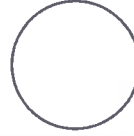
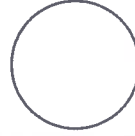
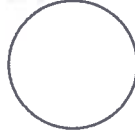
- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



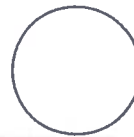
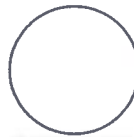
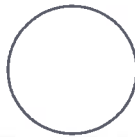
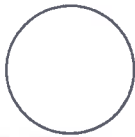
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

CONNECTIVITY

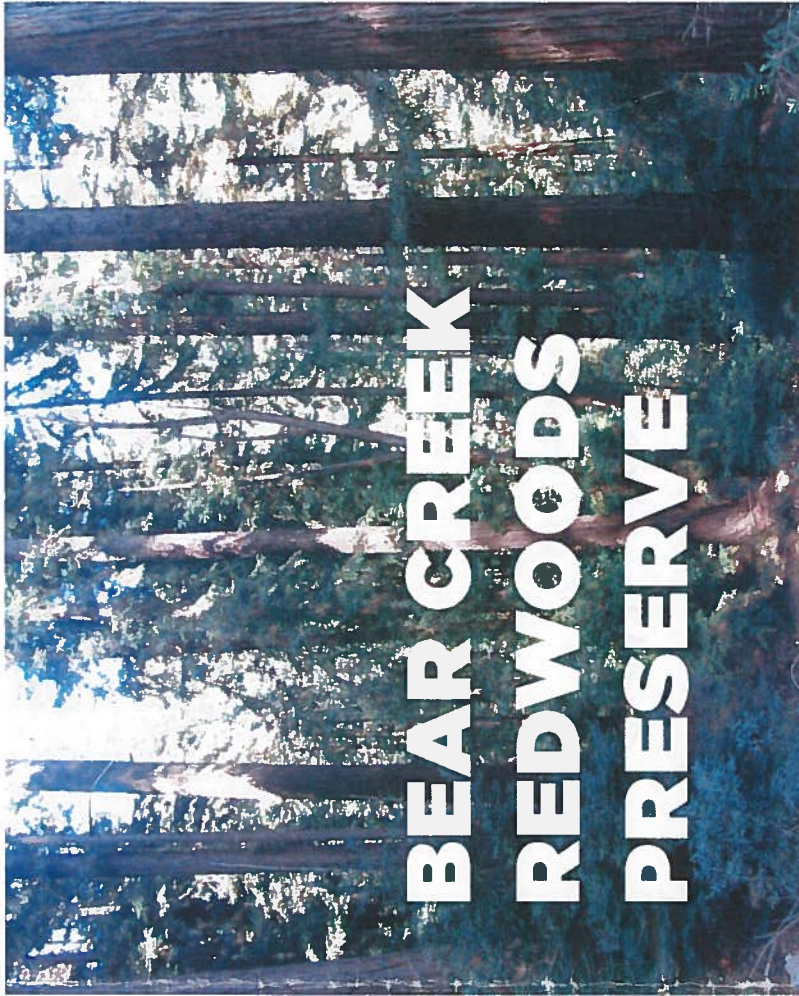
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

Not inside stable
nor close up to
stable trails. keep
new riders/horses
safe



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

• Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?

• What would you **add / edit / delete**?

Add lots of horse trailer parking.
Hitching posts.
Water troughs.
Restrooms.

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER

✓ Wine Tasting
Drinking & Driving Real(??)

✓ Dogs on Trails

✓ Special events like weddings

✓ Overlook

where!

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

G Stables

H Horse riding

I Horse back training

J Large parking
if trailers must get

Get Small signage - its the outdoors, Map kiosks w/maps inside please like other parks maps like Stevens Creek / Fremont Older Should do.

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

Getting horse riders from all over to use the park.

Delete
No drinking/wine tasting

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

• What role do you think the **Bear Creek Stables** play within the Preserve?

• What **activities** do you think the **public** could enjoy in this part of the Preserve?

Needs funding to make it safer for all
Parking areas for all
Horses always make people happy. There are numerous groups that rescue or do special things @ Bear Creek
Appland them

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

• What do you think is the potential **use** for the **Alma College site** once the Preserve is open to the public?

• What **activities** do you think the **public** could enjoy in this part of the Preserve?

Trails slight signage
replace the water/grain mill so people learn history
hiking/bikes/horses

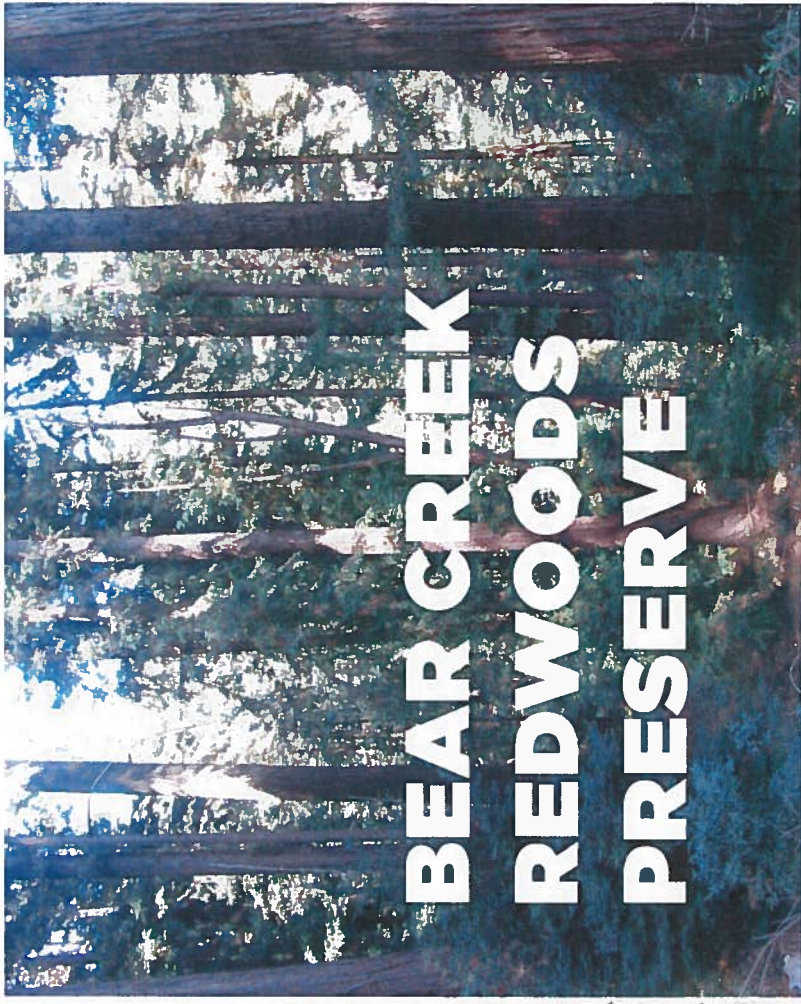
CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?

The proposed access point at the intersection of Summit and Bear Creek Rds should be limited, severely limited. The 2 miles of narrow road between the Summit Rd exit on Hwy 17 is not suitable for increased traffic. This is a safety hazard for Santa Cruz mountain residence + visitors.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: Jill Wynn
YOUR email: j-wynn@att.net

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

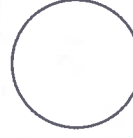
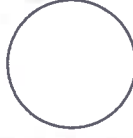
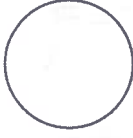
- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

limit access at
Summit + Bear Creek
(see last page)

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



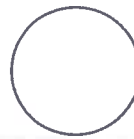
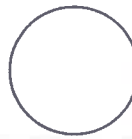
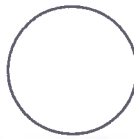
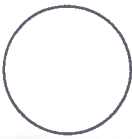
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



- Are there other **aspirations** that the Preserve Plan should take into account?
- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

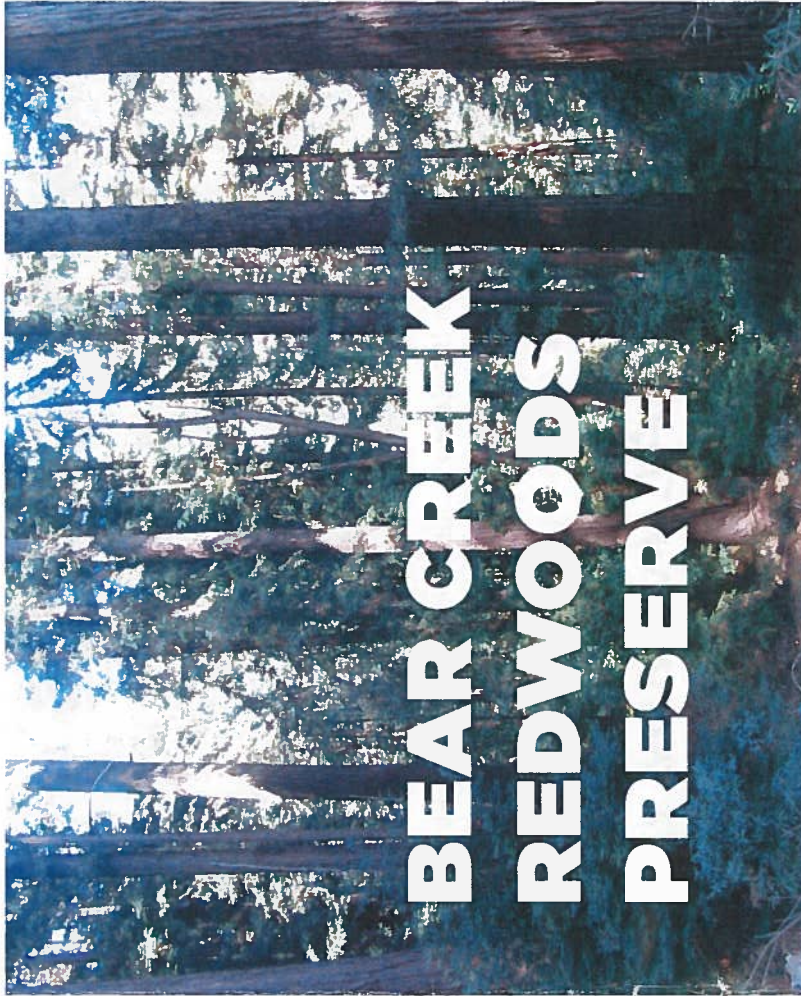
- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

CONNECTIVITY

STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

- What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?
- Should they be **limited to a specific area** of the Preserve?



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: _____

YOUR email: _____

FOR MORE INFORMATION ABOUT
THE PRESERVE PLAN VISIT:
[http://www.openspace.org/
plans_projects/bear_creek_planning.asp](http://www.openspace.org/plans_projects/bear_creek_planning.asp)



POPULOUS

PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

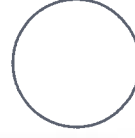
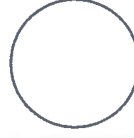
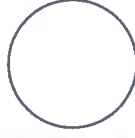
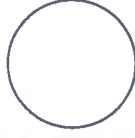
- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

ALLOW LOCAL MYCOLOGY CLUBS TO HOST FORAYS AND COLLECT MUSHROOMS.

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



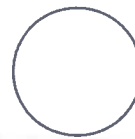
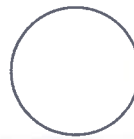
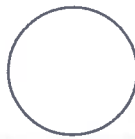
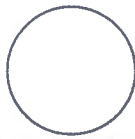
USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER



Bear Creek Redwoods Preserve Plan

- Are there other **aspirations** that the Preserve Plan should take into account?

- What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

EQUINE WESTRIAN USE
AND LEASE SHOULD
NOT COMPROMISE
HIKING USE.

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

- What do you think is the potential **use for the Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

CONNECTIVITY

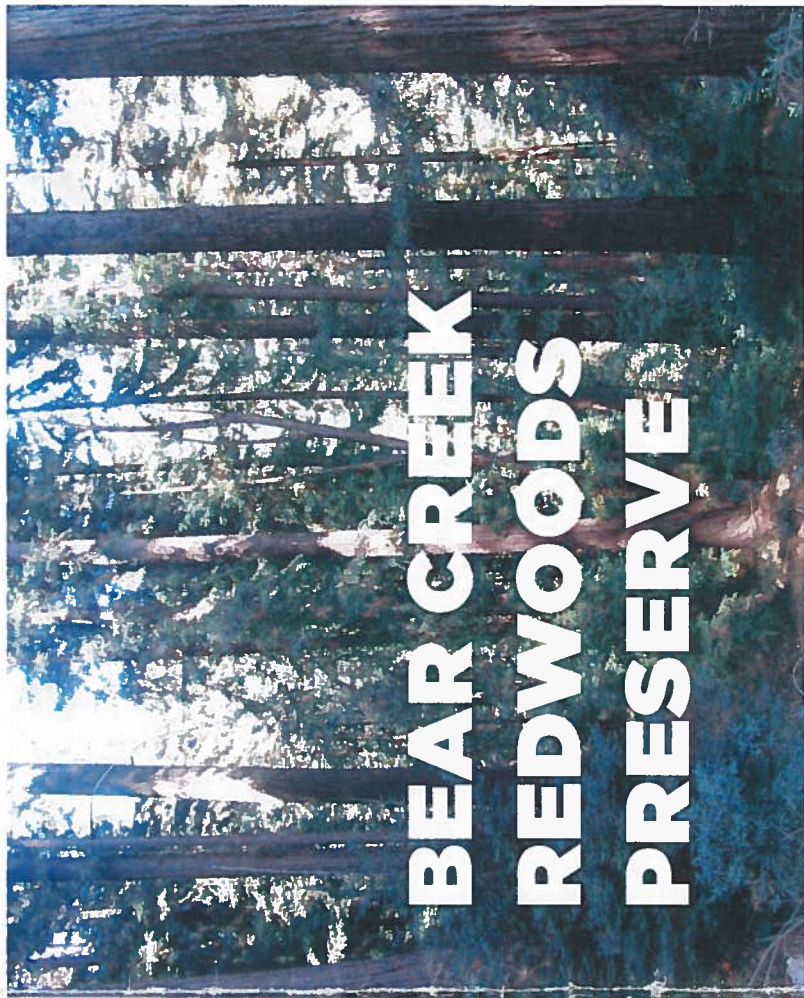
STATION 5

- POTENTIAL PUBLIC ACCESS IMPROVEMENTS
- POTENTIAL MULTI-USE TRAIL

• What do you think about introducing **multi-use trails** to allow **bicycles** to enter the Preserve?

• Should they be **limited to a specific area** of the Preserve?

AS A MOUNTAIN BIKE RIDER, HIKER, AND FORMER EQUESTRIAN I THINK THE DISTRICT SHOULD SOLICIT 2 or 3 "POWER USERS" FROM EACH ^{USE} COMMUNITY TO SIT IN A ROOM WITH A MAP AND PROPOSE A SOLUTION THAT MEETS THE DISTRICT & USER GROUPS GOALS. WE WANT TO WORK TOGETHER. SOME EXCLUSIVE USE FOR EACH GROUP PROBABLY MAKES SENSE, BUT LET US DESIGN IT TOGETHER.



PUBLIC WORKSHOP OPEN HOUSE

APRIL 29, 2015 6PM TO 8PM

YOUR NAME: ED DEE

YOUR email: ed-dee@SBCGUBA.CA.NE.T

FOR MORE INFORMATION ABOUT THE PRESERVE PLAN VISIT:
http://www.openspace.org/plans_projects/bear_creek_planning.asp



POPULOUS



PLAN ELEMENTS

STATION 1

- PUBLIC USE + FACILITIES
- NATURAL RESOURCES
- CULTURAL RESOURCES
- MAINTENANCE + OPERATIONS

- Do you agree with the **goals** included in the Preserve Plan for each of its 4 elements?
- What would you **add** / **edit** / **delete**?

*** In addition to selecting the pictures below, feel free to also stick **green** (✓) or **red** (X) dots directly on the boards to "vote" on other pictures that you think are **most or least appropriate** for the Preserve.

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **LEAST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE LETTER	
<input checked="" type="radio"/> D	UNNATURAL
<input checked="" type="radio"/> L	TOO MUCH TRAFFIC in BRIEF TIME WINDOW ENVIRONMENTALLY DESTRUCTIVE
<input type="radio"/>	
<input type="radio"/>	

USER PREFERENCES

STATION 4

- RECOMMENDED PROGRAMS AND FACILITIES

SELECT (4) OF THE IMAGES shown on **STATION 4 BOARDS** that you consider are the **MOST APPROPRIATE** elements or programs for the Preserve, and explain why?

IMAGE
LETTER

I

J

K

N

MOUNTAIN BIKING BENEFITS: HEALTH,
OUTDOOR EDUCATION/APPEALATION, FAMILY
FUN, TREMENDOUS LOCAL ECONOMIC BENEFIT
LOW IMPACT USE (EVEN LOWER THAN
HIKING/EQUESTRIAN)

• Are there other **aspirations** that the Preserve Plan should take into account?

• What should the **priorities** be?

BEAR CREEK STABLES

STATION 2

- EXISTING CONDITIONS
- CONNECTIONS TO THE PRESERVE
- POTENTIAL IMPROVEMENTS (currently UNDER STUDY)

- What role do you think the **Bear Creek Stables** play within the Preserve?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

ALMA COLLEGE

STATION 3

- SITE HISTORY
- EXISTING CONDITIONS
- POTENTIAL CULTURAL LANDSCAPE REHABILITATION

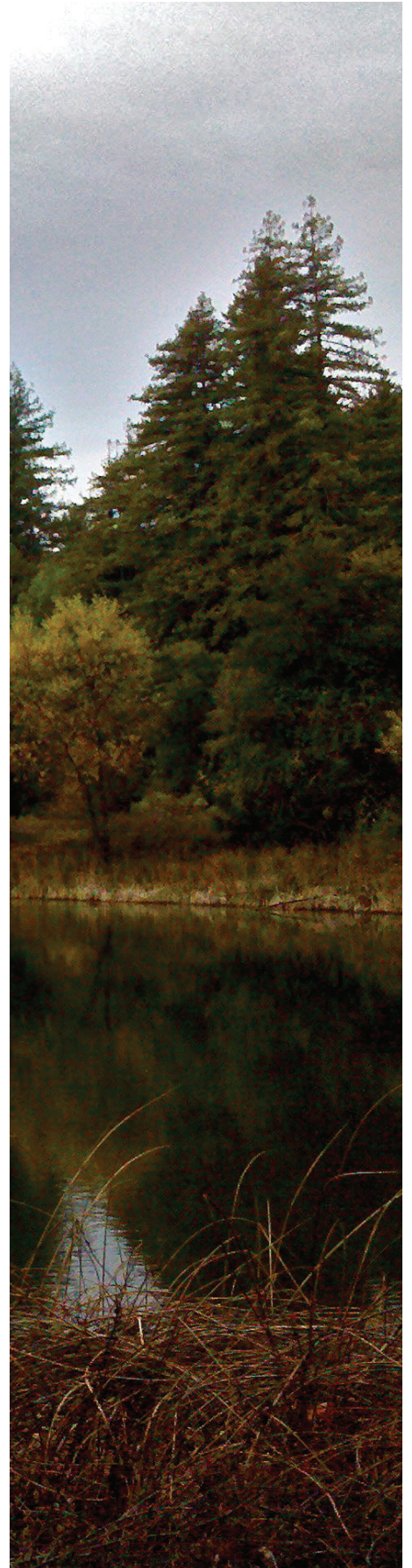
- What do you think is the potential **use** for the **Alma College site** once the Preserve is open to the public?
- What **activities** do you think the **public** could enjoy in this part of the Preserve?

INTERPRETIVE CENTER
MUSEUM
Highlighting the history
of THE SANTA CRUZ MTS.
NATURE, HUMANS, ETC.

BLANK PAGE

APPENDIX B3

Bear Creek Stables Site Plan Alternatives A, B, C





Midpeninsula Regional
Open Space District

R-16-64
Meeting 16-15
July 6, 2016

AGENDA ITEM 1

AGENDA ITEM

Bear Creek Stables Site Plan Alternatives

GENERAL MANAGER'S RECOMMENDATIONS *SM*

1. Review the five (5) Bear Creek Stables Site Design Alternatives prepared to date (Alternatives A & B, Phased Implementation Plans for Alternatives A and B, and a new Minimal Alternative C).
2. Select Phased Alternative A2 as the Preferred Alternative for purposes of the California Environmental Quality Act (CEQA) analysis.

SUMMARY

At the regular public meeting of February 24, 2016, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) reviewed Site Design Alternatives A and B for the Bear Creek Stables. At this meeting, the Board directed the General Manager to develop three additional site design alternatives to address the high, upfront capital costs for the proposed improvements. On July 6, 2016, the Board will review Phased options for Site Design Alternatives A and B, as well as a new, Minimal Site Design Alternative C. Based on a thorough analysis of each site design alternative, the General Manager recommends selection of Phased Alternative A, with the addition of the livery stables to further enhance the public programming opportunities, as the preferred alternative for CEQA purposes (henceforth names Phased Alternative A2). The recommended alternative would allow for phased implementation of the improvements, with the first phase eligible for Measure AA reimbursements. Subsequent phases would be deferred until additional external funds are secured via donations, grants, and/or tenant contributions. Phased Alternative A2 would help establish a longer-term plan of development for Bear Creek Stables (as compared to Alternative C) whereby elements are implemented as funds are available.

MEASURE AA

Measure AA includes Portfolio #21, Bear Creek Redwoods Public Recreation and Interpretation Projects, as follows:

Open for hiking, equestrian activities. Provide parking areas, trails; upgrade stables. Restore & protect habitats for various species. Repair roads & trails to reduce sediment. Rehabilitate Alma College site.

