



BEAR CREEK REDWOODS PRESERVE PLAN

IMPLEMENTATION AND PHASING

Planning and Natural Resources Committee
September 29, 2015



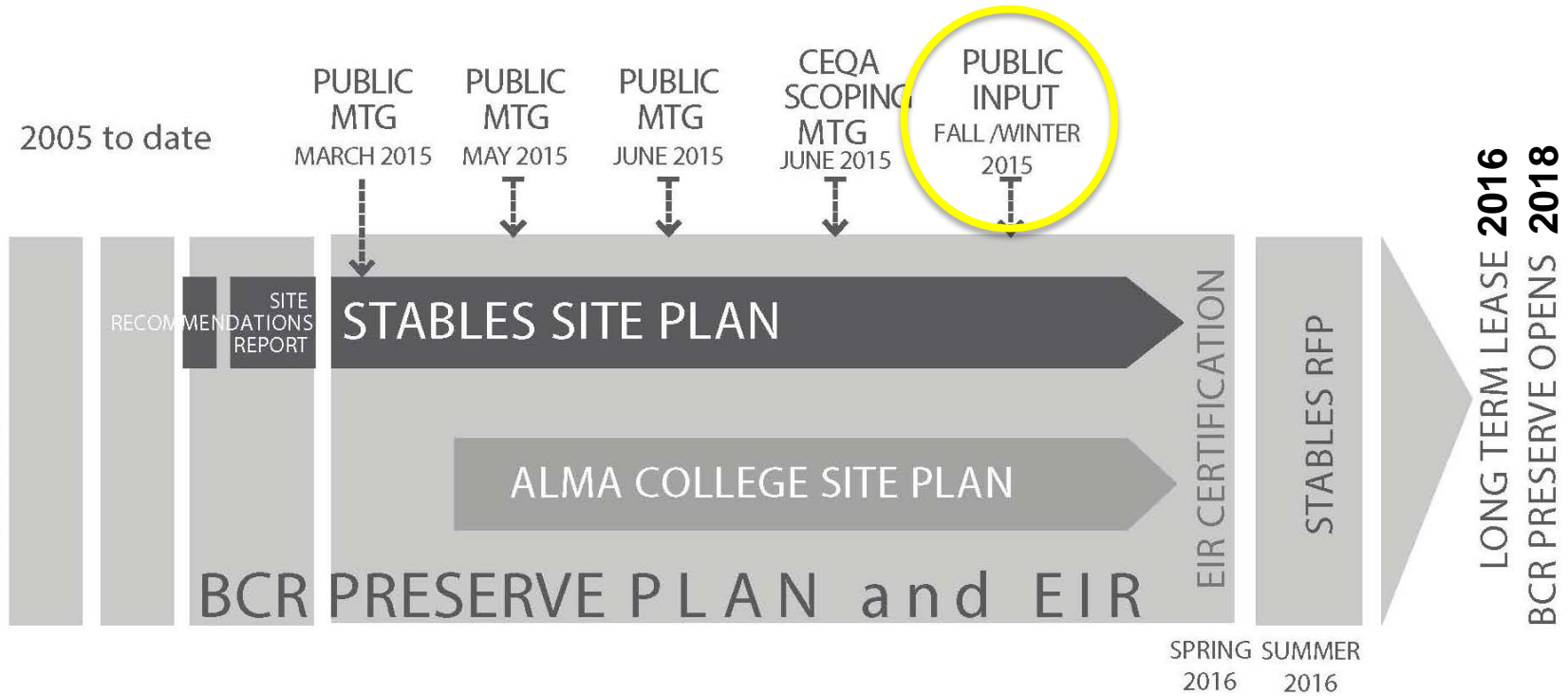
RECOMMENDATIONS



1. Review and provide input on the proposed Preserve Plan actions, including Bear Creek Stables, to facilitate completion of the Preserve Plan document and Draft Environmental Impact Report.
2. Confirm staff's recommendation to remove Bear Creek Stables Design Alternative C from consideration due to associated environmental impacts.
3. Provide input on the proposed phasing plan, including the addition of new Operations, Natural Resources, and Engineering & Construction staff.
4. Receive an update on water resources development for the Preserve.
5. Direct staff to proceed with design and engineering of Phase I public access improvements, additional water systems testing, and plans for high priority resource management actions.