Measure AA allocated \$17.478M for all eligible Bear Creek Redwoods Open Space Preserve projects. Preliminary project cost estimations by staff for the Portfolio #21 assigned approximately \$3M for upgrades to Bear Creek Stables.

BACKGROUND

As part of the Bear Creek Redwoods Preserve Plan, the Bear Creek Stables Site Plan is being developed to meet the following goals:

- Emphasize the protection of the site's natural resources;
- Maximize public benefits by broadening public access and use of the facility; and
- Develop a viable plan that is financially feasible for a tenant and the District.

On February 24, 2016, the Board reviewed Site Design Alternatives A and B (Attachment 1) (R-16-20). Given the high, upfront capital cost of the improvements for Alternatives A and B, the Board directed the General Manager to develop three additional alternatives to either phase in the cost of improvements (Phased Alternatives A & B), or reduce the total project costs (Minimal Alternative C).

DISCUSSION

Three new site design alternatives, in addition to Alternatives A and B, have been developed for Board consideration to reduce upfront capital costs: Phased Alternatives A and B and Minimal Alternative C. Table 1 describes the improvements, facilities and public programming associated with Alternatives A, B, and C. Table 2 outlines the phasing of improvements for Alternatives A and B. As part of the Board's deliberations of the various Alternatives, the following policy questions should be considered:

- Availability of public programming/expansion of public access;
- Availability of a reliable and cost-effective water supply to support the Stables;
- Viability of attracting a long-term tenant to provide expanded public access programs, implement future improvements, and maintain the site; and
- Opportunity to establish a long-term vision for the Stables, where the District could prioritize funding on initial phased improvements and seek grant or external funding to implement future phases.

Alternative A

Alternative A includes necessary improvements for the existing Stables facilities and would accommodate 63 boarded horses. Public access improvements would include a visitor information kiosk, visitor parking, restroom and a public open air riding arena. Pasture areas would be fully restored to natural landscapes and the paddock area would be rebuilt for improved drainage and equestrian health and safety. This alternative has been refined to include a new caretaker's residence in its existing location.

Alternative B

Alternative B includes the necessary improvement, plus facilities designed to increase public access to equestrian facilities and programs. The site design would accommodate 72 horses (12 public program horses and 60 boarded horses.) The improvements would include a livery stable to facilitate the public trail riding program, as well as a large public arena with bleacher seating to better facilitate equine education programs and clinics. This alternative has been refined to

include construction of a multipurpose stable building to replace the existing structure and full restoration of the pasture areas instead of irrigated pastures.

New Minimal Alternative C

Minimal Alternative C includes only the essential safety and environmental protection improvements to provide a safe environment for boarders, their horses, and the public, and protect the site’s natural resources, thereby limiting the total cost of implementation. Improvements include: demolition of dilapidated structures; restoration of hillsides; minimal improvements to the existing hay barn, manure dump, and arenas; improvements to boarder area, including replacement of paddock fencing and shelters within the existing layout; addition of a public restroom; and minimal road and parking upgrades (Attachment 2: Alternative C). With the exception of the new restroom, Alternative C does not propose any other new structures.

TABLE 1. Proposed Key Improvements for Alternatives A, B and C

	Alternative A	Alternative B	Alternative C
Horses	63 horses (boarded)	72 horses (60 boarded + 12 public program)	63 horses (boarded)
Livery stable	No	Yes - 12 livery runs	No
Arena	<ul style="list-style-type: none"> ▪ Large rotated (boarder) arena in boarder area ▪ Small (public) arena in public access area 	<ul style="list-style-type: none"> ▪ Large (public) arena next to hillside with bleacher seating in boarder area ▪ Small (boarder) arena in former dressage area 	<ul style="list-style-type: none"> ▪ Improved small (public) arena in public access arena ▪ No upgrades to boarder arena or round pen
Public access facilities	<ul style="list-style-type: none"> ▪ Public restroom & boarder area restroom ▪ Visitor kiosk/center ▪ Stabilized or restored stable ▪ Farm animals barn in restored stable 	<ul style="list-style-type: none"> ▪ Public restroom and boarder area restroom ▪ New 1-2-story structure to replace old stable ▪ Visitor center in new structure ▪ Farm animals barn in restored stable 	<ul style="list-style-type: none"> ▪ Shared public/boarder restroom ▪ Stabilized stable
Administration facilities	<ul style="list-style-type: none"> ▪ New office and caretaker residence in existing location 	<ul style="list-style-type: none"> ▪ New office in new 1-2-story structure ▪ New caretaker residence at entrance 	<ul style="list-style-type: none"> ▪ Demolition of non-essential structures, including caretaker residence
Pasture areas	Restoration	Restoration	Restoration
Total Order of Magnitude Cost	\$7.7 M (includes water system)	\$8.1 M (includes water system)	\$3.4 M (includes water system)
Common improvements: Paved roads and parking, new hay barn.			Minimal improvements to roads, hay barn and manure facility

Phased Alternatives A and B

Phase I priority improvements for both Alternatives A and B would focus only on essential safety and environmental protection improvements to provide a safe environment for boarders,

their horses and the public, and protect the site’s natural resources. Futures phases of improvements would be recommended as part of the District’s annual Action Plan and programmed into tenant work plans pending funding, available capacity, and other priority needs, resulting in phased budgeting and phased expenditures.

TABLE 2. Proposed Phased Implementation Plan for Alternatives A and B*

	Alternative A	Alternative B
Phase 1 (High Priority) Improvements	<ul style="list-style-type: none"> ▪ Removal of dilapidated structures in the public area ▪ Hillside restoration ▪ New restroom ▪ Limited improvements to roads, parking, hay barn, manure dump ▪ Improvements to paddocks, shelters, boarder arena 	<ul style="list-style-type: none"> ▪ Removal of dilapidated structures in the public area ▪ Hillside restoration ▪ New restroom ▪ Limited improvements to roads, parking, hay barn, manure dump ▪ Improvements to paddocks, shelters, boarder arena ▪ New boarder arena in dressage arena
Phase 1 Cost	\$4.25 M (includes water system)	\$4.65 M (includes water system)
Phase 2 Improvements	<ul style="list-style-type: none"> ▪ Additional road upgrades; asphalt roads ▪ Replacement of hay barn ▪ Replacement of caretaker house ▪ New arena in public access area ▪ New maintenance building ▪ New vehicle/horse trailer pkg lot 	<ul style="list-style-type: none"> ▪ New public livery stable ▪ New visitor center ▪ Additional road and pkg upgrades; asphalt roads ▪ New, relocated hay barn ▪ Replacement of caretaker house ▪ New maintenance building ▪ New vehicle/horse trailer pkg lot ▪ New farm animals barn
Phase 2 Costs	\$3.4 M	\$3.5 M
Order of Magnitude Cost	\$7.65 M (includes water system)	\$8.15 M (includes water system)

*Alternative C does not have a Phased Implementation Plan as all improvements are high priority, and would be implemented at one time.

Recommended Preferred Alternative – Phased Alternative A2 (Attachment 3, Table 3)

Based on an analysis of all five Alternatives prepared to date, the General Manager recommends selection of a modified version of Phased Alternative A, with the inclusion of the livery stables – titled Phased Alternative A2 – for the following reasons:

- Phased approach allows implementation costs to be phased over time, as funding and resources are made available.
- Addition of a livery stable significantly expands public access and programming.
- High priority improvements to address health, safety and environmental concerns would be completed during Phase I.
- Alternative retains important elements that contribute to the site’s rustic character like the old stable building.
- Includes a long-term plan to allow for future improvements to the access roads and parking, restoration of the old stables building, and additional administrative facilities.

TABLE 3. Recommended Preferred Alternative - Phased Alternative A2

	Phased Alternative A2
Modifications to Alternative A	<ul style="list-style-type: none"> ▪ Addition of a public livery stable to public access area ▪ Relocation of hay barn to new trailer parking area ▪ Reduction of paved surface to main driveways and vehicle parking areas ▪ Existing layout of boarder area is retained as part of the Phase 1 Improvements
Phase 1 Improvements	<ul style="list-style-type: none"> ▪ Demolition of structures and stabilization of old stables building ▪ Hillside restoration ▪ Public access area restroom ▪ New public access area livery stable and arena ▪ Limited improvements to roads (gravel), parking, hay barn, manure dump (public area) ▪ Interim improvements to existing boarder area (new fencing, shelters, footing, drainage improvements)
Phase 1 Cost	\$4.5 M (includes water system)
Phase 2 Improvements	<ul style="list-style-type: none"> ▪ New hay barn ▪ New caretaker house ▪ New maintenance building ▪ New trailer parking lot ▪ Paved entry roads and parking areas ▪ Additional improvements to boarder area paddocks, arena and round pen
Phase 2 Costs	\$2.8 M
Preliminary Order of Magnitude Cost	\$7.3 M (includes water system)

Attachment 4 provides an overview of the strengths and weaknesses for each of the alternatives. This comparison focuses on the alternative's overall project cost, public access opportunities, likelihood to attract a long-term tenant, and potential for a tenant to generate sufficient income to maintain the site and implement future improvements.

Based on this evaluation, Phased Alternative A2 most effectively accomplishes the Board-approved project goals which are: to emphasize the protection of the site's natural resources, maximize public benefits by broadening public access and use of the facility, and develop a viable plan that is financially feasible for a tenant and the District. Although the \$4.5M Phase I cost estimate exceeds the original set aside for Stables improvements by \$1.5M, all Phase I improvements would be eligible for Measure AA reimbursement.

Water System Infrastructure Improvements

Water system infrastructure improvements that provide for both potable and fire suppressions needs are required to retain a stables operation in the long-term. The District retained consultants to evaluate the construction feasibility of each potential option and provide the

associated estimated construction costs and future operational and maintenance costs over a 50-year lifecycle.

Staff had previously informed the Board that, based on the conceptual designs of the potential water systems evaluated to date, preliminary cost estimates were in the range of \$2.3 million to over \$6 million (R-16-31). Since then (on May 6, 2016), the District has received confirmation from the San Jose Water Company (SJWC) that a direct connection is feasible to their existing water line at Bear Creek Road, such that related initial capital costs would be substantially reduced.

The latest engineering estimates identify a range of preliminary costs (capital plus 50 years of operation and maintenance) between \$1.7 and \$5.1 M for the various water system options. Based on the latest research, it appears that a direct connection to SJWC would provide the most cost effective option for providing a reliable source of water for potable and fire suppression use at a total cost of approximately \$1M. Staff will continue to refine and evaluate the cost, timeliness of implementation, constructability, and adequacy of water rights of the various water source options to confirm that the SJWC option is preferred. A selection is expected at the time the Board approves the Preserve Plan.

Community Input Received on Alternatives A and B

On May 3, 2016 District staff held an Open House to receive additional public feedback on Site Design Alternatives A and B. Approximately 15 people provided input in person or by email. Some of the greatest concerns identified by the public included the need for improvements to the site drainage and road, as well as maintaining the character of the site. Preferences for specific elements within each alternative varied, particularly as they relate to the location and size of arenas, the caretaker's residence and hay barn. Attendees also provided input and support to modify elements within the alternatives to further reduce costs.

FISCAL IMPACT

Sufficient funds are included in the Fiscal Year (FY) 2016-17 budget for the completion of the Preserve Plan, including the Bear Creek Stables Site Plan, and Environmental Impact Report (EIR).

BOARD COMMITTEE REVIEW

Seven PNR committee meetings have been held to date. Staff presented the process for developing a long-term plan and lease to the PNR committee on August 27, 2013 and December 2, 2014. Three additional PNR committee meetings were held to solicit public input on March 16, March 18, 2015 and May 3, 2016. On April 14, 2015, the PNR committee reviewed preliminary site design alternatives. On September 29, 2015, the PNR committee reviewed the revised site design alternatives and the preliminary cost sharing proposals.

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notice was provided to interested parties of the Stables Site Plan, as well as adjoining neighbors of Bear Creek Redwoods Open Space Preserve.

CEQA COMPLIANCE

An EIR is currently in preparation for the Preserve Plan, which includes the Bear Creek Stables and Alma College Site Plans. In June 2015, the Board accepted the project description of the proposed Preserve Plan, including a range of potential improvements at the Stables, for the purposes of completing the environmental review process consistent with the California Environmental Quality Act (CEQA) (R-15-16). At the February 24, 2016 meeting, the Board directed the General Manager to develop Phased options for Alternatives A and B and a Minimal Alternative C, and these options have also been incorporated into the CEQA review. If Phased Alternative A2 is selected as the preferred alternative for CEQA purposes, this modified alternative would also be incorporated into the CEQA review.

NEXT STEPS

The General Manager will direct staff to incorporate feedback received from the Board Special Meeting into the Bear Creek Redwoods Preserve Plan and CEQA document, which will be released for public review this summer/early fall.

PROJECT SCHEDULE

Selection of preferred Site Design Alternative for CEQA purposes	July 2016
BCR Preserve Plan EIR Hearing	September 2016
EIR Certification & Preserve Plan (Stables & Alma College Site Plans) Approval	December 2016
Release Request for Proposals for Design Development	January 2017
Award of Contract for Design Development Consultant	March 2017
Design and Engineering	2017
Permitting	2018
Construction	Spring 2019

Attachment(s)

1. Site Design Alternatives A and B
2. Site Design Alternative C
3. Site Design Alternative A2
4. Comparison of Strengths and Weaknesses for Site Design Alternatives

Responsible Department Head:

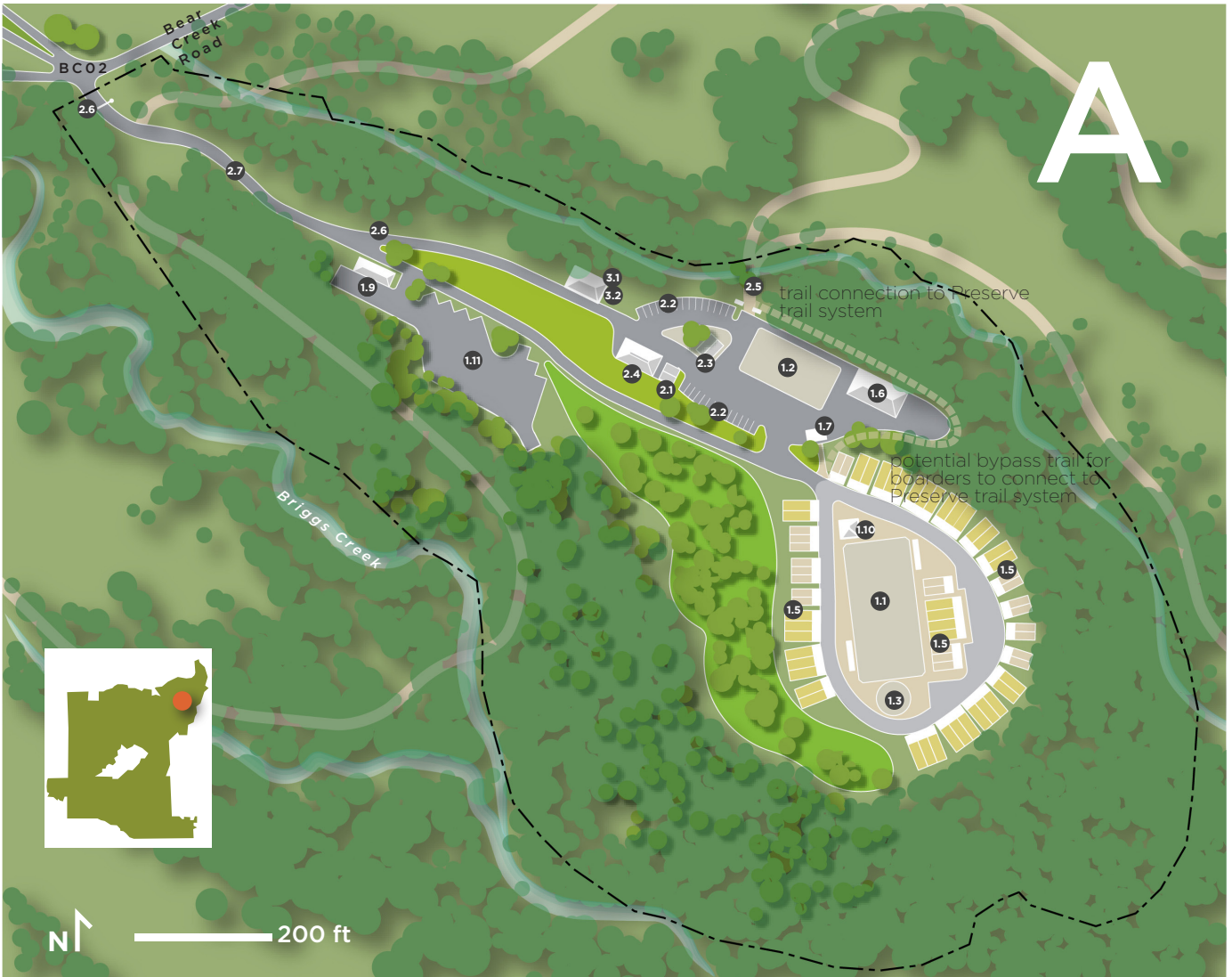
Jane Mark, AICP, Planning Manager, Planning Department

Prepared by:

Gretchen Laustsen, Planner III, Planning Department

Contact person:

Gretchen Laustsen, Planner III, Planning Department



Bear Creek Stables Alternative A

1. Horse Stables

- 1.1** Main Riding Arena
- 1.2** Secondary Arena
- 1.3** Round Pen
- 1.5** (23) Boarding Shelters + Paddocks (15x30ft)
- 1.5** (40) Boarding Shelters + Paddocks (15x40ft)
- 1.6** Hay Barn
- 1.7** Manure Dump
- 1.9** Maintenance & Storage
- 1.10** Restrooms at Arena
- 1.11** Trailer Parking (2 to 4 full trailer parking + 10 to 12 trailer storage spaces)

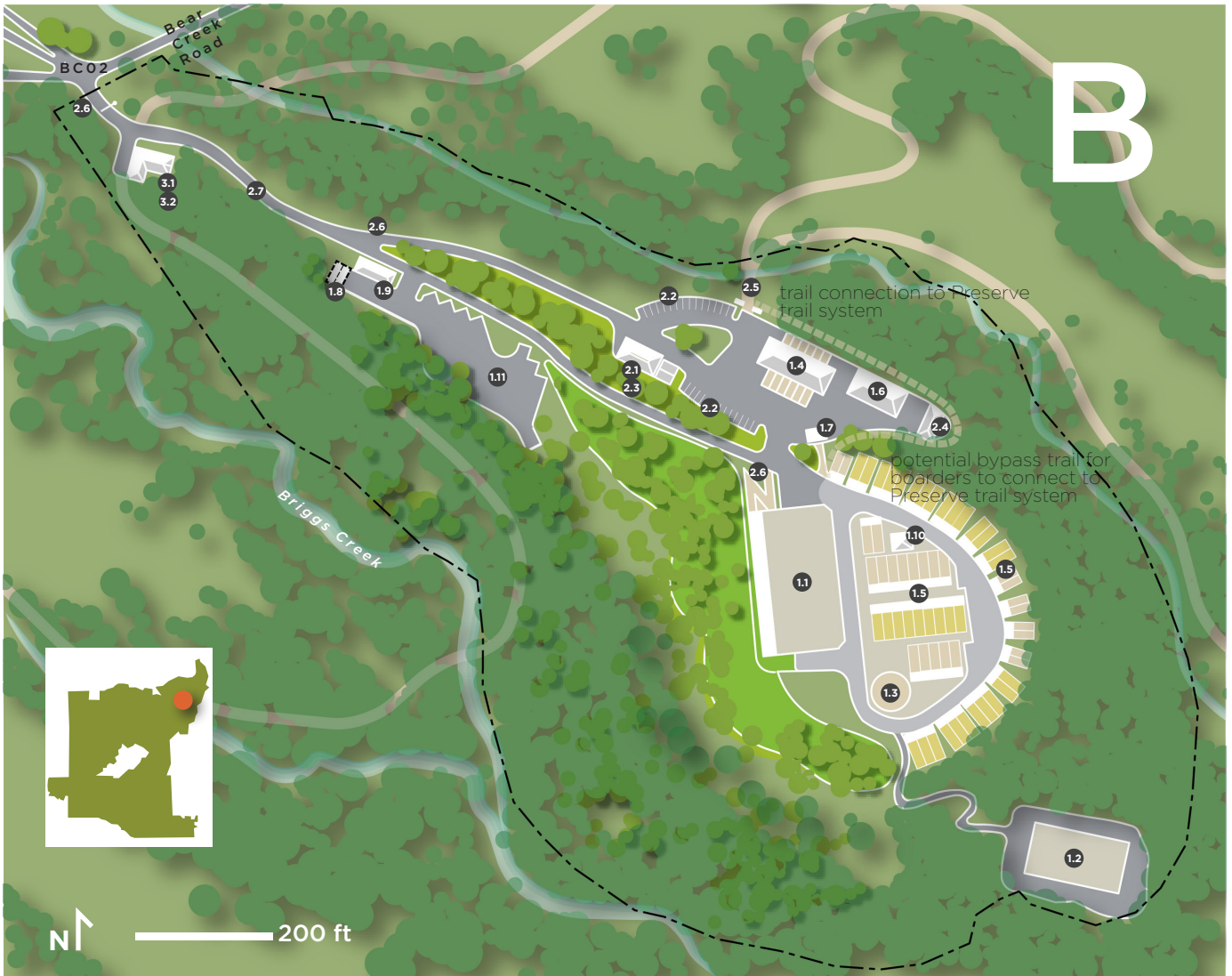
2. Public Access

- 2.1** Public Restrooms
- 2.2** Visitor Parking (25 to 40 spaces)
- 2.3** Visitor Facility (Welcome/Learning Center): shelter under existing tree
- 2.4** Farm Animals Barn (in older stables structure)
- 2.5** Horse/Pedestrian Trailhead
- 2.6** Directional/Informational Signage
- 2.7** Road Upgrades

3. Administration

- 3.1** Office (new building)
- 3.2** Groundskeeper House (new building)

B



1. Horse Stables

- 1.1** Main Riding Arena (OPTIONAL: covered)
- 1.2** Secondary Arena (OPTIONAL: covered)
- 1.3** Round Pen
- 1.4** Livery + (12) Runs
 - (25) Boarding Shelters + Paddocks (15x30ft)
- 1.5** (35) Boarding Shelters + Paddocks (15x40ft)
- 1.6** Hay Barn
- 1.7** Manure Dump
- 1.8** Composting Station (OPTIONAL: 20-horse system)
- 1.9** Maintenance & Storage
- 1.10** Restrooms at Arena
- 1.11** Trailer Parking (2 to 4 full trailer parking +10 to 12 trailer storage spaces)

2. Public Access

- 2.1** Public Restrooms (in new Visitor Facility)
- 2.2** Visitor Parking (25 to 40 spaces)
- 2.3** Visitor Facility (Welcome/Learning Center): new structure
- 2.4** Farm Animals Barn
- 2.5** Horse/Pedestrian Trailhead
- 2.6** Directional/Informational Signage
- 2.7** Road Upgrades

3. Administration

- 3.1** Office (in new Visitor Facility)
- 3.2** Groundskeeper House (new building at entry)

Bear Creek Stables Alternative B

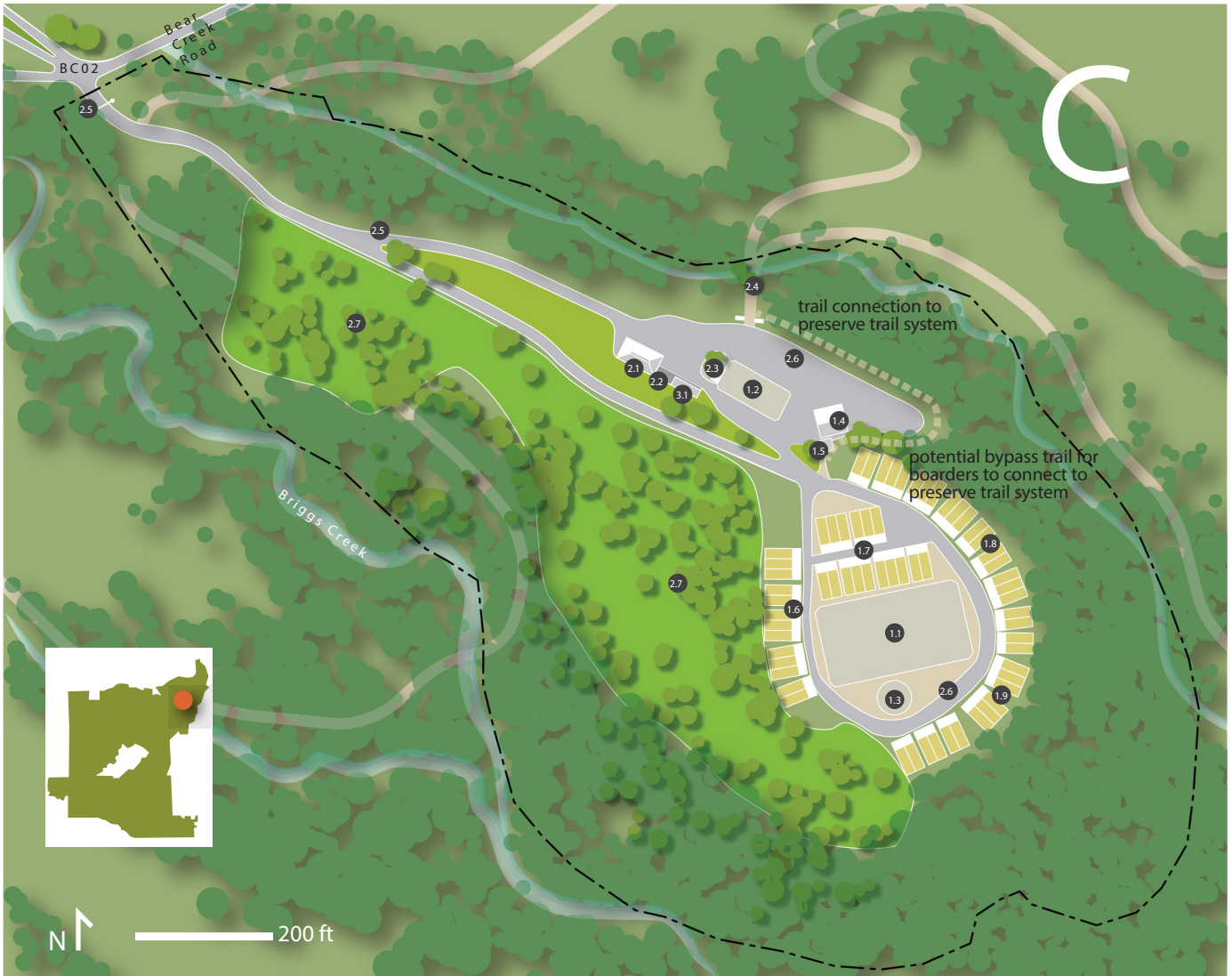


FIGURE 3-8A Bear Creek Stables Alternative C

1. Horse Stables

- 1.1 Existing Riding Arena with Improvements
- 1.2 Rebuild Secondary Arena (80'x160')
- 1.3 Existing Round Pen
- 1.4 Existing Hay Barn
- 1.5 Covered Manure Dump
- 1.6 (13) Phase One Paddocks (15x40ft)
- 1.7 (16) Phase Two Paddocks (15x40ft)
- 1.8 (18) Phase Three Paddocks (15x40ft)
- 1.9 (16) Phase Four Paddocks (15x40ft)

2. Public Access

- 2.1 Preserve Original Barn Structure (no restoration)
- 2.2 ADA Parking (2 spaces)
- 2.3 Shed Remains for Possible Trial Ride or Lesson Operation
- 2.4 Horse/Pedestrian Trailhead
- 2.5 Directional/Informational Signage
- 2.6 Gravel Road & Parking Improvements
- 2.7 Removal of Structures & Pasture Reclamation

3. Administration

- 3.1 Public Restroom

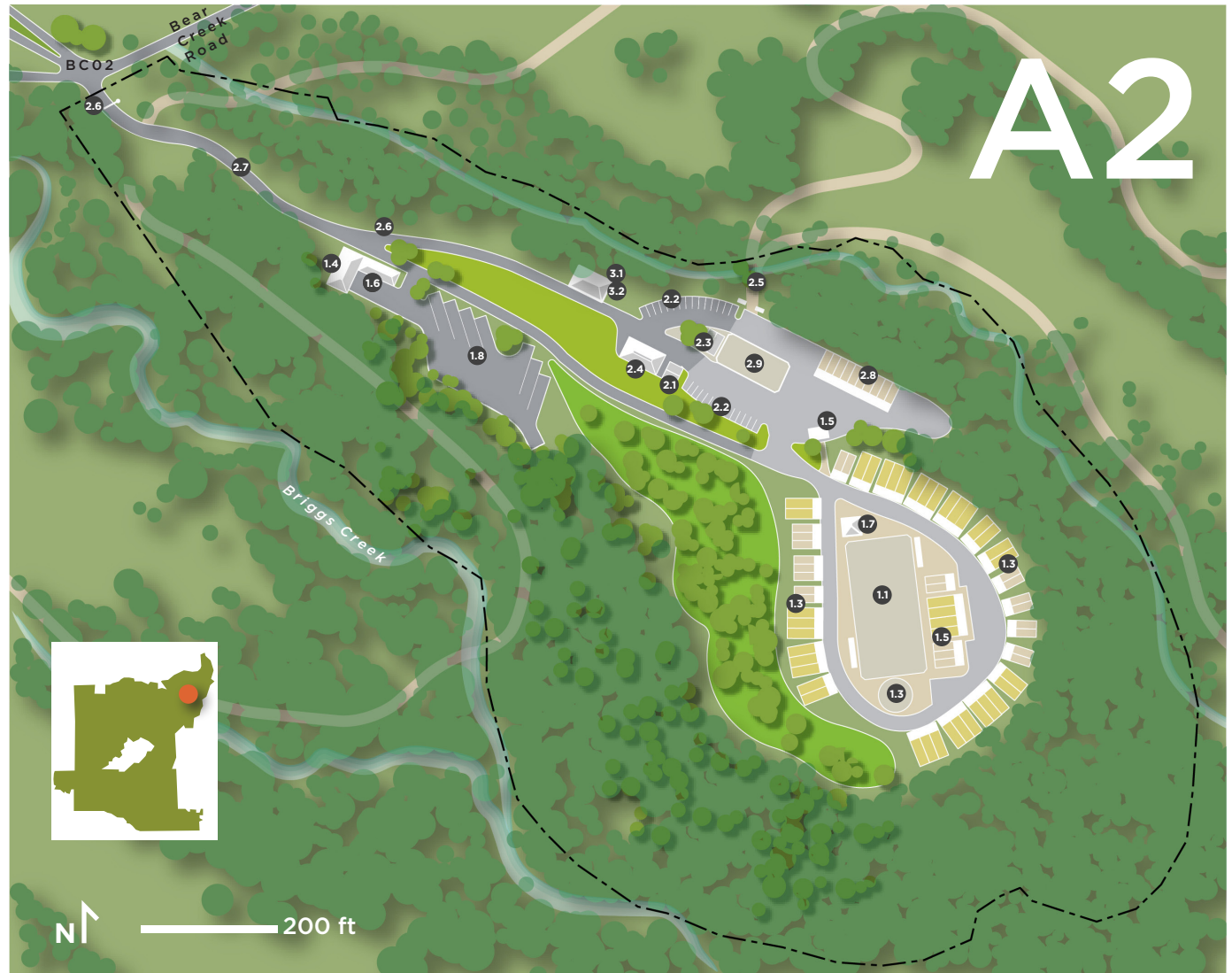


FIGURE 3-8A Bear Creek Stables Alternative A2

1. Horse Stables

- 1.1** Main Riding Arena
- 1.2** Round Pen
- 1.3** (23) Boarding Shelters + Paddocks (15x30ft)
- 1.3** (40) Boarding Shelters + Paddocks (15x40ft)
- 1.4** Hay Barn
- 1.5** Manure Dump
- 1.6** Maintenance & Storage
- 1.7** Restrooms at Arena
- 1.8** Trailer Parking (2 to 4 full trailer parking + 10 to 12 trailer storage spaces)































2. Public Access

- 2.1** Public Restrooms
- 2.2** Visitor Parking (25 to 40 spaces)
- 2.3** Visitor Facility (Welcome/Learning Center): shelter under existing tree
- 2.4** Farm Animals Barn (in older stables structure)
- 2.5** Horse/Pedestrian Trailhead
- 2.6** Directional/Informational Signage
- 2.7** Road Upgrades
- 2.8** Livery: 10 Stalls + Runs
- 2.9** 80'x160' Outdoor Arena

3. Administration

- 3.1** Office (new building)
- 3.2** Groundskeeper House (new building)

ATTACHMENT 4. Comparison of Strengths and Weaknesses of Site Design Alternatives

	Implementation Cost	Public Programming	Long-term Plan	Financial Viability	Character of Site
Alternative A					
	<ul style="list-style-type: none"> High upfront cost 	<ul style="list-style-type: none"> Increased opportunity for public access 	<ul style="list-style-type: none"> Provides long-term plan 	<ul style="list-style-type: none"> Improved opportunity to attract long-term tenant and increase revenue 	<ul style="list-style-type: none"> Retains key elements of site
Alternative B					
	<ul style="list-style-type: none"> Highest upfront cost 	<ul style="list-style-type: none"> Greatest opportunity for expanded public access 	<ul style="list-style-type: none"> Provides long-term plan 	<ul style="list-style-type: none"> Greatest opportunity to attract long-term tenant and increase revenue 	<ul style="list-style-type: none"> Changes site's character
Alternative C					
	<ul style="list-style-type: none"> Least cost alternative 	<ul style="list-style-type: none"> Lacks expanded public access 	<ul style="list-style-type: none"> Does not provide long-term plan 	<ul style="list-style-type: none"> Potential difficulty to attract long-term tenant 	<ul style="list-style-type: none"> Retains key elements of site
Phased Alternative A					
	<ul style="list-style-type: none"> Reduced upfront cost with phased implementation 	<ul style="list-style-type: none"> Limited expanded public access with Phase I improvements 	<ul style="list-style-type: none"> Provides long-term plan If no additional funding is secured, future phases are not implemented 	<ul style="list-style-type: none"> Improved long-term opportunity to attract long-term tenant and increase revenue 	<ul style="list-style-type: none"> Retains key elements of site
Phased Alternative B					
	<ul style="list-style-type: none"> Reduced upfront cost with phased implementation 	<ul style="list-style-type: none"> Limited expanded public access with Phase I improvements 	<ul style="list-style-type: none"> Provides long-term plan If no additional funding is secured, future phases are not implemented 	<ul style="list-style-type: none"> Improved long-term opportunity to attract long-term tenant and increase revenue 	<ul style="list-style-type: none"> Changes site's character
Phased Alternative A2					
	<ul style="list-style-type: none"> Reduced upfront cost with phased implementation 	<ul style="list-style-type: none"> Greatest opportunity for expanded public access with addition of lively stable in Phase I 	<ul style="list-style-type: none"> Provides long-term plan If no additional funding is secured, future phases are not implemented 	<ul style="list-style-type: none"> Greatest opportunity to attract long-term tenant and increase revenue with Phase I improvements 	<ul style="list-style-type: none"> Retains most key elements of site

	Strong alignment with policy/goal
	Medium alignment with policy/goal
	Weak alignment with policy/goal

APPENDIX C

Planning Framework



Planning Framework

Applicable District Policies

Good Neighbor Policy

The District's Board of Directors adopted its Good Neighbor Policy in 1988, to promote positive relationships with residents and property owners located adjacent or close to a District preserve, who may be affected by maintenance or visitor activities. The policy was amended in 1996 and 2007, and currently includes provisions and implementation guidelines that emphasize public participation in decisions on day-to-day conduct and long-range planning activities, and respect for private property.

Trail Use Policies

The Trail Use Policies were adopted by the District's Board of Directors in 1990, and amended in 2000. This set of policies guides the establishment of trail use designations throughout the District to promote safe and enjoyable experiences for all who use District lands. A summary of the policies that relate to the Preserve Plan follows:

- Provide multiple-use on individual trails where such use is consistent with the protection of the natural and scenic values of open space.
- Protect the opportunity for tranquil nature study and observation, especially in those areas identified as providing a unique wilderness experience.
- Provide multiple-use trail access (including bicycles) to the Bay Area Ridge Trail and other regional trails connecting to urban areas.
- Consider a guideline target of 60-65% multiple-use trails (including bicycles) to 35-40% hiking and equestrian trails (excluding bicycles).
- Provide trail access for a variety of physical capabilities and user needs (including persons with physical limitations).
- Support trail use with a strong education program that promotes trail etiquette and low-impact use to reduce negative trail use impacts.
- Monitor trail use on a regular basis to evaluate the effectiveness of management programs and recommend changes if necessary.
- Work with other agencies, interest groups, and private landowners to promote an interconnecting trail system throughout the region.
- Recognize the need to review and revise policies to adopt the changing trail use characteristics over time.

Trail Use Guidelines and Mitigation Measures

The District's Board of Directors adopted this document in 1993, to provide a comprehensive strategy for implementing the 1990 Trail Use Policies. The trail use guidelines section establishes a procedure for designating appropriate trail class and use on the District's vast and diverse trail system. The mitigation measures section analyzes methods designed to augment trail use guidelines to reduce trail use conflicts, including education, regulation, enforcement, and measures of trail improvement.

Basic Policy

The District's Board of Directors adopted the Basic Policy of the District in March of 1999 to guide the agency's functions and strategies. Key policies relevant to the Preserve Plan are excerpted below:

- **Public Access and Constraints:** The District provides public access to open space lands for low-intensity recreational uses. Public access is provided gradually to ensure that higher priorities of acquisition and resource protection are maintained. Areas found to be vital wildlife or plant habitats are designated as refuge areas and in these areas access is severely restricted.

- Recreational Use and Improvements: Improvements on District lands are generally limited to facilities (i.e. parking areas, trails and patrol roads, restrooms, map boards, and signs) for low-intensity recreational uses. Low-intensity recreation avoids concentration of use, significant alteration of the land, and significant impact on the natural resources or on the appreciation of nature. The timing and level of access for low intensity public recreational use will be evaluated for each type of use in terms of four basic criteria: 1) Protection of natural resources; 2) Preservation of the opportunity for tranquil nature study and observation; 3) Avoidance of significant user conflicts; and 4) Availability of Board and staff time, funding, and/or other means, to plan and manage the use.
- Cultural Resources: The District will consider historic structures and sites for protection where these are associated with lands that are acquired for overall open space values. Sites are evaluated for archaeological resources prior to any new use or improvement that might impact the site. Archaeological resources are evaluated, protected, and made known to the public as appropriate to ensure their preservation.
- Research: The District supports the development of scientific knowledge about natural and cultural resources and management techniques through cooperative arrangements with educational and scientific institutions, and by supporting research on which to base its management and improvement decisions. Such studies shall not unreasonably restrict public access or significantly impact the environment.
- Public Information: The District works through a variety of means and media to inform the public of the District's goals and objectives, its short- and long-term plans, the critical need for open space preservation, and the appropriate use of District lands. This information is disseminated as widely as possible throughout the District.
- Public Input: The District encourages and welcomes communication from the public by being as accessible to the public as possible and by regularly soliciting public comments about what the District should be accomplishing and how it should proceed.
- Participation: The District seeks to involve the public in the operation and decision-making of the District and in general planning for acquisition and future use of open space lands through special workshops, committees, and public outreach activities. Through staff and volunteer programs, the District provides ecological and environmental education and fosters public appreciation of open space values.
- Volunteerism: Through its volunteer programs, the District encourages active public participation in the maintenance, restoration, and protection of its natural resources. In addition, volunteers assist the District in scientific research, and in providing cultural, historical, and environmental education opportunities to the public.

Resource Management Policies

This Resource Management Policy document (RMP) defines the policies and practices used by the District to protect and manage resources on District lands, and was adopted in 1994 and amended in 2012. The RMP is a guiding document used to manage and protect plants, animals, water, soil, terrain, geologic formations, historic resources, scenic features, and cultural resources on District owned and/or managed lands. The RMPs are used to help guide the overall planning, budgeting, and decision making processes for individual preserves and for District-wide programs.

Strategic Plan

Midpeninsula Regional Open Space District's Strategic Plan provides the framework to guide the District in its planning process and in evaluating District-wide needs. The Strategic Plan is not intended to list all projects and activities of the District, but instead focuses on the broad view of what the District would look like if all components of its mission statement were equally balanced, supported, and funded. It finishes with desired goals and objectives to achieve that plan. The full Strategic Plan was adopted by the Board of Directors in September 2011.

Vision Plan

In 2012, marking its forty-year anniversary, the District launched a broad public outreach process to establish a path forward through the upcoming forty years. To systematically arrive at a strategic course for the future, Midpen launched Imagine the Future of Open Space, an 18-month visioning process to: 1. Engage as many people as possible in a meaningful and structured conversation about the preservation and use of open space in the District, 2. Assess critical opportunities for conservation on the San Francisco Peninsula, South Bay, and San Mateo Coastside, and 3. Develop a regional vision for the future of open space. Through a comprehensive community engagement process and a thorough resource assessment, Midpen developed 54 Priority Action Portfolios focused on the three legs of the mission: land protection, habitat restoration and low-intensity recreation. These were prioritized by the public and approved by Midpen's Board of Directors in January 2014 as a slate of 25 high-priority project portfolios and 29 additional portfolios to be completed as time and resources allow. Five months later, the general public demonstrated broad community support for the Vision Plan by passing Measure AA, which authorized Midpen to issue up to \$300 million in bonds over the next 20 to 30 years to fund the hundreds of capital projects within the 25 top priority portfolios.

Regional Open Space Study (District 1998)

The Regional Open Space Study shows the general extent of lands and public access improvements existing and under consideration to complete the District's greenbelt mission. This document is subject to periodic review and modification by the Board of Directors through a public process. It is also submitted to the counties, cities, and various land conservation-oriented local, state, and federal agencies and organizations for review and comment.

Master Plan 1992 (District Master Plan)

The purpose of the District Master Plan is to aid the District in carrying out its objectives by providing guidance for the land acquisition and government liaison programs in the District's Action Plan. First adopted by the Board of Directors in 1977, the Master Plan is subject to periodic review and modification by the Board through a public process. The District Master Plan is organized into three major sections-- Open Space Acquisition Policies, Open Space Lands Evaluation, and Implementation. The Open Space Lands Evaluation identified areas with the greatest composite open space value. Using numerical scores based upon 28 different evaluation criteria, each land unit was evaluated to determine its relative suitability to perform open space functions. The selected open space functions and respective weights included protection of natural vegetation (15%), wildlife protection (15%), outdoor recreation (20%), guiding urban form (25%), scenic preservation (20%), and agricultural protection (5%). The resulting composite scores were used to prepare the Open Space Lands Composite Evaluation Map.