PLANNING PROCESS

OVERALL PLANNING PROCESS TIMELINE





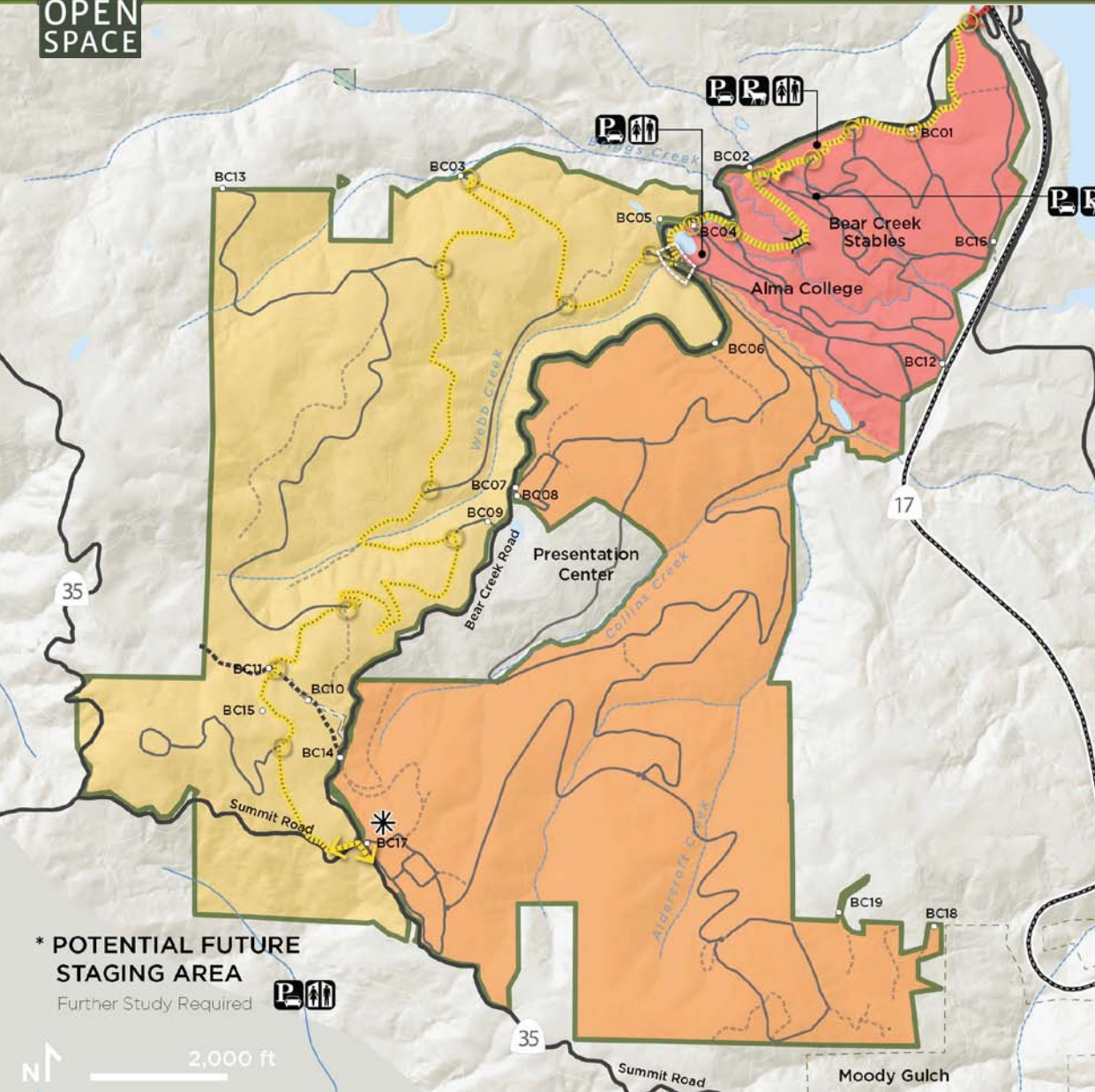
MEETING AGENDA



- Implementation Schedule and Phasing Analysis
 - Phase 1 2016-2018 (Preserve Open 2018)
 - Phase 2 2019-2024
 - Phase 3 2025-2030
- Public Use and Facilities
 - Trails, parking, visitor amenities
- Natural Resource Management
- Cultural Resource Management
 - Alma College
- Maintenance and Operations
- Bear Creek Stables



implementation SCHEDULE AND PHASING



Determining Factors

- Staff capacity
- Visitor satisfaction, safety
- Externalities

Options

- Phased opening
- Entire Preserve

Conclusion – Phase I Open Preserve in 2018

- Prioritize access to redwoods
- Expand parking and provide pedestrian crossing at Alma College Area
- NE zones remains closed if needed