Factors to Consider for Structures Disposition (2012)

Disposition of existing structures that are acquired as part of District land purchases typically involves, at a minimum, an evaluation of existing conditions, a determination of the structure's value to the District and its constituents, short-term and long-term costs, maintenance, and staffing requirements. These factors provide a framework for discussion to assist the Board with determining the outcome for any structure and to provide the public with an understanding of the factors that normally must be considered as part of the decision-making process.

Board-Adopted District Policies

- Compatibility with Open Space Character of the Site
- Historic and Educational Value
- Partnership Opportunities / Cooperation
- Potential Financial Cost, Including Liability and Management
- Proposed and Potential Uses
- Public Sentiment and Input
- Regional Important or Value
- Strategic Fit

- Tradeoffs and Impacts on District Resources
- Visitor Experience

Policies Regarding Improvements on District Lands

Improvements refer to any structural modifications to the land, such as houses, roads, fences, wells, etc. This document serves as a guide to monitor the use, construction and/or removal of structures on District lands. The Board of Directors adopted the document in January of 1978, and amended it in October of 1984. The policy contains the following main points:

- In other than emergency situations, public notice will be given before the decision is made to remove a major structure.
- Existing structures with identified potential uses may be retained for a specific period. Other improvements will be removed from the site as soon as it is economically feasible.
- Improvements, such as trails and parking lots, will be considered conforming to the District's role in providing low intensity recreational uses.
- When acquiring a site, which includes structures with significant historical or architectural values, the District is responsible to seek some means to protect these structures.
- Structures will not be maintained or constructed solely for the purpose of producing revenue.
- If a ranger station or residence is deemed necessary, the District may use an existing structure or build a new structure based on cost effectiveness and site compatibility.

Policies on Concession on District Lands (District 1978)

The Board of Directors adopted this document in May 1978. The District may permit concessionary use of District lands and facilities consistent with the adopted policies, provided that the use is in the public interest and compatible with the protection of natural and cultural resources, the public be guaranteed access to the property, and the permitted use is consistent with the zoning regulations. Any permit or contract for a profit-making operation will define the benefit to the District and contain provisions limiting the user to reasonable profits.

Policies and Procedures for Special Uses and Improvements on District Lands

The policies and procedures in this document guide the District Board and staff in determining the disposition of existing and potential special uses and improvements. Special uses are usually temporary in nature; provide a benefit to an individual, group or organization, rather than the public at large; and require written authorization and some degree of management in order to protect Preserve resources and the public interest. Based on the policy statement, proposed special uses and improvements will be considered if they augment and promote sensitive open space uses. Preferences will be given to those designed to benefit a broad spectrum of the public; offer site and visitor protection; be conducted by organizations or public agencies; be short term; improve public access and recreation; enhance the landscape; or protect historical, cultural and architectural resources within the District's budget restraints.

Relevant Regional Plans

Strategic Plan for the Santa Clara County Parks and Recreation System

(Santa Clara County Parks and Recreation Department 2003) (County Strategic Plan)

The County Strategic Plan presents a road map to guide the acquisition, planning, development, programming, management, and funding of regional parks and recreation in Santa Clara County. This plan identifies the growing outdoor recreation needs of the County, opportunities provided by the County's regional parks and open spaces, and management of these resources to meet the needs of a growing population. The plan emphasizes the coordination of partners (including the District) to develop and implement trail connections and recreation programs. The Plan does not provide location-specific strategies or plans for trail or recreation development.

Five Year Plan of the Santa Clara County Open Space Authority (Authority) 1996 (5-Year Plan)

The 5-Year Plan guides the Authority's operations over the next five years and informs the public of the Authority's roles, policies and activities for preserving, protecting, and managing an open space system for the use and enjoyment of the County residents. Opportunities for open space acquisition identified in the 5-Year Plan do not include lands neighboring the SA/BCR Preserves.

Final Santa Clara Countywide Trails Master Plan 1995 (County Trails Master Plan)

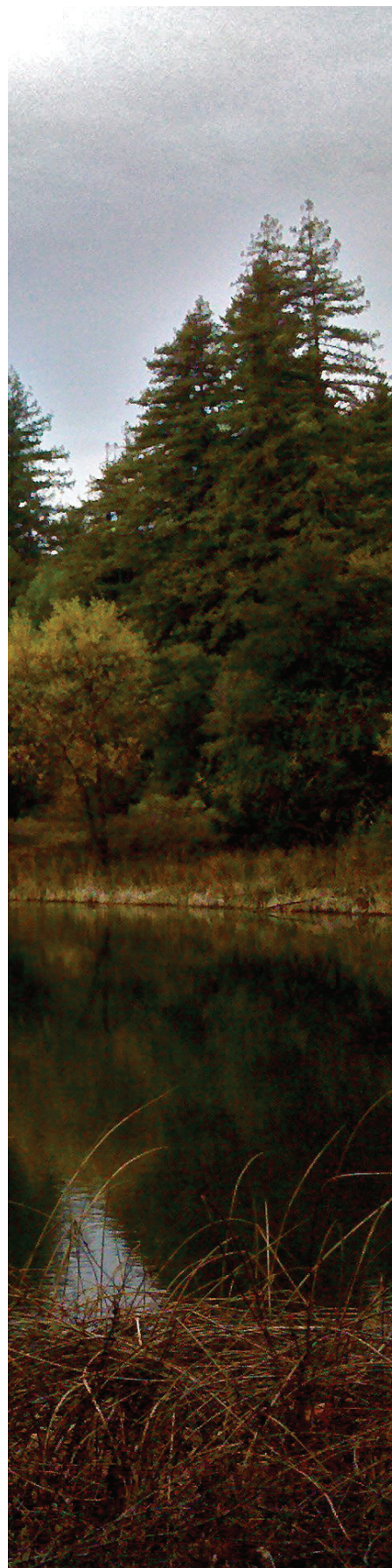
The County Trails Master Plan presents the Santa Clara County Trails Master Plan Advisory Committee's summary of the planning background and a proposed master plan for trails in the County. The plan proposes approximately 535 miles of off-street countywide trail routes, including several that provide potential linkages between the BCR Open Space Preserve and surrounding lands. A summary of these follows:

- **Regional Trails**
The Northern Recreation Retracement Route is a branch of the Juan Bautista de Anza National Historic Trail that travels north through the western side of Santa Clara Valley. This regional trail overlaps with the Bay Area Ridge Trail at the Sierra Azul Preserve, which is located north of the BCR Open Space Preserve. Although no regional trails connect directly with the Preserve, the Bay Area Ridge Trail connects with the sub-regional trail around Lexington Reservoir, and from it may connect to the BCR Open Space Preserve. See below.
- **Sub-regional Trails**
Los Gatos Creek Trail extends upstream through Campbell and Los Gatos to the Bay Area Ridge Trail at Lexington Reservoir. This trail may connect to BCR Open Space Preserve.
- **Connector Trails**
Skyline-Summit Trail is an on-street bicycle route that connects the Bay Area Ridge Trail in Sanborn-Skyline County Park with the Bay Area Ridge Trail just south of Loma Prieta. This trail crosses the southern portion of the BCR Open Space Preserve.

BLANK PAGE

APPENDIX D

Environmental Protection Guidelines



Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

Aesthetics

AES-1: Trail alignments and their associated facilities will be sited and designed to be in harmony with surrounding natural and cultural settings and to retain natural appearances and values.

AES-2: Trail alignments across the face of open hillsides and near the top of ridgelines will be sited to avoid creating new, permanent, noticeably visible lines on the existing landscape when viewed from points looking up at or perpendicular to the trail. Conditions to be considered when siting trails include, but are not limited to, avoiding excessive cuts in slopes that could not be effectively revegetated, and presence of native soil to support revegetation.

AES-3: Screening berms, perimeter planting, and parking area trees that provide a canopy will be used at staging areas to visually buffer views into the staging area from sensitive viewpoints.

AES-4: New lighting proposed at Bear Creek Stables will have light shields and other devices to ensure that no new light or glare will impact sensitive receptors .

Air Quality

AQ-1: MROSD will require its contractors to comply with the following measures from BAAQMD's Best Management Practices to reduce impacts from fugitive dust and other construction-related emissions:

- ▲ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered a minimum of two times per day.
- ▲ All haul trucks transporting soil, sand, or other loose material off-site will be covered.
- ▲ All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- ▲ All vehicle speeds on unpaved roads will be limited to 15 mph.
- ▲ All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.
- ▲ Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of CCR). Clear signage will be provided for construction workers at all access points.
- ▲ All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified visible emissions evaluator.
- ▲ Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. The Air District's phone number will also be visible to ensure compliance with applicable regulations.

Biological Resources

BI0-1: Biological resource assessments will be conducted prior to implementation of Preserve Plan elements. Assessments will be conducted by a qualified biologist and will include surveys for sensitive habitats and special-status species in the appropriate seasons. These assessments will include recommendations to align potential trails and facilities to avoid impacts to sensitive habitats, special-status species, and heritage and significant trees. If any trail alignment may affect such resources, MROSD will consult with the appropriate agencies (e.g., CDFW, USFWS, NMFS) to ensure that impacts will be avoided or mitigation is adequate.

BI0-2: MROSD will protect sensitive habitat areas and other areas where special-status species may be adversely affected when planning trails, pipelines, and other facilities. To the maximum extent feasible, trail alignments and other improvements will avoid impacts to sensitive habitats, including habitats for special-status plants and animals. All improvements will be evaluated on a case-by-case basis by a qualified biologist to identify impact avoidance measures or mitigation measures for biotic impacts. Consideration will be given to:

- ▲ Relocating trails, bridges, culverts, or other improvements
- ▲ Periodic closures
- ▲ Revegetation prescriptions
- ▲ Buffer plantings
- ▲ Discrete barrier fencing that accommodates wildlife passage

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

▲ Other appropriate measures

Removal of native vegetation will be avoided to the extent possible. The appropriate resource agencies will be contacted regarding any trail alignments, pipeline alignments, or other improvements that may impact sensitive habitats, special-status species, or their habitat. Plant replacement will be native to the area and suitable for the site conditions.

BI0-3: Existing access routes will be used wherever suitable to minimize impacts of new construction in special-status species habitats. Realignment will be implemented where necessary to avoid adverse impacts on resources.

BI0-4: Trail design will include barriers to control trail use and prevent environmental damage as needed. Barriers may include fences, vegetation, stiles, and/or fallen trees or branches.

BI0-5: When adjacent to a waterway or riparian zone, trails will generally be set back from the top of bank or from the outside edge of the riparian zone, whichever is greater, except where topographic, resource management, or other constraints or management objectives make such a setback not feasible or undesirable. Riparian setbacks may be adjusted on a case-by-case basis based upon advice of a qualified biologist and with the concurrence of reviewing agencies, where applicable.

BI0-7: Revegetation and/or enhancement will be undertaken where any sensitive habitat or special-status species habitat will be disturbed or destroyed by facility construction. Revegetation work will be implemented prior to or concurrently with the development. The design of an appropriate revegetation program will fully compensate for the lost habitat, with no net loss of habitat functions and values. Mitigation will be based on in-kind replacement of impacted habitat with habitat of equal or better biotic value. The revegetation program will be designed by a qualified biologist or ecologist and submitted to the appropriate regulatory or trustee agency for approval. Native plant materials suited to the site will be utilized in all mitigation work.

BI0-8: Existing native vegetation will only be removed as necessary to accommodate the trail clearing width. The minimum horizontal clearing width from physical obstructions varies based on the type of trail but should be no less than 2 feet from the outer limits of the trail tread and will be determined on a case by case basis to protect special natural features. Maximum vertical distance from overhanging branches will be 12 feet on trails open to equestrian or bicycle use. Maximum vertical distance from overhanging branches will be 8 feet on hiking trails. Clearing will be determined on a case-by-case basis to protect special natural features.

BI0-9: Good pruning practices should be followed when vegetation growth must be cleared. Ground cover plants and low shrubs should not be cleared beyond the original construction standard. The construction standard will be defined as the trail tread width plus 1-2 feet from each side of the edge of the trail tread. Noxious plants will be controlled along trails and the edges of staging areas in a timely manner and in accordance with MROSD's Integrated Pest Management Program (IPMP) protocol.

BI0-10: The potential for the introduction and spread of invasive species during construction or use of the Preserve will be minimized with the IPMP. In addition to compliance with the IPMP, the following measures will be implemented as needed:

- ▲ Require that contractors ensure equipment used during construction is free of mud or seed-bearing material before entering the Preserve.
- ▲ Fill material, mulch, seeds, and straw material used during construction should be weed-free, and certified weed-free materials will be used whenever possible.
- ▲ Conduct periodic monitoring of trails to ensure early detection and eradication of any invasive weed species brought in by trail users. Any populations detected during annual monitoring should be treated and eradicated as soon as possible after detection, preferably before seeds set.

BI0-11: In special-status species habitat areas, trail use levels will be limited as appropriate to ensure protection of resources. Techniques for limiting use may include, but are not limited to:

- ▲ Physical access controls
- ▲ Seasonal or intermittent closures

BI0-12: Trails or other facilities may need to be closed during seasonal periods critical to special-status species, where overuse threatens resource values, or for other reasons to protect biological resources. Where a trail or surrounding habitat warrants special notice limiting trail use, the trail will be clearly designated and should be equipped with use signs and appropriate barriers to discourage unauthorized use. Missing or damaged signs, gates, fences, and barriers will be repaired or replaced as soon as possible. Closure notices will include the reason(s) for the closure, an estimate of how long the facility will be closed, and a

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

telephone number to call for further information.

BIO-13: Periodic monitoring of known sensitive habitats adjacent to trails or other facilities will be conducted to determine if unacceptable soil compaction or other adverse impacts are occurring. If monitoring reveals that undesirable soil compaction or impact to a sensitive habitat is occurring, barriers or other appropriate measures (such as trail rerouting) will be employed as needed to discourage off-trail use. Brush or other aesthetically acceptable barriers can be used to cover illegal trails, abandoned trails, or shortcuts to discourage use until natural vegetation returns.

BIO-14: Should sensitive habitat be impacted such that it necessitates permanently closing a trail or staging area, discing and replanting or other appropriate techniques will be used to restore the area to a natural condition and sufficiently block the trail with barriers to effectively prohibit use. Management will include monitoring the site to ensure that it returns to a natural condition without the intrusion of invasive exotic plants. Management will also include design elements, maintenance, and monitoring to ensure that erosion is minimized. Construction and maintenance of trails will require the trimming and/or removal of vegetation along the trail route and staging areas.

BIO-15: Periodic monitoring for special-status amphibians and reptiles should be conducted to determine if habitat enhancements have been successful in attracting the species to the Preserve. If species are found within the Preserve, ongoing monitoring should be conducted and any facilities, recreational uses, or maintenance activities that are adversely affecting the species should be evaluated and be removed, relocated, or otherwise modified in coordination with CDFW and/or USFWS (as applicable to the species identified) to avoid further impacts to the species.

Cultural Resources

CUL-1: The Preserve Plan’s Implementation Table includes actions to reduce impacts to cultural resources. Actions 1.1a through 1.1c and actions 1.2a through 1.2d are designed to reduce impacts to known and unknown cultural resources. Several of the known cultural resources on the site have not been evaluated. The following measure provides additional direction for implementing the previously identified Actions. Once the precise locations of trails and other proposed facilities have been finalized and before commencement of earth-disturbing activities for construction of these facilities, MROSD shall identify and evaluate all historic-era and prehistoric archaeological resources and historic-era structures identified below in Tables CUL-1 and CUL-2 that could potentially be impacted by the project. Resources will be evaluated and recorded on standard DPR Primary Record forms (Form DPR 523) in accordance with NRHP/CRHR criteria. MROSD will include an evaluation on the DPR if such information is available or prepare a separate evaluation report which contains a determination of eligibility/ineligibility to the NRHP and/or CRHR. The evaluation report shall be completed by a qualified archaeologist who meets the Secretary of the Interior’s professional qualifications for Archaeology and submitted to MROSD.

If resources eligible for inclusion in the NRHP or CRHR are identified, MROSD shall hire a qualified archaeologist to prepare a tiered plan to prioritize avoidance of resources. This includes consideration of both construction-related effects and effects from increased visitor use in an area. Avoidance measures may include, but are not limited to, the following: site testing to confirm the boundary of a significant resource, relocating the proposed facility farther from the resource(s) if necessary (including appropriate buffers to discourage visitor-related effects), implementing specific construction techniques (such as temporary fencing or flagging and construction worker training) to ensure avoidance, and construction monitoring in sensitive areas to prevent disturbance of currently unknown subsurface resources.

If re-designing or relocating proposed facilities to avoid impacts is infeasible, appropriate impact minimization measures will be outlined in the archaeological resource evaluation report or data recovery report. Any data recovery (if needed) will be completed by a qualified archaeologist who meets the Secretary of the Interior’s professional qualifications. Mitigation, or data recovery, typically involves additional archival research, field excavation, photo documentation, mapping, and/or monitoring. Any avoidance and data recovery measures shall be developed in consultation with the archeologist or historian (depending on the type of resource) and finalized in consultation with MROSD to confirm the effectiveness of the measures. Tables CUL-1 and CUL-2 below identify specific mitigation treatments for each of the unevaluated archaeological resources and historic-era structures on the site. These treatments would be implemented if the archaeological resource evaluation report and/or historic resources evaluation report indicated that the proposed project could potentially adversely affect the resource and the resource is determined to be eligible for listing in the NRHP or the CRHR.

Table CUL-1 Treatment for Unevaluated Historical Resources

Primary No./ Trinomial	Name/Description	Preserve Plan Action	Treatment (if eligible for listing on NRHP or CRHR and eligibility is found to be potentially affected)
P-43-001131	Pharmacy Complex. A roof-like wooden structure associated with a	Clean up as necessary for public safety.	If the historic evaluation report determines that this structure is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

	concrete and stone pier structure.		report will establish specific treatment measures to ensure clean-up does not adversely affect the resource's eligibility. This may include requiring restrictions on clean-up activities or avoidance of the structure by identifying alternate public safety measures (such as exclusion fencing).
P-43-001222	Iona School/ BCR THP #5. School grounds, leveled pads, a fenced yard with wooden retaining wall, and one concrete building.	Clean up as necessary for public safety.	If the historic evaluation report determines that one or more of these features is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure clean-up does not adversely affect the resources' eligibility. This may include requiring restrictions on clean-up activities or avoidance of the features(s) by identifying alternate public safety measures (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
P-43-001226	Grape Processing Shed/BCR THP #10. A wooden shed with corrugated metal roof.	Clean up as necessary for public safety.	If the historic evaluation report determines that this resource is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure clean-up does not adversely affect the resources' eligibility. This may include requiring restrictions on clean-up activities or avoidance of the features(s) by identifying alternate public safety measures (such as exclusion fencing).
P-44-000403	Highway 35. Highway 35, post mile 0.02 to 17.12.	Preserve and Protect	If the historic evaluation report determines that this resource is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure preservation and protection treatments do not adversely affect the resources' eligibility.
n/a (undocumented)	Pump House. Pump House North end of the lower lake.	Clean up as necessary for public safety.	If the historic evaluation report determines that one or more of these features is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure clean-up does not adversely affect the resources' eligibility. This may include requiring restrictions on clean-up activities or avoidance of the features(s) by identifying alternate public safety measures (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
n/a (undocumented)	Small Dam. Historic waster system dams associated with Flood/Tevis Estate	Clean up as necessary for public safety.	If the historic evaluation report determines that one or more of these features is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure clean-up does not adversely affect the resources' eligibility. This may include requiring restriction on clean-up activities or avoidance of the features(s) by identifying alternate public safety measures (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
n/a (undocumented)	Big Dam. Historic waster system	Preserve and Protect;	If the historic evaluation report determines that one or more of these features is individually

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

	dams associated with Flood/Tevis Estate	implement protective or safety improvements if necessary.	eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure clean-up does not adversely affect the resources' eligibility. This may include requiring restrictions on clean-up activities or avoidance of the features(s) by identifying alternate public safety measures (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
n/a (undocumented)	Smallest Dam. Historic waster system dams associated with Flood/Tevis Estate	Clean up as necessary for public safety.	If the historic evaluation report determines that one or more of these features is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure clean-up does not adversely affect the resources' eligibility. This may include requiring restrictions on clean-up activities or avoidance of the features(s) by identifying alternate public safety measures (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
n/a (undocumented)	Cistern. Concrete Reservoir/Cistern associated with Flood/Tevis Estate.	Preserve and Protect; implement protective or safety improvements if necessary.	If the historic evaluation report determines that one or more of these features is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure clean-up does not adversely affect the resources' eligibility. This may include requiring no clean-up activities and avoidance of the features(s) with alternate public safety measures that avoid effects to the features(s) (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
n/a	Tea House. Tea house chimney	Clean up as necessary for public safety.	If the historic evaluation report determines that one or more of these features is individually eligible for listing on the NRHP or CRHR, or is a contributing element to the Alma College Cultural Land scape, the report will establish specific measures to ensure clean-up does not adversely affect the resources' eligibility. This may include requiring no clean-up activities and avoidance of the features(s) with alternate public safety measures that avoid effects to the features(s) (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.

Table CUL-2 Treatment for Unevaluated Archaeological Resources

Primary No./ Trinomial	Name/Description	Preserve Plan Action	Treatment (if resource is found to be adversely affected and eligible)
P-43-000088/ CA-SCL-71/H	Five sandstone bedrock outcrops and boulders containing 58 cupules and	Preserve and protect bedrock outcrops and boulders. Clean	If the archaeological evaluation report determines that one or more of these features are eligible for listing on the NRHP or CRHR, the report will establish specific measures to ensure

Appendix D Bear Creek Redwoods Open Space Preserve Plan — Environmental Protection Measures

		19th century debris with a former pond,	up historic-era debris as necessary for public safety.	preservation and protection treatments do not adversely affect the resources' eligibility. This may include requiring avoidance of features, restrictions placed on clean-up activities, or data recovery.
P-43-000375/ CA-SCL-369/H		BCR THP#1 and #12. Historic period brick fireplace and rock foundation with refuse deposit and prehistoric bedrock milling outcrop.	Preserve and protect prehistoric features. Clean up historic-era features as necessary for public safety.	If the archaeological evaluation report determines that one or more of these features are eligible for listing on the NRHP or CRHR, the report will establish specific measures to ensure preservation and protection treatments do not adversely affect the resources' eligibility. This may include requiring avoidance of features, restrictions placed on clean-up activities, or data recovery.
P-43-001132		Paired Stone Walls. Two stacked stone walls that may be associated with a former late 1800s logging camp.	Preserve and Protect; implement protective or safety improvements if necessary	If the archaeological evaluation report determines that this feature is eligible for listing on the NRHP or CRHR, the report will identify specific measures to ensure that preservation, as well as any safety improvements do not adversely affect the resources' eligibility. This may include requiring avoidance of features(s) or data recovery. The report may identify alternate public safety improvements that do not affect the structure (such as exclusion fencing).
P-43-001223		Rock Cribbing/BCR THP #7. The remains of a dry-laid rock abutment constructed north-south over a tributary of Webb Creek.	Preserve and Protect	If the archaeological evaluation report determines that one or more of these features are eligible for listing on the NRHP or CRHR, the report will establish specific measures to ensure preservation and protection treatments do not adversely affect the resources' eligibility.
P-43-001225		Water Tank and Flume of Webb Creek/BCR THP #9. A wooden water tank and the remains of a pipe/flume water conveyance system.	Clean up as necessary for public safety.	If the archaeological evaluation report determines that this feature is eligible for listing on the NRHP or CRHR, the report will identify specific measures to ensure that preservation, as well as any safety improvements do not adversely affect the resources' eligibility. This may include requiring avoidance of the feature(s) or data recovery. The report may identify alternate public safety improvements that do not affect the feature(s) (such as exclusion fencing).
P-43-001227		BCR THP #14. Mining and residential features including a mine adit, dry-laid rock retaining wall, earthen ditch, palm trees, and a scatter of blue stucco.	Clean up as necessary for public safety.	If the archaeological evaluation report determines that one or more of these features are eligible for listing on the NRHP or CRHR, the report will identify specific measures to ensure that preservation, as well as any safety improvements do not adversely affect the resources' eligibility. This may include requiring avoidance of the feature(s) or data recovery. The report may identify alternate public safety improvements that do not affect the feature(s) (such as exclusion fencing).
P-43-000376/ CA-SCL-370		Bedrock Mortars/ BCR THP #13. Two milling features exhibiting nine cups on a sandstone boulders and possible rock shelter.	Preserve and Protect	If the archaeological evaluation report determines that one or more of these features are eligible for listing on the NRHP or CRHR, the report will establish specific measures to ensure preservation and protection treatments do not adversely affect the resources' eligibility.
P-43-000643/ CA-SCL-760		Bedrock Mortars/ Resource Area 1. Two sandstone boulders each containing one bedrock mortar, used in an historic period landscape design element. Mortars were likely moved from another location as no prehistoric deposit identified in	Per the Alma College Rehabilitation Plan, re-use boulders as part of visitor entrance design	No treatment required, MROSD will prepare a memo to file documenting the specific location where the mortars are moved.

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

P-43-001521	shovel tests by Clark 1994. Bedrock Mortar. Possible bedrock mortar on a sandstone outcrop.	Preserve and Protect	If the archaeological evaluation report determines that this feature is eligible for listing on the NRHP or CRHR, the report will establish specific measures to ensure preservation and protection treatments do not adversely affect the resources' eligibility.
P-43-001522	Bedrock Mortar. Four bedrock mortars embedded in a sandstone outcrop.	Preserve and Protect	If the archaeological evaluation report determines that this feature is eligible for listing on the NRHP or CRHR, the report will establish specific measures to ensure preservation and protection treatments do not adversely affect the resources' eligibility.
P-43-002020/ CASCL-875	Hollow Log Mortar. Two bedrock mortars on one slab of exposed sandstone.	Preserve and Protect	If the archaeological evaluation report determines that this feature is eligible for listing on the NRHP or CRHR, the report will establish specific measures to ensure preservation and protection treatments do not adversely affect the resources' eligibility.
n/a	Laundry Site. Remnant Development site - pad and possible laundry associated with Flood/Tevis Estate. Old creek crossing and old road.	Clean up as necessary for public safety.	If the archaeological evaluation report determines that one or more of these features are eligible for listing on the NRHP or CRHR, the report will identify specific measures to ensure that preservation, as well as any safety improvements do not adversely affect the resources' eligibility. This may include requiring avoidance of the feature(s) or data recovery. The report may identify alternate public safety improvements that do not affect the feature(s) (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
n/a	Village. 20 th century village remnants, associated with Flood/Tevis Estate, Alma College	Clean up as necessary for public safety.	If the archaeological evaluation report determines that one or more of these features are eligible for listing on the NRHP or CRHR, the report will identify specific measures to ensure that preservation, as well as any safety improvements do not adversely affect the resources' eligibility. This may include requiring avoidance of the feature(s) or data recovery and the report may identify alternate public safety improvements that do not affect the feature(s) (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
n/a	Dump. 20 th century dump, associated with Flood/Tevis Estate, Alma College	Clean up as necessary for public safety.	If the archaeological evaluation report determines that one or more of these features are eligible for listing on the NRHP or CRHR, the report will identify specific measures to ensure that preservation, as well as any safety improvements do not adversely affect the resources' eligibility. This may include requiring avoidance of the feature(s) or data recovery. The report may identify alternate public safety improvements that do not affect the feature(s) (such as exclusion fencing). If the report determines that the structure is a significant contributing element of the Alma College cultural landscape, the resource will be included in the Preservation Maintenance or Monitoring Plan.
n/a	House Site/ Unknown/18. Reported location of a house site, possibly demolished. Flat with vinca in the vicinity	Clean up as necessary for public safety.	If the archaeological evaluation report determines that this feature is eligible for listing on the NRHP or CRHR, the report will identify specific measures to ensure that preservation, as well as any safety improvements do not adversely affect the resources' eligibility. This may include requiring avoidance of the feature(s) or data recovery. The report may identify alternate public

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

n/a	Tea House. Tea house chimney	Clean up as necessary for public safety.	safety improvements that do not affect the feature(s) (such as exclusion fencing). If the archaeological evaluation report determines that this feature is eligible for listing on the NRHP or CRHR, the report will identify specific measures to ensure that preservation, as well as any safety improvements do not adversely affect the resources' eligibility. This may include requiring avoidance of the feature(s) or data recovery. The report may identify alternate public safety improvements that do not affect the feature(s) (such as exclusion fencing).
n/a	Resource Location #2. Midden, SOR and Chert core.	Preserve and Protect	If the archaeological evaluation report determines that this feature is eligible for listing on the NRHP or CRHR, the report will establish specific measures to ensure preservation and protection treatments do not adversely affect the resources' eligibility.

CUL-2: Before commencement of earth-disturbing activities in areas likely to contain unknown prehistoric-era archaeological resources, MROSD will coordinate with the Ohlone tribe representatives in order to hire a tribal site monitor from the Ohlone tribe. The tribal monitor must be on site for all earth-disturbing construction and pre-construction activities. In the event that no such Native American monitor is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted by MROSD. If Native American archaeological, ethnographic, or spiritual resources are discovered, all identification and treatment of the resources shall be conducted by a qualified archaeologist and Native American representatives who are approved by the local Native American community as scholars of the cultural traditions.

In the event that any cultural resources are exposed during construction, work at the location of the find will halt immediately within 10 meters (30 feet) of the find. A reasonable effort will be made by the District and archaeologist to avoid or minimize harm to the discovery until significance is determined and an appropriate treatment can be identified and implemented. Methods to protect finds include fencing, covering the resources with protective material and culturally sterile soil or plywood. If vandalism is a threat, 24-hour security shall be provided. During this evaluation period, construction operations outside of the find location can continue preferably with an archaeologist monitoring any subsurface excavations.

If the resource cannot be avoided, the archaeologist will develop an appropriate Action Plan for treatment within 48 hours to minimize or mitigate the adverse effects. The District will not proceed with construction activities that could affect the discovery until the Action Plan has been reviewed and approved. The treatment effort required to mitigate the inadvertent exposure of significant cultural resources will be guided by a research design appropriate to the discovery and potential research data inherent in the resource in association with suitable archaeological field techniques and analytical strategies. The recovery effort will be detailed in a professional report in accordance with current archaeological standards. Any non-grave associated artifacts will be curated with an appropriate repository.

Geology, Soils, and Seismicity

GEO-1: Where soft or seasonally-wet soils underlie an existing or proposed trail, the weak subgrade will be re-compacted or removed. Standard protocol will be to apply aggregate surfacing and draining the road to an inboard ditch. If necessary, base rock will be separated from native soils with geotextile fabric to prevent compaction of the rock into the soft substrate. Inboard ditches or insloped roads segments (which prevent flow from bank seeps from discharging onto the running surface of the road and result in a slightly elevated and somewhat drier trail tread) will be installed in chronically wet areas. Roads and trails will be drained to ditch relief culverts or rocked dips.

GEO-2: Where existing roads are to remain open, but are not presently passable due to past fill failures, residual perched and unstable fill material will be excavated and road or stream runoff delivered to the failure site will be corrected. The road will be widened by either cutting into the bank or reconstructing the outside edge of the fill prism. Where slopes are steep, retaining walls will be used to support the fill. The method of treatment for fill failures will be dependent on the stability of the residual fill material, the cause of the failure (e.g., diverted runoff), and the remaining road width.

GEO-3: During the winter (November through March), MROSD will limit patrol and maintenance vehicle access on seasonal roads and trails; ATVs will be substituted wherever feasible.

GEO-4: Erosion control measures will be implemented on sites with loose or unstable soils, steep slopes (greater than 30 percent), where a large percentage of the groundcover will be removed, or near aquatic features that could be adversely affected by an influx of sediment. Temporary soils stabilization measures may include: scheduling limitations during the rainy season; preservation of existing vegetation; application of hydraulic mulch to disturbed areas outside of the stream channel; use of geotextiles, plastic covers, and erosion control mats; instillation of silt fences; and use of fiber rolls along the slope contour above the high water level to intercept runoff. Prior to the start of the winter storm season, these sites will be inspected to confirm that erosion control techniques are still effective.

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

GEO-5: Trails or other facilities will be closed for construction or repair, or when another hazardous condition exists (e.g., landslide during flooding or extremely wet weather) that renders trail use especially hazardous, or where adjacent land uses may present unsafe conditions that could affect open space users. Where use limitations or closures are in place, the area will be clearly designated and will be equipped with use signs and appropriate barriers to discourage unauthorized use. Missing or damaged signs, gates, fences, and barriers will be repaired or replaced as soon as possible. Closure notices will include the reason(s) for the closure, an estimate of how long the facility will be closed, and a telephone number to call for further information.

GEO-6: A design-level geotechnical investigation will be completed by MROSD before constructing any new structures on the Preserve to identify engineering methods to reduce the potential for structural failure due to geological hazards. Typical measures include: excavation and removal of the expansive soil materials and replacement with non-expansive fill; placement of a layer of non-expansive fill, which may vary in thickness from 12- to 24- inches, above the expansive soil in areas where concrete flatwork or foundations will be constructed; moisture conditioning or lime treating expansive soil; constructing foundations below the zone of seasonal moisture change or capable of withstanding or not being adversely effected by seasonal shrink-swell; and specific control of surface runoff and installation of subsurface drainage elements. The evaluation will also include excavation of fault trenches to show that potential building sites are free from active or potentially active faulting. All buildings will be designed in a manner that reflects the geologic hazards on the site, and will be consistent with applicable building codes.

Hazards and Hazardous Materials

HAZ-1: MROSD will conduct demolition in accordance with applicable regulations. Specific actions will include the following:

Asbestos. Before demolition, all structures would be tested for the presence of asbestos-containing materials. Any asbestos would be removed and disposed of by an accredited contractor in compliance with federal, state, and local regulations (including the Toxic Substances Control Act and the National Emission Standard for Hazardous Air Pollutants). Compliance with these regulations would result in the safe disposal of asbestos-containing materials.

Title 8 of the California Code of Regulations (CCR), Section 1529 "Asbestos" is enforced by Cal OSHA and sets very strict exposure limits for employees engaged in abatement and remediation activities and requires employers to perform an initial exposure assessment as well as daily monitoring of employee exposure. Section 1529 also includes a list of specific compliance measures including (but not limited to) vacuum cleaners with HEPA filters, wet methods, ventilation systems with HEPA filters, isolation/containment of asbestos dust-generating areas, as well as prohibitions against use of compressed air to remove asbestos without a ventilation system, dry sweeping/shoveling of asbestos, and use of high-speed abrasive disc saws without proper point of cut ventilators.

Demolition of any structures containing asbestos would also be subject to BAAQMD Regulation 11, Rule 2, which prohibits visible emissions of asbestos. BAAQMD's Rule 2 requires wet methods or use of HEPA filter-fitted ventilation systems, use of leak-tight chutes for getting materials to the ground, use of plastic barriers and HEPA filter-fitted ventilation systems to contain areas being stripped. Rule 2 also requires an asbestos survey, including materials sampling and lab testing, to be performed by a qualified consultant before abatement activities to determine the category of asbestos. Specific disposal methods are also required under Rule 2.

MROSD will provide written documentation to the County that asbestos testing and abatement, as appropriate, has occurred in compliance with applicable federal, state, and local laws.

▲ **Lead-based paint or other coatings.** A survey for indicators of lead-based coatings would be conducted before demolition to further characterize the presence of lead on the project site. For the purposes of compliance with Cal/OSHA regulations, all coated surfaces would be assumed to potentially contain lead. There is also a potential for soil contamination because of deposition of deteriorated (i.e., flaked, peeled, chipped) lead-based paint adjacent to structures where lead-based exterior paints were used. Loose or peeling paint may be classified as a hazardous waste if concentrations exceed total threshold limits. Cal/OSHA regulations require air monitoring, special work practices, and respiratory protection during demolition where even small amounts of lead have been detected. MROSD will provide written documentation to the County that lead-based paint testing and abatement, as appropriate, has been completed in accordance with applicable state and local laws and regulations. Abatement will include the removal of lead contaminated soil (considered soil with lead concentrations greater than 400 parts per million in areas where children are likely to be present).

▲ **Heavy metals and PCBs.** Spent fluorescent light bulbs and ballasts, thermostats, and other electrical equipment may contain heavy metals, such as mercury, or PCBs. If concentrations of these materials exceed regulatory standards, they would be handled as hazardous waste in accordance with hazardous waste regulations.

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

HAZ-2: MROSD will create defensible space and use low-ignition vegetation. Specific actions will include:

- ▲ Vegetation within 100 feet of structures at Bear Creek Stables and the former Alma College site will be maintained annually for defensible space.
- ▲ Low ignition fuels, such as grasses, will be planted adjacent to trail heads and staging areas, and will be mowed annually as soon as 30 percent of the light ground fuel is cured.
- ▲ MROSD will coordinate with Santa Clara County to implement vegetation management along Bear Creek Road.

HAZ-3: In order to reduce fire ignition risk, MROSD will require the following measures for all maintenance and construction activities within the Preserve:

- ▲ All equipment to be used during construction and maintenance activities must have an approved spark arrester.
- ▲ Grass and fuels around construction sites where construction vehicles are allowed to be parked will be cut or reduced.
- ▲ Mechanical construction equipment that can cause an ignition will not be used when the National Weather Service issues a Red Flag Warning for the San Francisco Bay Area.
- ▲ Hired contractors will be required to:
 - ▶ Provide water to suppress potential fires caused by the work performed.
 - ▶ Remind workers that smoking is prohibited within the Preserve.
 - ▶ Maintain working ABC fire extinguishers on all vehicles in the work area.

To further limit potential ignition sources, MROSD will prohibit smoking and use of fireworks in the Preserve. Signage will be provided that describes prohibited uses and warns against fire hazards. Prohibitions will be enforced through periodic patrols by MROSD staff.

HAZ-4: A wildland fire hazard assessment will be prepared for the Preserve to identify wildland fuel loads, inventory critical resources at risk, assess relative fire hazards, and develop recommendations for wildland fuels management. The preparation of a wildland fire management plan will provide a science-based analysis aimed at identifying fuel and fire management actions that support and augment current operations and projects. These actions will be prioritized to best allocate limited resources.

HAZ-5: MROSD will coordinate with appropriate agencies, such as Santa Clara County and the California Department of Forestry to formalize mutual aid agreements.

HAZ-6: Where compatible with other trail characteristics, planners will locate trail alignments and access points to allow trails to also serve as emergency access routes for patrol or emergency medical transport. In addition, the following design features will be incorporated: graveled trailheads with 10-foot radiuses; entrance and road shoulders designed to discourage parking during closure and to facilitate emergency access; and gates that are at least 12 feet wide and constructed of heavy materials with a protected locking system for MROSD and fire access.

HYDRO-1: MROSD will maintain the trails to reduce concentrate runoff and focal points where substantial erosion could occur. The use of water bars, trail cover, and trail edge protection will be used in areas of steep slopes and heavy traffic to maintain trail integrity.

▲ Trails and roads will also be maintained according to MROSD standard practices to prevent erosion and sedimentation. These practices include:

- ▲ Routine (annual) cleaning of existing drainage facilities such as culverts, water bars, and drain dips to remove any accumulated material.
- ▲ Installation of minor drainage improvements such as water bars to channel surface flow from trails to natural drainage systems.
- ▲ Installation and maintenance of small dissipating structures in locations where outflows or channelization could cause erosion.
- ▲ Installation of fence and gate barriers to prevent off-trail access and shortcuts.
- ▲ Volunteer trail reporting to identify potential trail erosion.
- ▲ Seeding and revegetation of eroding slopes.
- ▲ Seasonal and temporary trail closure to allow revegetation and maintenance.

Appendix D Bear Creek Redwoods Open Space Preserve Plan – Environmental Protection Measures

- ▲ Use of good pruning practices for vegetation alongside the trails, and not clearing beyond 3 feet from the edge of the trail.

Hydrology and Water Quality

HYDRO-2: Where trails are actively eroding, MROSD will implement the following measures as soon as feasible:

- ▲ repair and stabilize head cuts of actively eroding gullies and install rock to prevent further erosion;
- ▲ slope existing roads to the outside edge to allow sheet runoff;
- ▲ install rolling waterbars to more effectively drain road surfaces;
- ▲ install rip-rap or other impact reducing mechanisms at the outfall of each waterbar and/or culvert; and
- ▲ install filter berms to collect sediments and reduce cutting energy.

HYDRO-3: Storm water quality best management practices (BMPs) will be implemented to reduce potential water quality impacts. BMPs include:

- ▲ Flow of runoff from drainage structures will be directed to vegetated areas, away from creeks and drainages as is practical.
- ▲ Conduct any trail maintenance work during low flow periods
- ▲ Use erosion and sediment control measures to minimize water quality impacts and ensure no sediment at heavily traveled trails flows into creeks. These measures include:
 - ▶ Silt Fences
 - ▶ Straw Bale Barriers
 - ▶ Brush or Rock Filters
 - ▶ Storm Drain Inlet Protection
 - ▶ Sediment Traps
 - ▶ Sediment Basins
 - ▶ Erosion Control Blankets and Mats
- ▶ The District will prevent erosion on steep slopes by using erosion control material according to manufacturer's specifications.
- ▲ If soil is to be stockpiled for any reason at creeksides, no run-off will be allowed to flow back to the creek.

HYDRO-4: Where existing or proposed roads and trails are located within 50 to 75 feet of a watercourse, they will be rocked to minimize the amount of erosion and consequent sediment delivered to the surface water.

HYDRO-5: New equestrian trails will not be constructed parallel to creeks in the Preserve. Where equestrian trails must cross streams or major drainages in water supply watersheds, the trail will be sited perpendicular to the stream (to the extent allowed by topography and vegetation) through the 300-foot buffer zone (150 feet on each side).

HYDRO-6: Rusted and undersized culverts will be replaced with culverts capable of accommodating flood events consistent with County and MROSD standards. "Critical dips" (i.e., dips located at the crossing that will allow runoff to be directed over the road surface and back to the stream channel) will be installed at each crossing to prevent stream flow from being diverted down the road in the event the culvert plugs and the stream overtops the road. As necessary based on site conditions, the fill embankment below the culvert may be armored with rock revetment.