Implementation PHASE I 2016-2018

Key Actions ~ \$10M

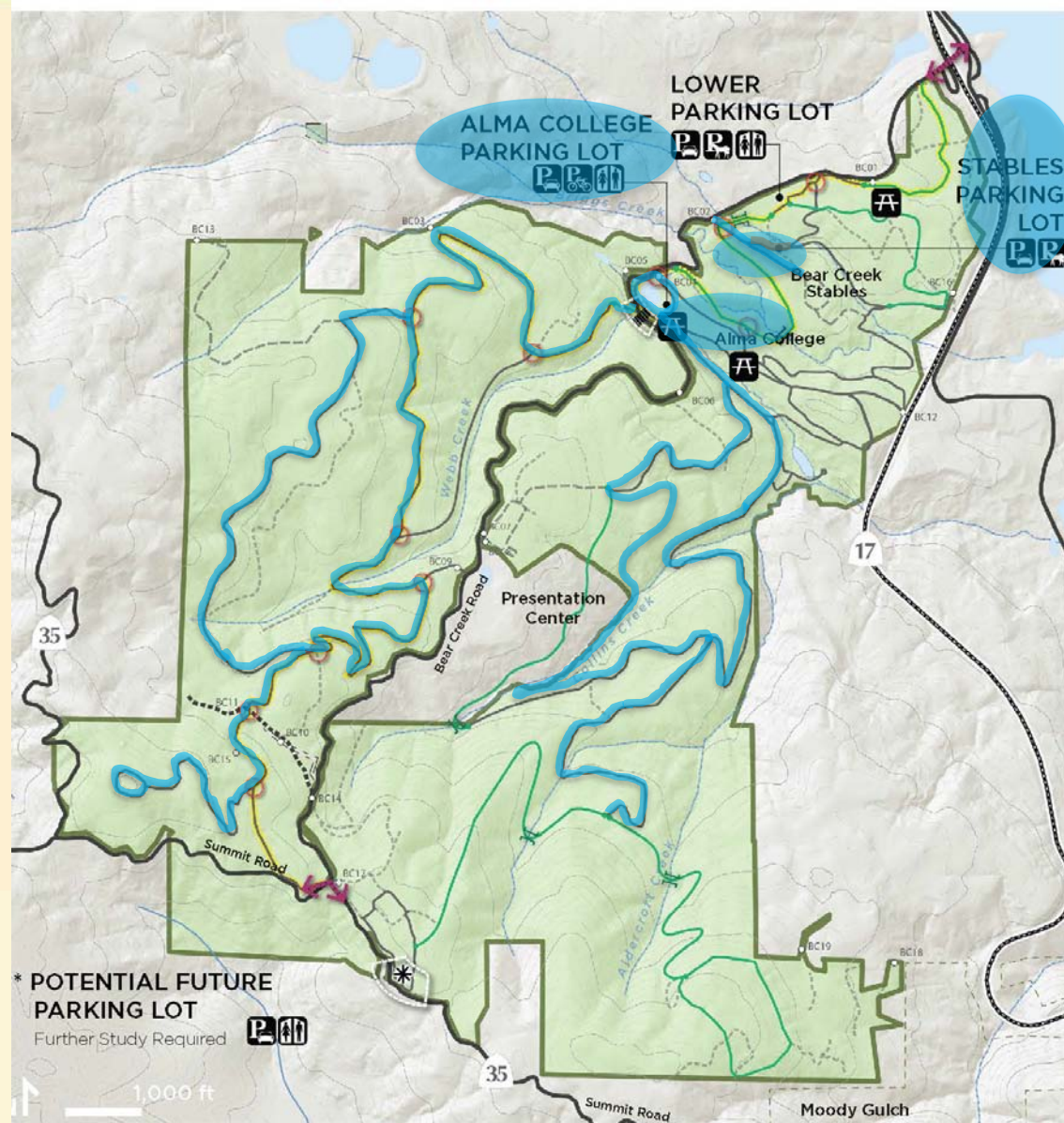
- Parking and road crossing
- West, SE trails
- Bear Creek Stables public areas*
- Alma College demo and stabilize*
- Invasive weed control