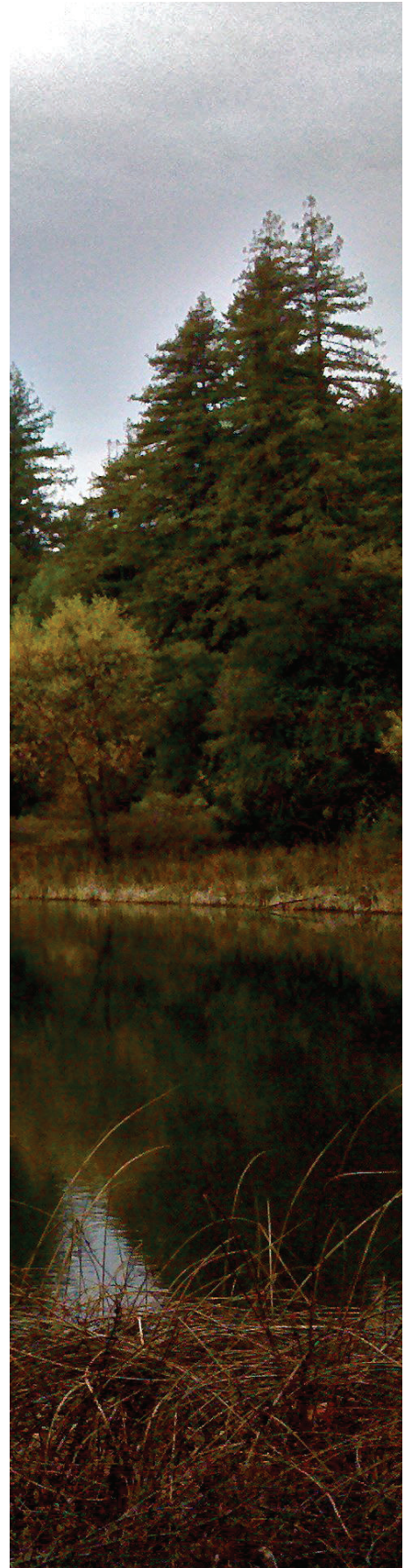
HYDRO-7: Where roads or trails will be decommissioned as part of the Preserve Plan, culverts and fill will be removed by MROSD.

HYDRO-8: Where high levels of recreational use is anticipated, existing earth fords will be replaced with rock fords, culverts, or bridges. Work will be completed by MROSD prior to opening the area to expanded use.

BLANK PAGE

APPENDIX E

District Trail Construction and Maintenance Guidelines



Construction and Maintenance Guidelines

The following Trail Construction and Maintenance Guidelines will be generally followed by the District when planning and constructing new trails, improving existing roads, and closing abandoned pathways. The specific equipment, material, and design selected for each trail or road project will depend on actual site conditions and access constraints. These general trail construction methods are provided to give a sense of the typical steps that would be used for this type of work. The overarching goal of improving the road and trail system is to reduce erosion and sedimentation to the aquatic environment by improving drainage while providing safe, scenic, and sustainable public trails. Proper selection and implementation of techniques to accomplish this goal will also reduce future maintenance requirements on roads and trails.

New Trails

Trail Design

Trails will be designed to reduce impacts related to erosion, and will incorporate proper and efficient drainage of rainfall and runoff. Seeps, springs, and drainages would be identified and wet/water crossings installed as needed. Structures over water courses shall be carefully placed to minimize disturbance and should be located 2 feet above the 100-year flood elevation or 2 feet above the Flood Hazard Flood Insurance Rate Map flood elevation. Barriers should be included where necessary to control trail use and prevent environmental damage. Barriers may include fences, vegetation, stiles, and/or fallen trees or branches. Flow of runoff from drainage structures shall be directed to vegetated areas, away from creeks and drainages as is practical. Existing access routes shall be used wherever suitable to minimize impacts of new construction in special-status species habitats. Realignments will be implemented where necessary to avoid adverse impacts on resources.

Construction

Depending on site conditions, trails may be outsloped, crowned, have frequent grade reversals (rolling dips), be constructed with a series of road drainage culvert pipes, or most likely a combination of all methods. Construct rolling dips in areas where trail gradients exceed five percent to reduce runoff concentration; outslope trail surfaces where feasible. Trail tread would be of native soil with sections rocked as necessary to address potential erosion concerns. Every attempt will be made to provide trails of a maximum of 15 percent overall grade. Where trail alignments exceed a grade of 20 percent, construction of timber or rock steps may be considered. New alignments would be five feet wide or less where feasible.

Stormwater BMPs for Construction

Trail construction shall be scheduled during the dry season to avoid erosion due to surface runoff during the construction phase. During construction erosion and sediment control measures are used to minimize water quality impacts and to ensure no sediment flows into creeks. These measures include:

- Straw Bale Barriers
- Brush or Rock Filters
- Storm Drain Inlet Protection
- Sediment Traps
- Sediment Basins
- Erosion Control Blankets and Mats

The District shall prevent erosion on steep slopes by using erosion control material according to manufacturer's specifications. If soil is to be stockpiled for any reason at creeksides, no run-off will be allowed to flow back to the creek.

Modifications to Existing Roads & Trails

Convert road to trail

The goal of road to trail conversion is to narrow the physical footprint of the road and improve drainage on the existing corridor. Conversion also provides an opportunity to prevent fill material from entering the aquatic environment, primarily by removing fill from drainages and the outer edge of road, known as 'sidecast' fill. Seeps or springs would be identified prior to deconstruction and wet water crossings would be installed for the duration of construction. Established vegetation would be removed followed by decompaction of the roadbed. Where feasible, road drainage systems using culvert pipes would be removed to reestablish the natural drainage pattern of the landscape (and reduce maintenance requirements) and another less maintenance-intensive method of trail drainage constructed in its place. Imported or relocated fill from the outer edge of the road would be used to narrow and recontour the corridor. An approximately three- to five-foot wide trail tread on a preferred, well-drained alignment would be constructed; in some cases a total trail reroute would occur, and in others the trail would replace the former road bed in its existing alignment. Minimal revegetation using native plants would occur as appropriate to improve wildlife habitat in the area and clearly define trail boundaries.

Improve trails

Where appropriate, existing trails would be narrowed using the appropriate trail removal and conversion methods previously described. On steeply graded segments, narrow timber or stone steps may be considered.

Improve roads

Existing roads would be improved and upgraded as necessary to correct drainage problems, address erosion concerns, and prepare roads for an increase in public use and patrol/emergency vehicle traffic in accordance with road and trail assessments. Such improvements may include any of the methods to improve drainage and reduce erosion potential previously described, with the exception of step construction. It is the District's intention to minimize steep road grade segments for easier patrol and emergency service vehicle access to the extent feasible.

Close road or trail and restore to original topography

Prior to deconstruction, seeps or springs would be identified and wet water crossings would be installed for the duration of deconstruction. Roads would be returned to their pre-road construction state (complete landform restoration) primarily by reestablishing the original topographic contours and therefore the natural drainage pattern of the landscape. Where possible, soil from the road's outslipping side would be used to recontour the segment to recreate pre-road topography. Established vegetation would be removed and the former roadbed decompacted, then recontoured with the sidecast fill material used to construct the original topography. Native plants would be used as needed to jump-start the successional processes required to revegetate disturbed areas.

Close road or trail and decommission

Non-designated trails would be decommissioned by using signage, fencing, and/or mechanical scarification, where necessary. Scarification would occur to the depth necessary to restore soil conditions consistent with adjacent uncompacted sites using small trail construction equipment. Native plants would be used as needed to jump-start the successional processes required to revegetate disturbed areas.

Ongoing Road & Trail Maintenance

To reduce issues with impact to trails from wet and muddy conditions, the District will implement road and trail seasonal closures to vehicles and recreation use, where and when appropriate. Trail maintenance work will be conducted during low flow periods to avoid impacts from erosion. Implementation of construction stormwater BMPs will be employed as necessary (see *Stormwater BMPs for Construction* above). The maintenance of culverts and drainage structures shall be performed as needed to ensure proper functioning. In order to reduce potential erosion on roads & trails, the District will

- repair and stabilize head cuts of actively eroding gullies and install rock to prevent further erosion;
- slope existing roads to the outside edge to allow sheet runoff;
- install rolling waterbars to more effectively drain road surfaces;
- install rip-rap or other impact reducing mechanisms at the outfall of each waterbar and/or culvert; and
- install filter berms to collect sediments and reduce cutting energy

BLANK PAGE

APPENDIX F

Bear Creek Redwoods Traffic Study Memorandum
(2016)





HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: September 2, 2016
To: Lisa Bankosh, Midpeninsula Regional Open Space District
From: Gary Black
Subject: Bear Creek Redwoods Traffic Study

Hexagon Transportation Consultants, Inc. has completed a traffic study of the Bear Creek Redwoods Open Space Preserve, which is located along Bear Creek Road in the Santa Cruz Mountains (see Figure 1). The study includes an analysis of potential driveway and crosswalk locations. Driveway(s) and a crosswalk are to be installed on Bear Creek Road to serve a potential parking lot and allow public access into the preserve. The Preserve currently does not allow public access, so the addition of parking and access will increase visitation to the Preserve. As Bear Creek Road is hilly and winding with limited sight distance in many locations, potential driveway locations must be carefully studied. Figure 2 shows the existing gates into the Preserve and the two potential driveway locations studied in this memo.

This study also identifies any potential traffic operation impacts related to the addition of parking and access to the Preserve.

The study evaluates the traffic impacts of the project on the operation of two unsignalized intersections and two roadway segments in the vicinity of the project site during the weekday AM and PM peak periods of traffic as well as the Saturday peak hour. Santa Clara County does not have any standards to define impacts or mitigation for unsignalized intersections or roadway segments. Therefore, the operations analysis does not draw any conclusions relative to impacts under the California Environmental Quality Act (CEQA). The study intersections and roadway segments are identified below.

Study Intersections

1. SR 17 Southbound Ramps and Bear Creek Road (All-way stop)
2. SR 17 Northbound Ramps and Bear Creek Road (Two-way stop)

Study Road Segments

1. Bear Creek Road west of Camel Hill Vineyard Driveway
2. Bear Creek Road west of Alma College Road

Traffic conditions at the study intersections were analyzed for the weekday AM and PM peak hours as well as for the Saturday peak hour. The AM peak hour of adjacent street traffic is generally between 7:00 and 9:00 AM, and the PM peak hour of adjacent street traffic is typically between 4:00 and 6:00 PM. It is during these periods on an average weekday that the most congested traffic conditions occur. The Saturday peak hour was analyzed since it is generally the day that the Preserve would generate the greatest amount of traffic.

Traffic conditions were evaluated for the following scenarios:

Scenario 1: *Existing Conditions.* Existing traffic volumes were obtained from 2015 manual turning-movement counts. The new intersection count data and roadway tube counts are included in Appendix A.

Scenario 2: *Existing Plus Project Conditions.* Existing plus project peak hour traffic volumes were estimated by adding to existing traffic volumes the additional traffic generated by the project. Existing plus project conditions were evaluated relative to existing conditions in order to determine the effects the project would have on existing traffic conditions.

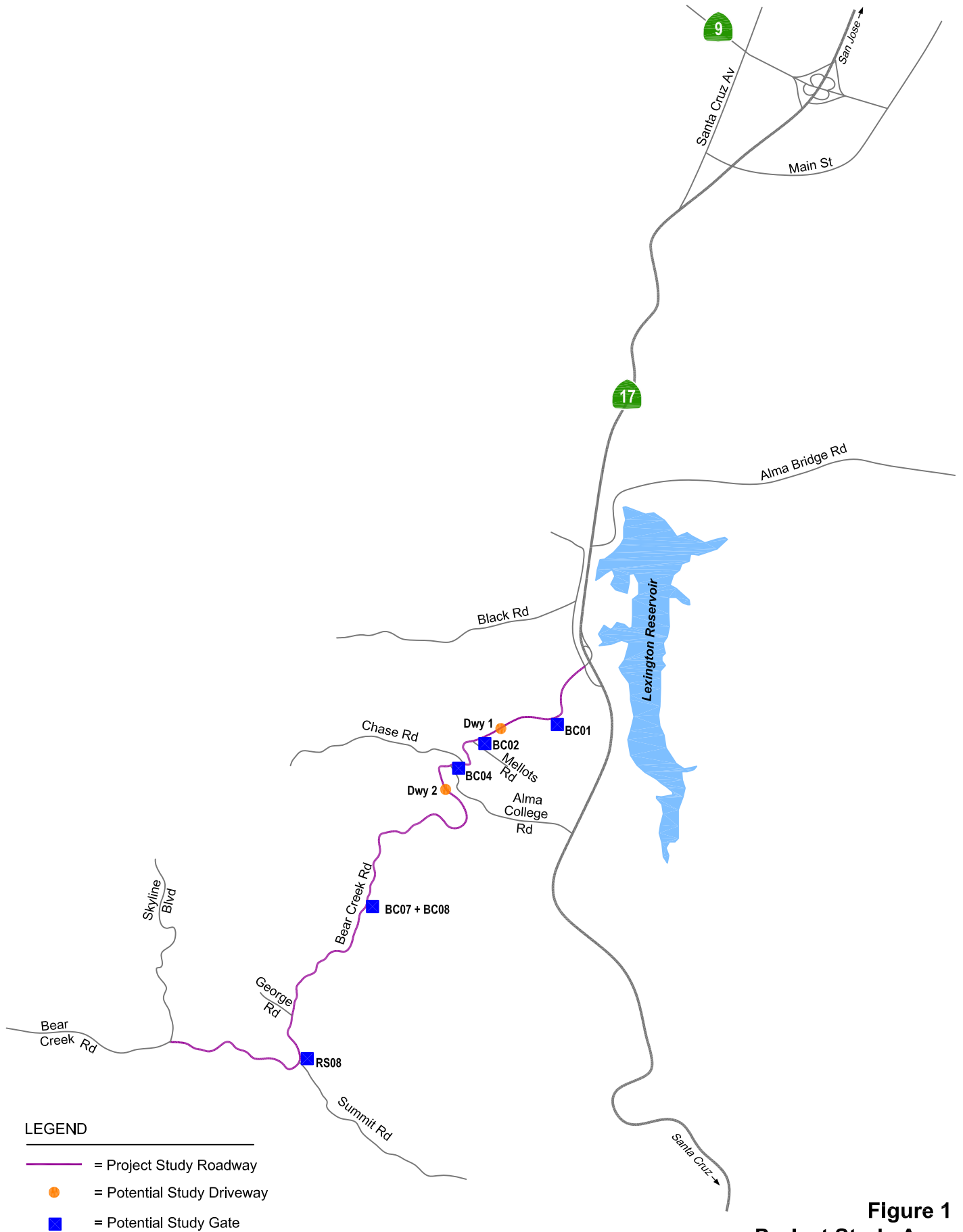
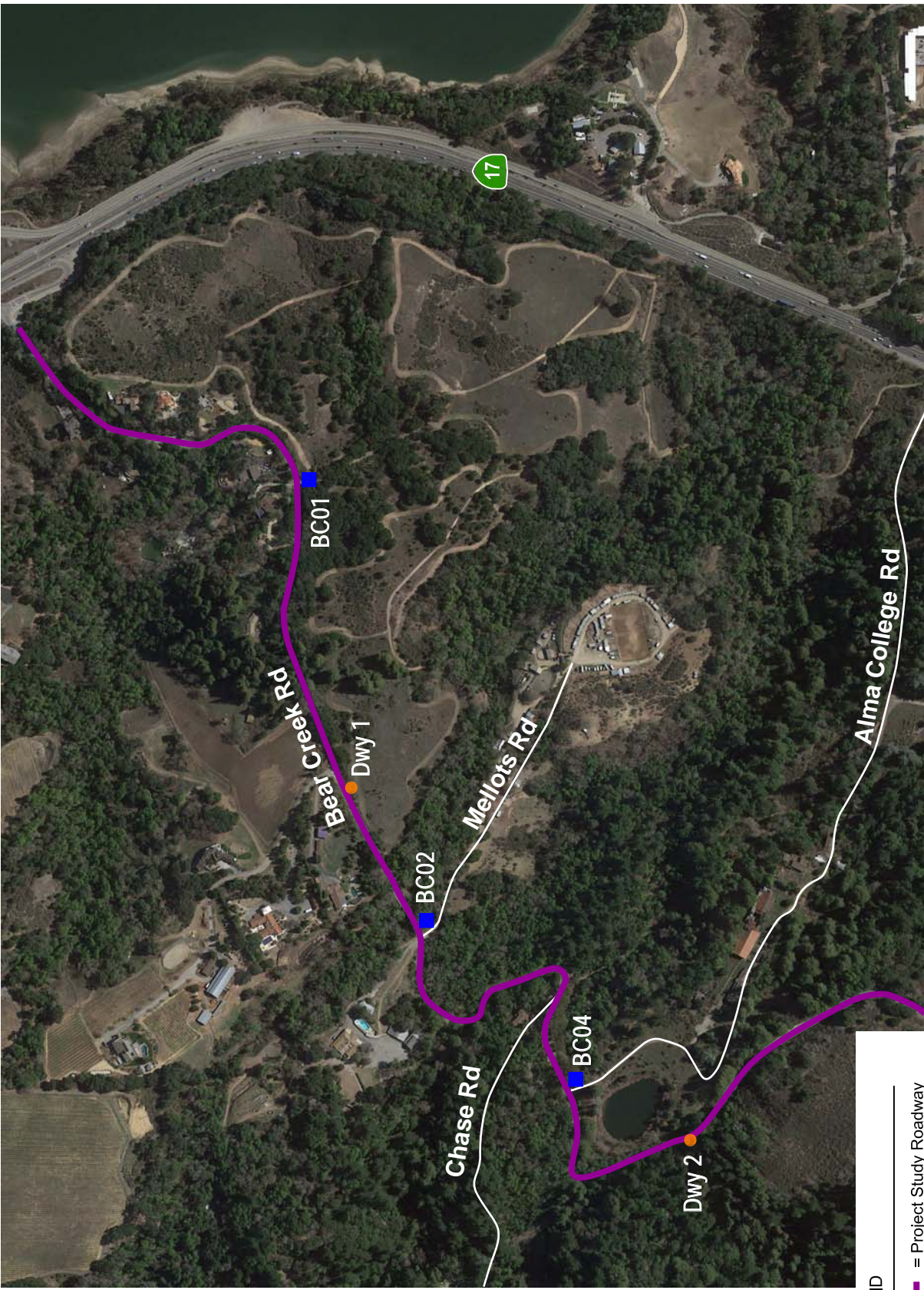


Figure 1
Project Study Area



LEGEND

- = Project Study Roadway
- = Potential Study Driveway
- = Potential Study Gate

Figure 2
Potential Driveway Locations (Zoomed)

Scenario 3: *Future Plus Project Conditions.* Future plus project traffic volumes were estimated by applying a general growth factor (for 15 years) to the existing peak-hour volumes and adding the project trips.

Both of the study intersections are unsignalized. Neither Santa Clara County nor Caltrans have standards to evaluate the intersection level of service for unsignalized intersections. Therefore, this analysis includes an operational analysis of vehicle queuing and delay based on principles and methodologies from the 2010 *Highway Capacity Manual*.

Existing Bear Creek Road Traffic

Bear Creek Road is a two-lane county road through the Santa Cruz Mountains. It carries a relatively modest amount of commute traffic during the weekdays to and from mountain residences, and it carries recreational traffic on weekends. Bear Creek Road is winding and steep in places. Passing is not allowed in the project vicinity. There were no speed limit signs observed in the project vicinity, so the sight distance analysis is based on observed speeds.

Hexagon conducted traffic and speed counts on Bear Creek Road near the two best locations for potential driveways for 24 hours on February 26, 2015, a typical weekday and on June 20, 2015, a Saturday. The total volume on the weekday was about 3,590 vehicles west of Camel Hill Vineyards driveway (Driveway 1 on Figure 2) and about 3,410 west of Alma College Road (Driveway 2 on Figure 2). The highest volume occurred during the typical AM commute hour (7 AM to 8 AM) when there were 326 vehicles counted in the peak direction (eastbound) west of Camel Hill Vineyards. The PM peak hour at the same location (5 PM to 6PM) saw 240 vehicles in the peak direction (westbound).

The total volume on June 20, 2015 (Saturday) was about 3,190 vehicles west of Camel Hill Vineyards driveway (Driveway 1 on Figure 2) and about 3,070 west of Alma College Road (Driveway 2 on Figure 2). The total volumes on Saturday are about 10% lower compared to the traffic on a typical weekday. The highest volume on Saturday occurred during the late afternoon between 5:00 PM and 6:00 PM when there were 147 vehicles counted towards the Santa Cruz direction (westbound) west of Camel Hill Vineyards.

According to the 2010 *Highway Capacity Manual* (HCM), the capacity of a two-lane highway is a maximum of 3,200 vehicles per hour. That figure must be adjusted for terrain. The HCM suggests that the capacity should be reduced by one-third in mountainous areas. Thus, the capacity of Bear Creek Rd is about 2,100 vehicles per hour, or 1,050 vehicles per hour per lane. As the existing AM peak hour volume for the peak direction is 326 and the existing Saturday peak hour volume for the peak direction is 147, it can be concluded that Bear Creek Rd is currently operating well below its maximum capacity.

Hexagon also measured speed along with traffic volume. The 85th percentile speeds and suggested design speeds are summarized in the following table. Hexagon has been made aware of comments from people familiar with Bear Creek Road that speeds are higher during commute hours, especially in the morning when people are trying to get to work. The speed data (included in the Appendix) support this observation. Speeds were higher in the morning commute period for traffic going toward Highway 17, which is downhill near Alma College Road (Gate 4). On a 24-hour basis the 85th percentile speed at this location was 36 miles per hour (mph). However, between 6-7 AM the 85th percentile speed was 39 mph, and between 7-8 AM the 85th percentile speed was 38 mph. Nevertheless, for all of these cases the proper design speed is 40 mph based on the standards specified in the Manual on Uniform Traffic Control Devices (MUTCD), which is what was used for the sight distance calculations.