Add Staff ~ \$530,000 annually

- Capital Project Manager
- Resource Specialist
- OST and Supervisor
- Ranger

Open Preserve in 2018

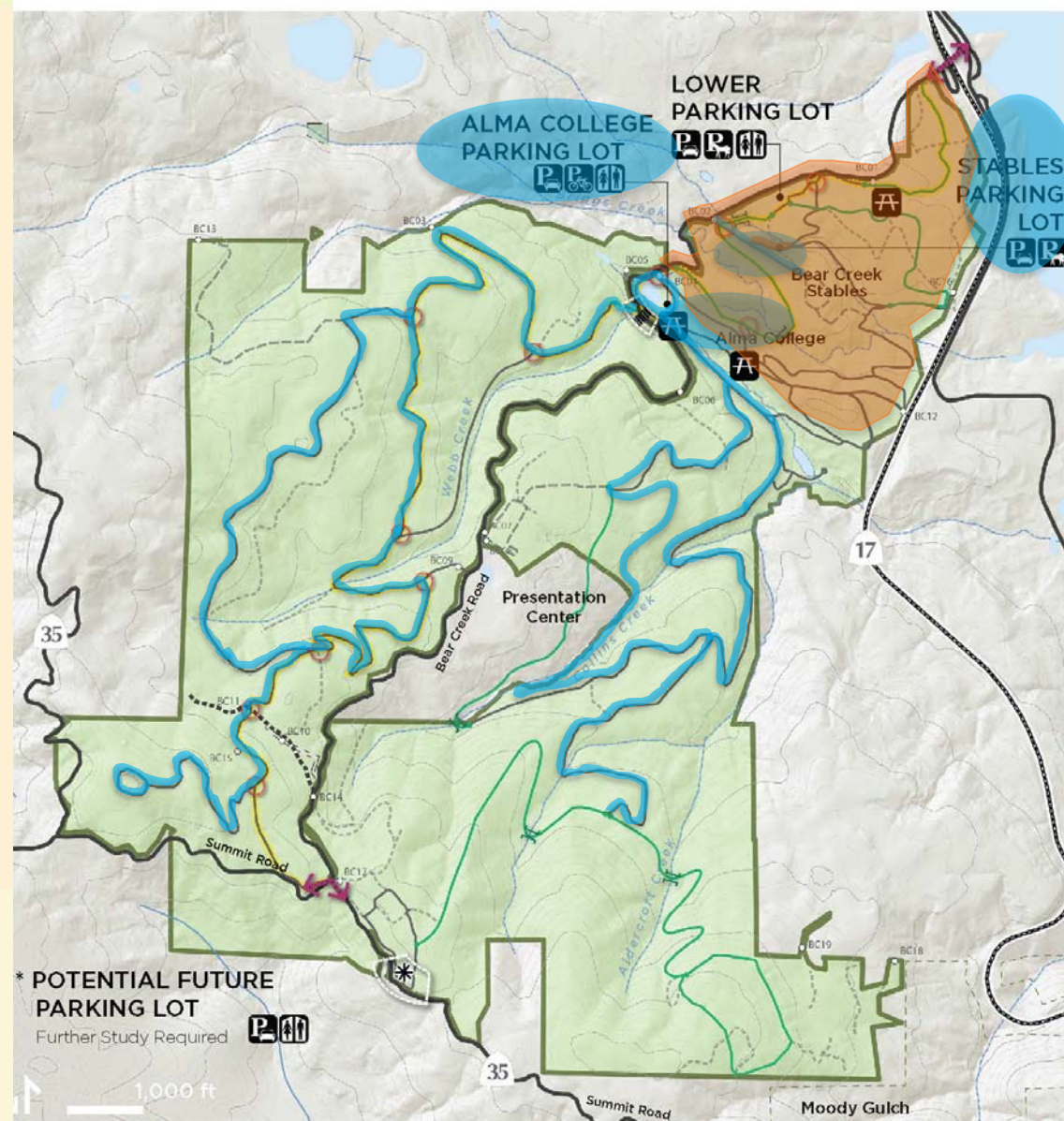
*indicates uncertainty – likely to be completed in Phase II



Implementation PHASE I 2016-2018

- # Key Actions – \$10.3M
 - Parking and road crossing
 - West, SE trails
 - Bear Creek Stables public areas*
 - Alma College demo and stabilize*
 - Invasive weed control

- # Add Staff – \$530,000
 - Capital Project Manager
 - Resource Specialist
 - OST and Supervisor
 - Ranger





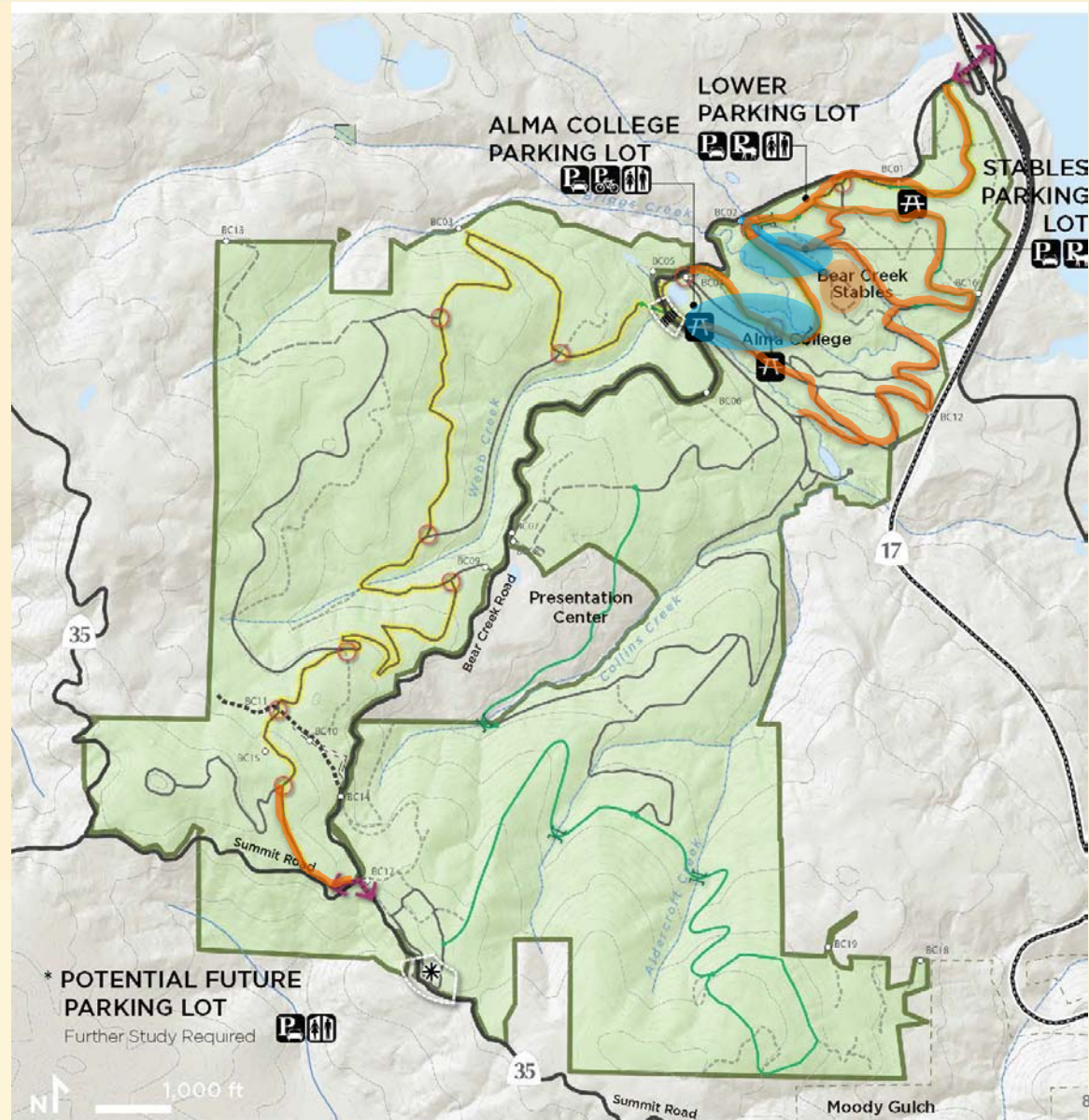
Implementation PHASE II 2019-2024

Key Actions ~ \$4.6M

- Multi use trail NE segment
- Connections
- Open multiuse trail to bicycle use
- Stables boarding facilities
- Alma College site rehabilitation

Staffing ~ \$210,000 (2016\$)