Table 1
Measured Speeds and Suggested Design Speeds at Potential Driveway Locations

Location	Toward Santa Cruz		Toward SR17		
	85th percentile speed	Design speed	85th percentile speed	Design speed	
Weekday	1	38 mph	40 mph	29 mph	30 mph
	2	28 mph	30 mph	36 mph	40 mph

Existing Intersection Level of Service

The study also analyzed the traffic impacts of the project on the two unsignalized intersections at the Bear Creek Road/SR 17 interchange during the weekday AM and PM peak periods of traffic and during the Saturday peak hour. Existing weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) peak hour traffic volumes and Saturday peak hour traffic volumes (1:00-2:00PM) were obtained from new manual turning-movement counts (see Figure 3).

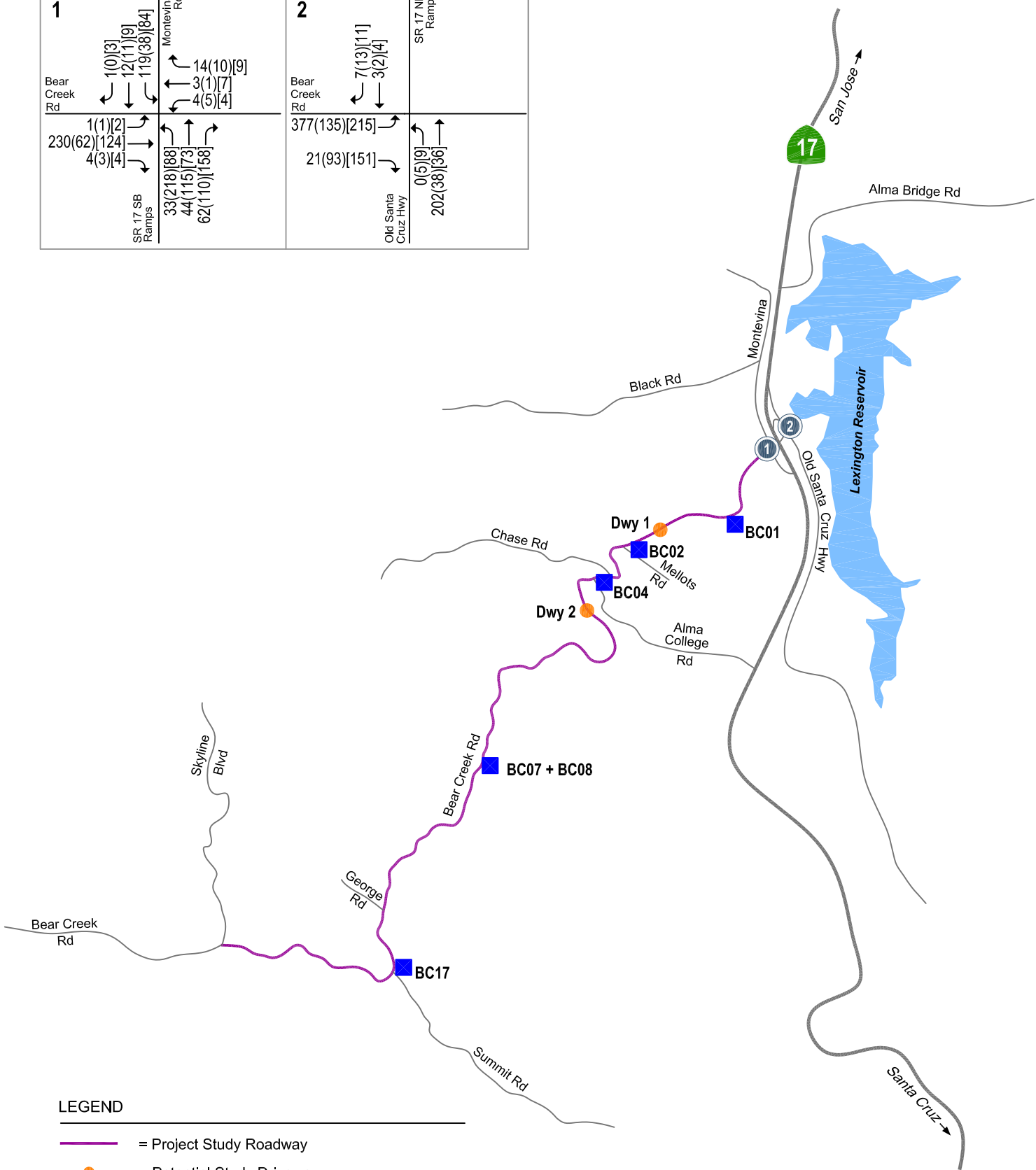
The results of the intersection level of service analysis show that the intersection of the SR 17 southbound ramps and Bear Creek Road is operating at acceptable levels of service. The intersection of the SR 17 northbound ramps and Bear Creek Road is operating at level of service B during the weekday PM peak hour and the Saturday peak hour. However, during the weekday AM peak hour, the calculation shows that traffic is experiencing long delays. Field observations show that the poor level of service is caused by the ramp meter at the SR 17 northbound on-ramp. Traffic backs up from the on-ramp, onto Bear Creek Road, through the adjacent off-ramp intersection, and up the hill. Traffic also backs up on Old Santa Cruz Highway. Although a stop sign does not exist for traffic on Bear Creek Road, drivers are stopping at Old Santa Cruz Highway and letting other vehicles on to the ramp in an alternating fashion, as if a stop sign were present.

Table 2
Existing Intersection Level of Service

Study Number	Intersection	Peak Hour	Count Date	Avg. Delay (sec.)	LOS
1	SR 17 Southbound Ramps & Bear Creek Road <i>(All-way Stop)</i>	AM	06/23/15	9.7	A
		PM	06/23/15	10.5	B
		Saturday	06/20/15	9.0	A
2	SR 17 Northbound Ramps & Bear Creek Road <i>(Unsignalized)</i>	AM	06/23/15	53.3	F
		PM	06/23/15	11.6	B
		Saturday	06/20/15	13.7	B

Bear Creek Redwoods Traffic Study

1	2



LEGEND

- = Project Study Roadway
- = Potential Study Driveway
- = Potential Study Gate
- X = Study Intersection

XX(XX)[XX] = AM(PM)[Saturday] Peak-Hour Traffic Volumes

Figure 3
Existing Traffic Volumes

Trip Generation

The method for calculating the number of trips generated by the proposed project involved using daily visitation counts from similar Preserves: the Fremont Older Preserve, and the Windy Hill Preserve.

A conservative trip generation estimate would come from the Fremont Older Preserve. This Preserve, located close to the Town of Cupertino, gets both regular neighbor use as well as weekend/day trip destination use. Fremont Older is open to hiking, biking, and equestrian use throughout the Preserve, as well as dogs. Trail counts were conducted in 2007 and 2010 for two consecutive weeks in Fremont Older Preserve. The counts show an average daily visitation of 522. Since the Bear Creek Redwoods Open Space Preserve will have no dog access and only limited biking, it will likely get less use.

Another less conservative (but maybe more accurate) comparator is the Windy Hill Preserve, which is close to Woodside and Portola valley, has only one through trail open to bikes, and is open to hiking and equestrian use. It is also open to dogs and gets a lot of regular dog walkers. The study shows that Windy Hill has an average of 341 visitors per day.

The Bear Creek Redwoods Open Space Preserve would not permit dogs and would include only one trail open to bicycles. Comparing the size and uses of the Bear Creek Redwoods Preserve with the two Preserves discussed above, a conservative estimate would be an average of 500 daily visitors on weekends. This calculates to 1,000 daily person trips, one trip in and one trip out for each visitor. Trips generated on weekdays were assumed to be 40 percent of the weekend trip generation. This percentage is based on a comparison and average between weekday and weekend trip generation for various park land uses in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. The park land use categories include City Park, County Park, Regional Park, Beach Park, and National Monument. After applying a reasonable assumption of 1.5 people per car, the Preserve is expected to generate an average of 267 and 667 daily vehicle trips on weekdays and weekends, respectively. The peak hour trips generally would be 15% of the average daily traffic, which would result in 40 trips during each of the weekday AM and PM peak hours and 100 trips during the Saturday peak hour. It is further assumed that there will be roughly a 60%/40% in/out split in the morning and the reverse in the afternoon on weekdays. On weekends, the in/out split is expected to be nearly equal with 48% in and 52% out.

Special Events

The Preserve is being proposed as a potential special-event venue making use of the existing Alma College buildings. Weddings or other special events would accommodate up to 250 guests. Also, at the Bear Creek Stables site, which is within the Preserve, it is anticipated that there would be one or two large events per year on weekends with up to 250 people. To provide the most conservative analysis, a worst-case scenario was studied with large events hosted (total up to 500 guests) at both sites on the same weekend. It is extremely unlikely that simultaneous events would occur, but the results are presented for informational purposes. It is assumed that the large events would have an average vehicle occupancy of two persons per car. Thus, the large events would generate up to 500 daily trips. Adding in the regular park users brings the total to 1,167 added daily vehicle trips.

It is assumed that the guests for a wedding or other special event hosted at the Alma College site would arrive within one hour. The regular Preserve visitors (hikers) and the Bear Creek Stable users would arrive or leave spread throughout the day with 10% during any particular hour. It is expected that there would be 342 peak hour trips during weekend peak hour with 294 inbound trips and 48 outbound trips (see Table 3).

**Table 3
Anticipated Project Trip Generation**

Trip Generation Estimates for Bear Creek Redwoods Open Space Preserve											
Land Use	Weekdays							Saturdays			
	Daily Trips	AM Peak Hour			PM Peak Hour ^{/b/}			Daily Trips	Peak Hour ^{/e/}		
		In ^{/c/}	Out ^{/c/}	Total	In ^{/c/}	Out ^{/c/}	Total		In ^{/f/}	Out ^{/f/}	Total
Bear Creek Redwoods Preserve ^{/a/}	267	23	17	40	18	22	40	667	48	52	100
Weekend with Special Events ^{/d/}											
Bear Creek Redwoods Preserve								1,167	294	48	342

Notes:
 /a/ Rate based on trips generated by three similar Preserves; Rate of one and half persons per vehicle was assumed to convert visitors to vehicle trips. Weekday trips were assumed to be 40% of weekend trips.
 /b/ AM and PM peak hour trips were assumed to each to be 15% of the daily volumes.
 /c/ Percentage based on ITE Trip Generation Rate for Regional Park (Land Use Type: 417)
 /d/ Weekend trips with special events were assumed including average daily regular visitors to the Preserve, trips generated by the special events with 250 guests at the Bear Creek Stables site and wedding events with 250 guests at the Alma College buildings. Rate of two persons per vehicle was assumed for the special events guests.
 /e/ Weekend peak hour trips were assumed to include 10% of the average daily regular visitors, 10% of the Bear Creek Stable users, and 100% of the wedding guests.
 /f/ Percentage based on ITE Trip Generation Rate for Regional Park for Saturday Peak hour were used for regular visitors and Bear Creek Stable users. It is assumed that the 250 guests for wedding will arrive within the peak hour.

Roadway Traffic Analysis

The peak hour for the Preserve trip generation on weekdays would be in the late afternoon, after work. At the hour of 5-6 PM the weekday volume on Bear Creek Road is 197 vehicles westbound and 67 vehicles eastbound. Based on the above trip generation estimates, the Preserve is expected to add 18 westbound vehicles and 22 eastbound vehicles during the early afternoon time period. Considering that the total capacity of a lane is 1,050 as described previously, Bear Creek Road would still be operating well below its capacity after the completion of the project.

The weekend peak hour for the Preserve would be in the late afternoon. At the hour of 5:00 - 6:00 PM the volume on Bear Creek Road is 114 vehicles eastbound and 147 vehicles westbound. Under the worst-case scenario with two special events at the same time, the traffic generated by the Preserve would add 294 westbound vehicles and 48 eastbound vehicles during the peak hour. The total traffic on Bear Creek Road could reach 162 vehicles eastbound and 441 vehicles westbound. The peak direction volume would be less than 50% of the total capacity of the road. Therefore, Bear Creek Road would still be operating well below its capacity even under the worst-case scenario with the project

Existing Plus Project Intersection Level of Service Analysis

The trip distribution pattern for the project was developed based on existing travel patterns on the surrounding roadway system and the locations of complementary land uses. The peak hour vehicle trips generated by the

project were assigned to the roadway network in accordance with the trip distribution pattern. Figure 4 shows the project trip assignment at the study intersections. The project trips were added to existing traffic volumes to obtain existing plus project traffic volumes (see Figure 5).

The results of the intersection level of service analysis under existing plus project conditions show that the intersection of the SR 17 southbound ramps and Bear Creek Road would operate at an acceptable level of service during the weekday AM and PM peak hours and the Saturday peak hour (see Table 4).

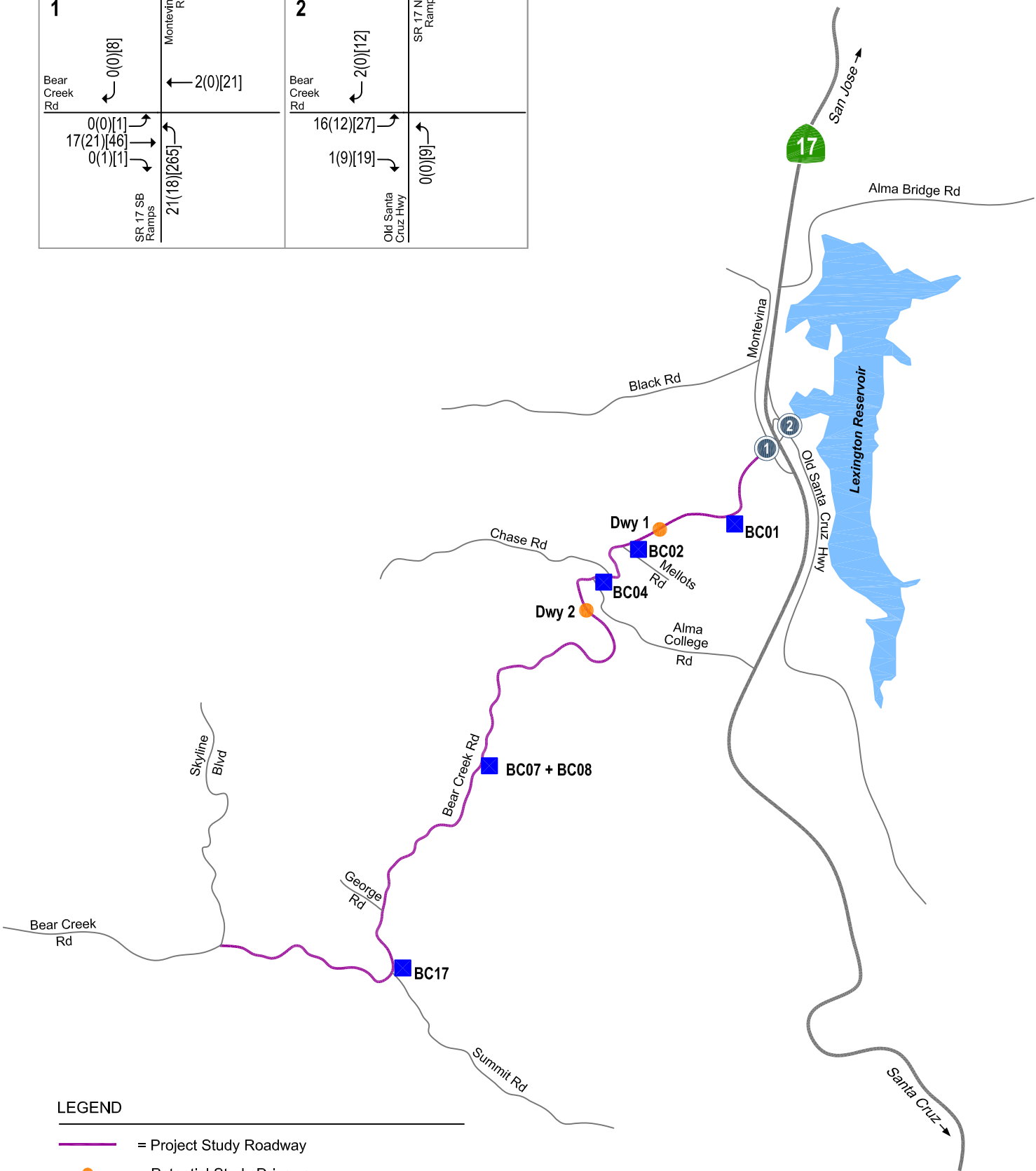
During the weekday PM peak hour and Saturday peak hour, the intersection of the SR 17 northbound ramps/Bear Creek Road would operate at level of service B under existing plus project conditions. During the weekday AM peak hour the intersection operates at LOS F. The project could increase the delay for traffic at the on ramp. The delay increase would be minor and probably not noticeable to motorists. Since the delay is caused by the ramp meter at the northbound SR17 on-ramp, there are no feasible improvements that could be done. The meter already allows two vehicles per green. Any increase in metering rate would flood SR17 with vehicles, which would defeat the purpose of the ramp meter. There is ample queuing space on Old Santa Cruz Highway and Bear Creek Road for vehicles waiting to get on the freeway so the queuing does not disrupt intersection operations or create unsafe conditions.

Table 4
Existing Plus Project Intersection Level of Service

Study Number	Intersection	Peak Hour	Existing		Existing + Project	
			Avg. Delay (sec.)	LOS	Avg. Delay (sec.)	LOS
1	SR 17 Southbound Ramps & Bear Creek Road <i>(All-way Stop)</i>	AM	9.7	A	10.0	B
		PM	10.5	B	11.0	B
		Saturday	9.0	A	14.5	B
2	SR 17 Northbound Ramps & Bear Creek Road <i>(Unsignalized)</i>	AM	53.3	F	61.8	F
		PM	11.6	B	11.8	B
		Saturday	13.7	B	14.9	B

Bear Creek Redwoods Traffic Study

<p>1</p>	<p>2</p>
-----------------	-----------------



LEGEND

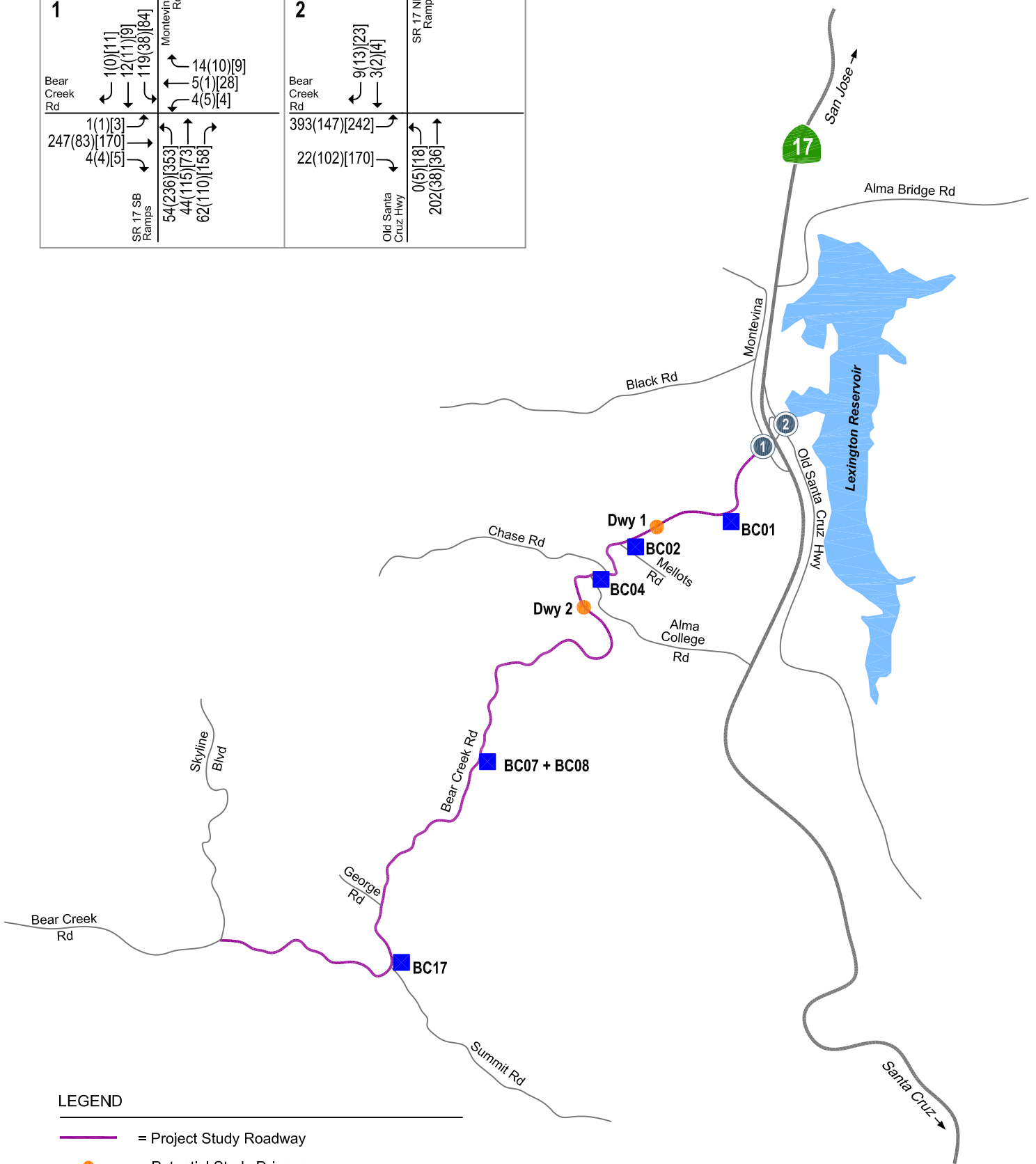
- = Project Study Roadway
- = Potential Study Driveway
- = Potential Study Gate
- X = Study Intersection

XX(XX)[XX] = AM(PM)[Saturday] Peak-Hour Trips

Figure 4
Project Trip Assignment

Bear Creek Redwoods Traffic Study

1	2
<p> Bear Creek Rd: 1(0)[11], 12(1)[9], 119(38)[84] SR 17 SB Ramps: 1(1)[3], 247(83)[170], 4(4)[5] Montevina Rd: 14(10)[9], 5(1)[28], 4(5)[4] SR 17 SB Ramps: 54(236)[353], 44(115)[73], 62(110)[158] </p>	<p> Bear Creek Rd: 9(13)[23], 3(2)[4] Old Santa Cruz Hwy: 393(147)[242], 22(102)[170] SR 17 NB Ramps: 0(5)[18], 202(38)[36] </p>



LEGEND

- = Project Study Roadway
- = Potential Study Driveway
- = Potential Study Gate
- X = Study Intersection

XX(XX)[XX] = AM(PM)[Saturday] Peak-Hour Traffic Volumes

Figure 5
Existing Plus Project Traffic Volumes

Future Plus Project Intersection Level of Service Analysis

It is expected that buildout of the project will take 15 years. Future plus project traffic volumes were estimated by applying a general growth factor of 1% per year for 15 years to the existing peak-hour volumes and adding the project trips (see Figure 6). The results show that both study intersections would operate at acceptable levels of service during the weekday PM peak hour and the weekend peak hour. During weekday PM peak hour and Saturday peak hour, the intersection of the SR 17 northbound ramps/Bear Creek Road would operate at level of service B under future plus project conditions. During the weekday AM peak hour, the intersection already operates at LOS F, and queues would increase with the assumed future growth, without the project. The project could increase the delay for the on-ramp. The delay increase due to the project would be minor and probably not noticeable to motorists.

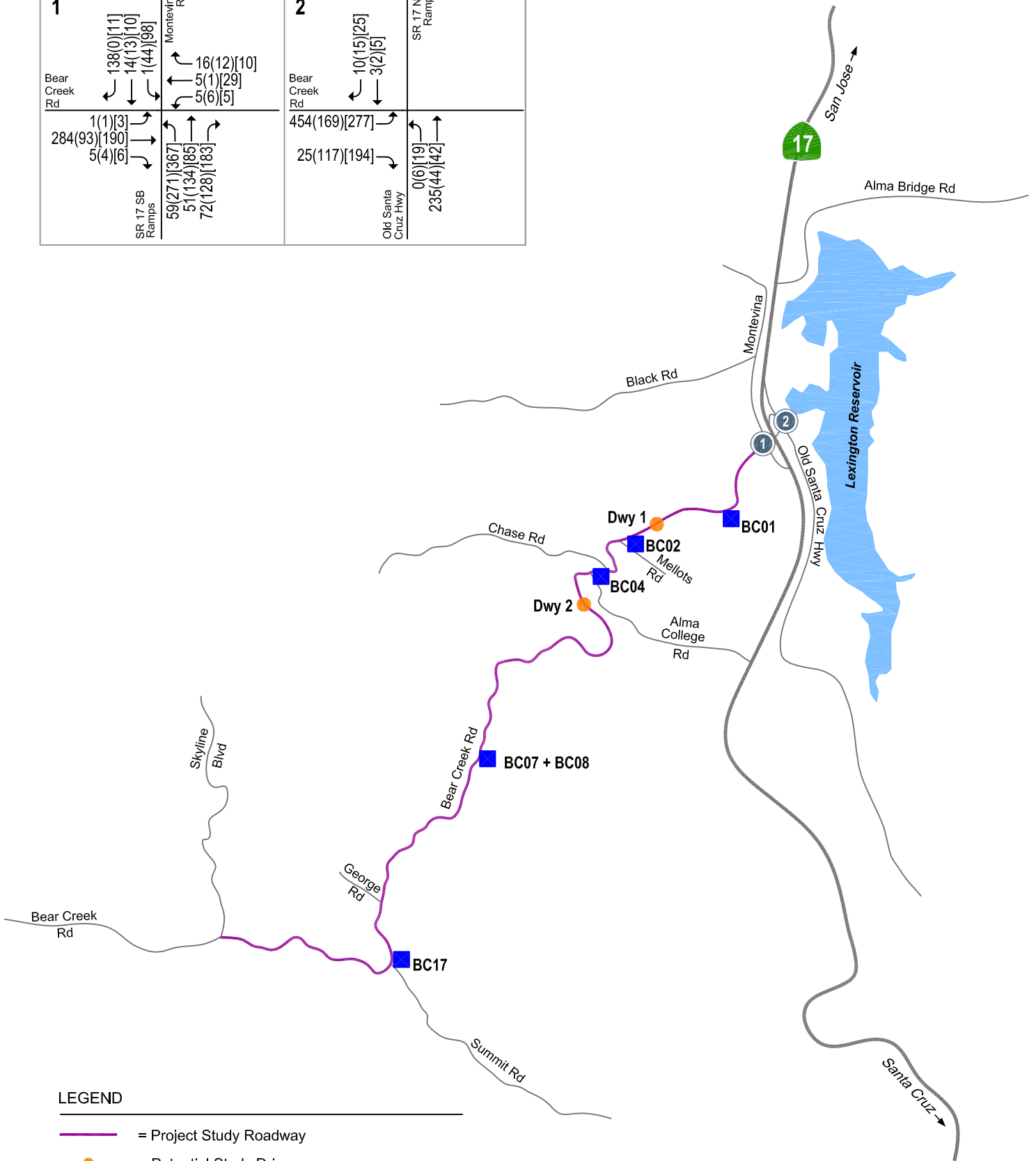
Since the delay is caused by the ramp meter at the northbound SR17 on-ramp, there are no feasible improvements that could be done. The meter already allows two vehicles per green. Any increase in metering rate would flood SR17 with vehicles, which would defeat the purpose of the ramp meter. There is ample queuing space on Old Santa Cruz Highway and Bear Creek Road for vehicles waiting to get on the freeway so the queuing does not disrupt intersection operations or create unsafe conditions.

Table 4
Future Plus Project Intersection Level of Service

Study Number	Intersection	Peak Hour	Future Plus Project	
			Avg. Delay (sec.)	LOS
1	SR 17 Southbound Ramps & Bear Creek Road (All-way Stop)	AM	10.8	B
		PM	12.4	B
		Saturday	16.2	B
2	SR 17 Northbound Ramps & Bear Creek Road (Unsignalized)	AM	166.6	F
		PM	12.5	B
		Saturday	16.7	C

Bear Creek Redwoods Traffic Study

1 	2
------------------	------------------



LEGEND

- = Project Study Roadway
- = Potential Study Driveway
- = Potential Study Gate
- X = Study Intersection

XX(XX)[XX] = AM(PM)[Saturday] Peak-Hour Traffic Volumes

Figure 6
Future Plus Project Traffic Volumes

Driveway Sight Distance Analysis

The most important factor in adequate and safe driveway operations is the sight distance. In California, the *Caltrans Highway Design Manual* is the primary reference used to determine sight distance requirements. Since Bear Creek Road has many grades and curves, sight distance is limited in several locations.

Two potential driveway locations were identified that would provide adequate sight distance for a new driveway. The first is located in between gates BC01 and BC02 just west of the Camel Hill Vineyard entrance. The second location, about 800 feet west of gate BC04, was also considered for a driveway and crosswalk because the Open Space District owns land on both sides of the road.

At the first driveway location near Camel Hill Vineyard, sight distance could be over 450 feet for all potential turning movements (e.g. left turn in, left turn out, right turn out) if existing vegetation were removed. The tree located by the first utility pole west of the Camel Hill Vineyard entrance would need to be removed. The next tree to the west might also require removal depending on the view after other vegetation is removed (See Figures 7 and 8).

At the existing gate BC04, sight distance to the west is inadequate, so a new driveway location is necessary. A potential driveway location was found west of Alma College Rd that could achieve sight distance of about 400 feet to the east (or north) and a sight distance of more than 400 feet to the west (or south) with the removal of trees and vegetation (See Figures 9 and 10).

The actual and required stopping sight distances for the potential driveways are shown in Table 5. The required sight distances are based on the *Caltrans Highway Design Manual*, table 201.1. Section 201.3 specifies a 20% increase in stopping sight distance on a sustained downgrade of over 3%. According to this table, driveways at the potential locations would provide adequate sight distance.

The Open Space District owns land on both sides of the road near gate BC04 but only owns land on one side of the road near Camel Hill Vineyard. Therefore, a crosswalk would only be appropriate at the potential driveway location studied near gate BC04. At this location, sight distance is adequate with the trees removed as specified above, and there are flat landing areas on both sides of the road that could be used for the crossing.

**Table 5
Sight Distance Analysis**

Location	WB design speed	WB road grade	WB required sight distance	WB actual sight distance	EB Design speed	EB road grade	EB required sight distance	EB actual sight distance
west of Camel Hill Vineyard	40 mph	insignificant	300 ft	> 450 ft	30 mph	insignificant	200 ft	> 450 ft
west of Alma College Rd	30 mph	insignificant	200 ft	400 ft	40 mph	4%	360 ft	> 400 ft

Because some people coming to the site would be unfamiliar with its location, adequate signage should be provided in advance of the driveway. Signage should be based on the 2014 California Manual of Uniform Traffic Control Devices (CAMUTCD). Though no signage is specifically required by the CAMUTCD at this location, Hexagon recommends a G72 (CA) style sign at least 200 feet from the driveway in each direction, with “Bear Creek Redwoods Open Space Preserve” or similar text. The sign placements must not obscure sight lines from the driveway.

The Open Space District should consider additional signage to improve the visibility of any crosswalk installed on Bear Creek Road. The signage could include “crosswalk ahead” signs and could also include pedestrian activated rectangular rapid flashing beacons (RRFB). Beacons would probably need to be hard-wired to a power source because solar power could be limited by the tree cover.



Sample G72 (CA) guide sign
(actual sign text will be different)

Other Existing Gates

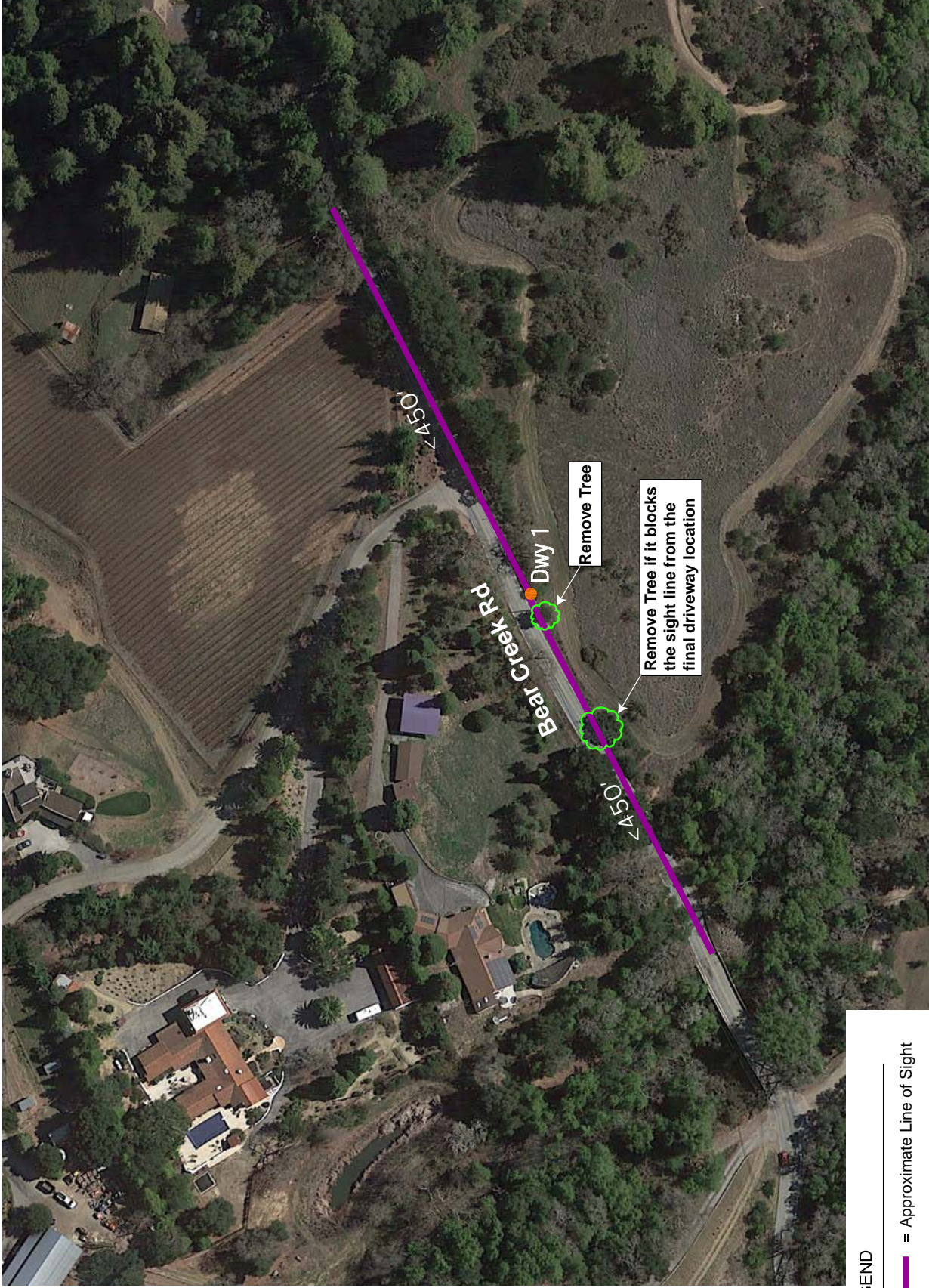
Some other gates were observed on Bear Creek Road. Gates BC07 and BC08 next to the Presentation Center do not provide adequate sight distance for a driveway. Gate BC17 at the intersection of Bear Creek Road and Summit Road provides adequate sight distance and could be used as-is (see Figure 11).

The Open Space District plans to develop a multi-use trail on the west side of Bear Creek Road with a trail head at the intersection with Summit Road. Parking for the trail head would be on the east side of Bear Creek Road so there would need to be a way for trail users to cross the road. Hexagon considered the possibility of a pedestrian crosswalk across Bear Creek Road at the intersection with Summit Road. However, this location has poor sight distance so a crosswalk would be problematic. In order to create a safe crossing, it would be necessary to add stop signs on Bear Creek Road. The addition of stop signs would take some engineering design because of the poor sight distance. It would also take Caltrans approval because the intersection is under Caltrans jurisdiction (State Highway 35).

Conclusions

The proposed Bear Creek Redwoods Open Space Preserve will not create traffic impacts to Bear Creek Road. Bear Creek Road is operating well below its capacity and would continue to do so with the modest project traffic added during regular weekday/weekends as well as under the worst-case scenario. The two proposed driveway locations can provide adequate sight distance as long as the proposed tree and vegetation removals are carried out. A crosswalk would be feasible near gate BC04 adjacent to the potential driveway location.

The intersection of the SR17 southbound ramps and Bear Creek road will operate well during weekdays with the modest project traffic added and during weekends with the heaviest traffic if there were to be two large events at the Preserve on the same day. The intersection level of service calculation shows that northbound traffic at the intersection of the SR17 Northbound ramps and Bear Creek Road faces long delays due to the ramp meter at the freeway on-ramp. The project would add some traffic to the on-ramp, but probably wouldn't result in a noticeable change in delay. There are no feasible improvements to reduce the delay and queuing. There is ample room for the queuing, and it doesn't cause other operational problems or safety issues.



LEGEND




-  = Approximate Line of Sight
-  = Potential Study Driveway
-  = Potential Study Gate

Figure 7
Driveway 1 Sight Distance

Looking West



Looking East



Figure 8
Views from Driveway 1 Location (approximate)



LEGEND




-  = Approximate Line of Sight
-  = Potential Study Driveway
-  = Potential Study Gate

Figure 9
Driveway 2 Sight Distance

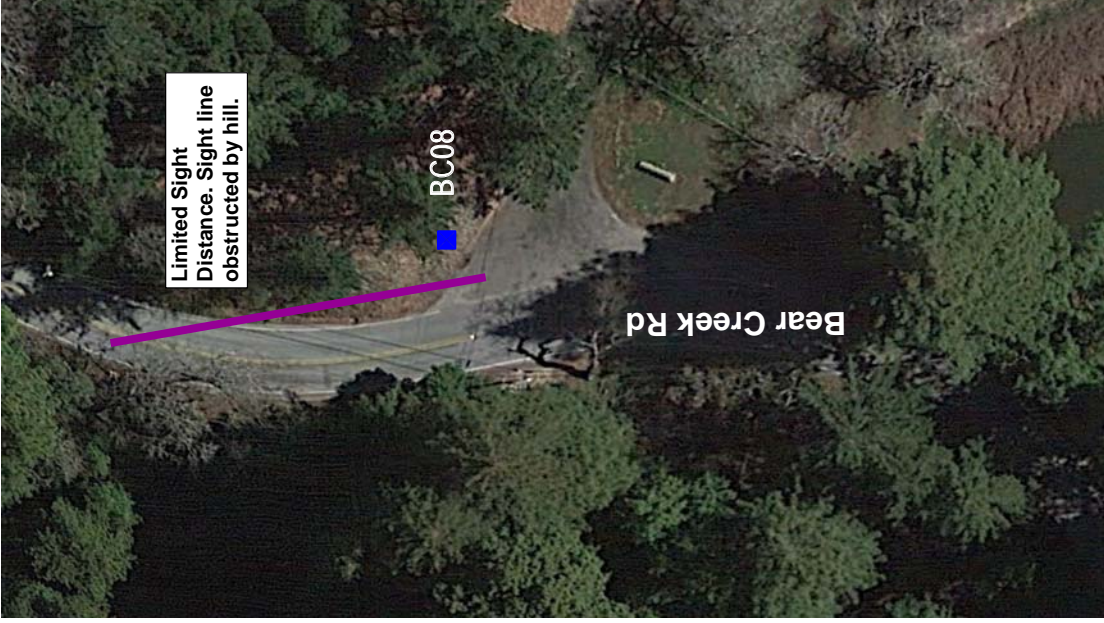
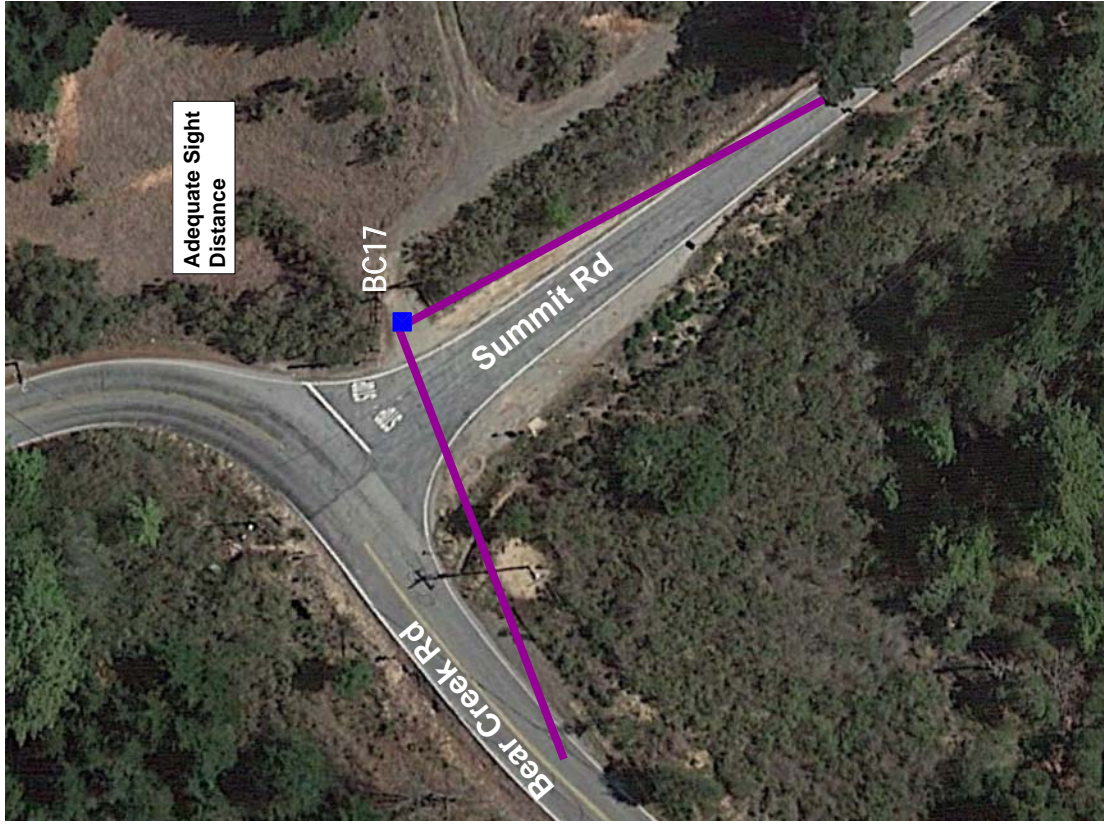
Looking South



Looking North



Figure 10
Views from Driveway 2 Location (approximate)



LEGEND




-  = Approximate Line of Sight
-  = Potential Study Driveway
-  = Potential Study Gate



Figure 11
Sight Distance for BC17 and BC08

BLANK PAGE

BLANK PAGE

POPULOUS[®]

SEPTEMBER 2016