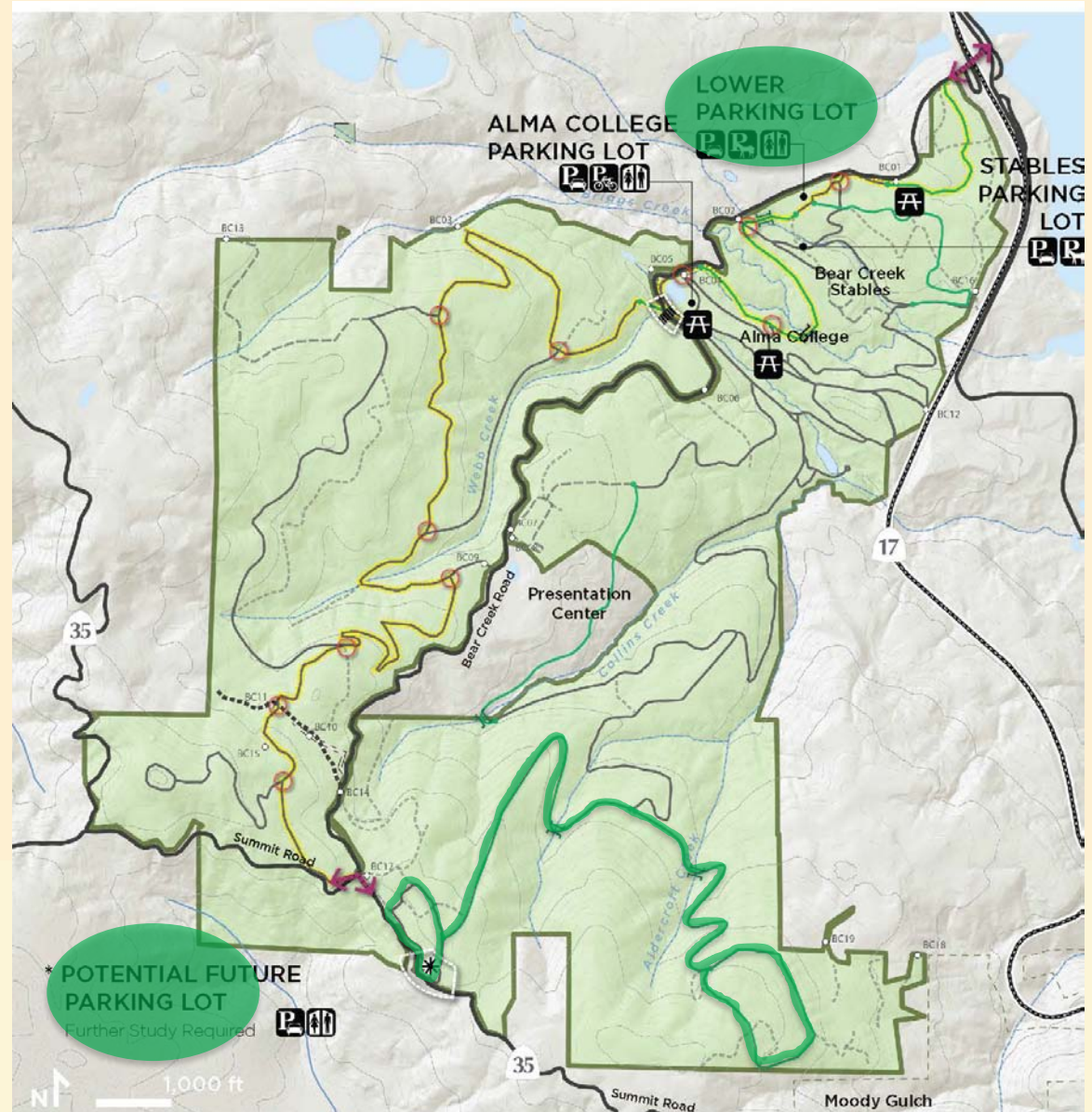
- Ranger
- OST



Implementation PHASE III 2025-2030

Phase 3 Key Actions ~ \$2M

- Construct new trail to complete E connection to summit area
- Construct Lower Parking Lot
- Partnership to re-use Alma College chapel and site





Implementation PHASE III 2025-2030



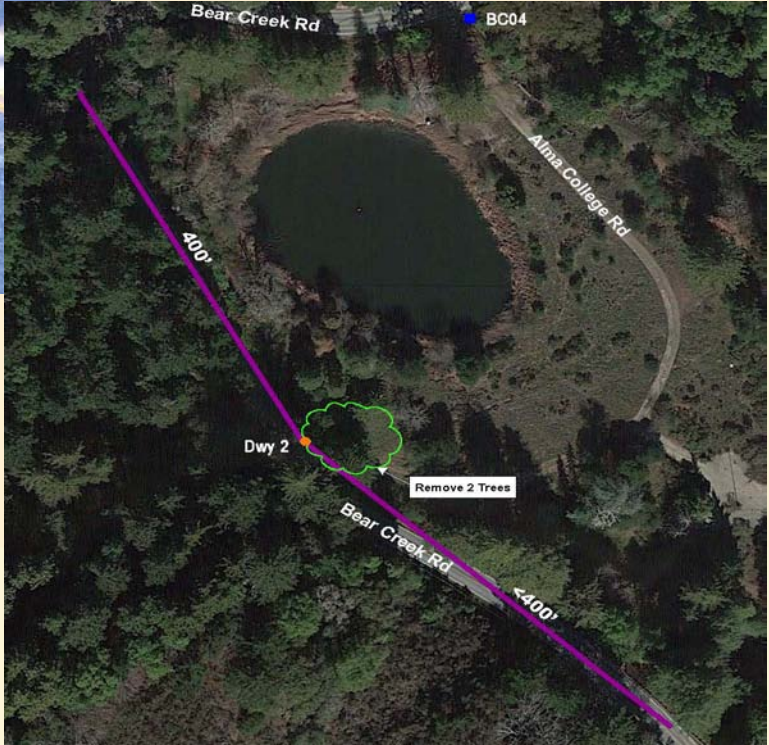


implementation PUBLIC USE + FACILITIES



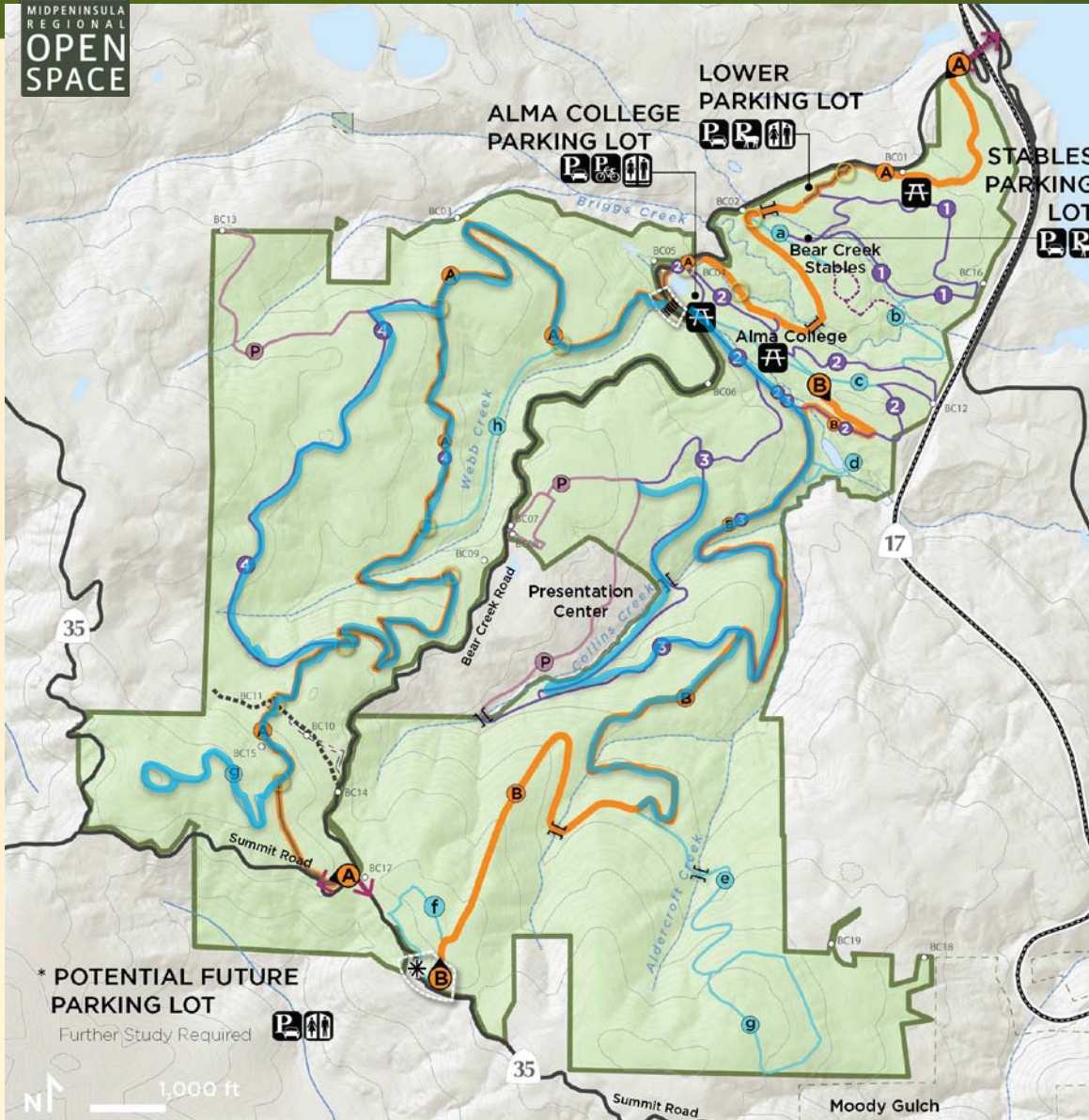


implementation PUBLIC USE + FACILITIES





implementation PUBLIC USE + FACILITIES



- Connector Trail
- Loop Trail
- Extension Trail
- Patrol Use Only
- Boarders Use Only
- Multi-use Trail
- Regional Connection
- Multi-use Trail Control Point ("No Bikes Beyond This Point")
- New Pedestrian Crossing (Bear Creek Road)
- Potential Parking Lot Study Area
- Creek Crossing / Bridge

* POTENTIAL FUTURE PARKING LOT
Further Study Required



Implementation PUBLIC USE + FACILITIES

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
11 – Allow general public access and enhance recreational opportunities in the Preserve						
Obj PU-1.1 Open the Preserve to general public use	PU 1.1a	<i>Hiking and Equestrian Use</i> -Keep existing designated trails open to hiking and equestrian use -Allow off-trail hiking -Open new trails and areas on the eastern side of the Preserve to hiking and equestrian use as they become available (PU-1.2) - After the at-grade crossing is completed on Bear Creek Road (PU-1.3), open the western side of the Preserve to hiking and equestrian use(PU-1.2)	H	I	See PU 1.2, 1.3	NA
	PU 1.1b	<i>Bicycle Use</i> - After the Bear Creek Road crossing is completed and connections to Lexington Reservoir County Park and Skyline/Summit area have been formalized, designate a multi-use trail open to bicycle use through the west side of the Preserve (PU-1.4)	H	II	See PU-1.4	NA
Obj PU-1.2 Expand, reorganize, and improve the Preserve trail system	PU 1.2a	- Implement priority treatments to improve drainage and upgrade roads for increased use	H	I II	See NR-5.1	NA
	PU 1.2b	- Re-route/improve existing segments of ‘Loop 3’, a moderately steep trail through redwood forest north and east of the Presentation Center - Construct new, 4-6 foot wide trail segment to complete loop, avoiding Presentation Center property - Designate existing easement route through Presentation Center as a maintenance and patrol route only	M	I	\$175,000	MAA
	PU 1.2c	- In Alma College area, designate road north of the ridge (northern segment of ‘Loop 2’) for year-round patrol and maintenance use - Improve drainage to prevent further slope failure - Study feasibility of stabilizing fillslope failure below aqueduct to increase road width	H	I	\$50,000	MAA
	PU 1.2d	- On west side of Preserve, re-open abandoned roads to create loop opportunities (‘Loop 4’ and ‘Extension j’) for hikers and equestrians - Install gates and fencing as needed to control access to private or patrol-only roads	H	I	\$250,000	MAA
	PU 1.2e	- Re-route/improve existing trail to complete ‘Loop 1’, a relatively level, meandering trail through grassland and oak woodland in the Northeast area, with a vista point easily accessible from the Lower Parking Area. - Install benches/picnic tables at vista point (Tripp cabin site) - Install gates as needed to control access to disc lines and private property	H	II	\$100,000	MAA
	PU 1.2f	- Improve drainage along ‘Extension c’, connecting Loops 1 and 2 just east of Bear Creek Stables, to allow year-round use - Construct bridge over Briggs Creek and rock ford at unnamed creek	H	II	\$125,000	MAA



Implementation PUBLIC USE + FACILITIES

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
	PU 1.2g	<ul style="list-style-type: none"> - In Alma College area, coordinate design and upgrades of 'Connector 2' and 'Extension e' with Alma College site rehabilitation - Designate appropriate loop segment of Connector 2 as an easy access trail 	M	II	See CR-2.1f	NA
	PU 1.2h	<ul style="list-style-type: none"> - Design and construct approximately 2 miles of new trail to complete 'Connector B', linking the northeastern portion of the Preserve to Summit Road; 6-10 foot wide - Install up to three at-grade creek crossings (culvert or rock fords) 	M	III	\$150,000	MAA
	PU 1.2i	<ul style="list-style-type: none"> - Design and construct approximately 1.5 miles of new 4-6 foot wide trail to complete 'Extension g'; - Retire unneeded portions of existing road network on the former Hunt property - Install up to two at-grade creek crossings on Aldercroft Creek 	L	III	\$225,000	MAA
Obj PU-1.3 Introduce a safe pedestrian crossing on Bear Creek Road to connect the Preserve's east and west sides	PU 1.3a	<ul style="list-style-type: none"> - Finalize study for location of proposed Bear Creek Road crossing near Alma College, obtain County encroachment permit - Design and implement at-grade road crossing – striping and signage - Add safety measures along Bear Creek Road in coordination with County traffic engineer 	H	I	\$80,000	MAA
	PU 1.3b	<ul style="list-style-type: none"> - Study the feasibility of a second pedestrian crossing of Bear Creek Road on the south portion of the Preserve (near Summit Road) 	M	III	Costs reflected under other goals	NA
Obj PU-1.4 Designate a multi-use through trail connecting the Lexington Basin to the Skyline area	PU 1.4a	Multi-use Trail ('Connector A') <ul style="list-style-type: none"> - Formalize connections to the Lexington Basin and Skyline areas (see PU-4.3) - Design and construct approximately 1 mile of new trail to complete northern segment of 'Connector A', (future multi-use trail); 10-12 feet wide, maintaining 100-ft sight lines and avoiding intersections with existing trails to the maximum extent feasible - Assess potential for using or featuring the existing trestle superstructure over Briggs Creek - Design, engineer, and construct up to two new bridges over Briggs Creek and unnamed creek to north 	H	II	\$250,000 Add'l costs under PU-4.3a,b	MAA
	PU 1.4b	<ul style="list-style-type: none"> - Incorporate informational signage and brochures on sharing the trail etiquette at safe intersections and crossings between trails - Conduct training workshops with frequent users 	H	II	\$15,000	MAA



Implementation PUBLIC USE + FACILITIES

	PU 1.4c	<ul style="list-style-type: none"> - Install signage, gates, and fencing as needed to control access to other trails, disc lines, and private property - Develop a system of markers or control points where multi-use trail intersects with other trails - Monitor all existing and new trail uses (hiking, equestrian, bicycle) to determine if poor user compliance with District regulations merit a subsequent change in trail use (MO-1.2) 	H	II	\$60,000 Also see MO-1.2	MAA
Obj PU-1.5 Expand and improve Preserve parking capacity	PU 1.5a	<p>Alma College Parking Area- Alma College/Upper Lake area, near future Bear Creek Road crossing</p> <ul style="list-style-type: none"> - Capacity for 60 vehicles, potentially divided into daily and overflow areas - Coordinate design of parking lots with rehabilitation of the former Alma College site - Include restroom, bicycle rack, benches and/or picnic tables, automatic gate, Preserve and trailhead signage 	H	I	\$970,000	MAA
	PU 1.5b	<p>Stables Public Parking Area – Bear Creek Stables visitor area</p> <ul style="list-style-type: none"> - Capacity for approximately 30 vehicles - Consider alternate materials other than asphalt - Provide horse trough and public drinking water if feasible 	H	I-II	Costs reflected under PU 6.1f	NA
	PU 1.5c	<p>Lower Parking Area- between BC01 and BC02</p> <ul style="list-style-type: none"> - Capacity for 40 to 50 vehicles and minimum 8 horse trailers - Include restroom, equestrian staging area, bicycle rack, automatic gate, trailhead and Preserve signage - Provide horse trough and public drinking water if feasible 	M	III	\$980,000	MAA
	PU 1.5d	<p>Potential Future Parking Area - Summit/Skyline Area</p> <ul style="list-style-type: none"> - Study intersection of Summit/Bear Creek Road to identify specific need and feasibility of a potential fourth staging area, if needed 	M	III	\$50,000 to \$80,000 (study)	General Fund
	PU 1.6a	<ul style="list-style-type: none"> - Install horse water troughs where appropriate; preferably locate near staging areas, and on main trails 	M	I	\$1,000 each	MAA
Obj PU-1.6 Provide trail-related amenities	PU 1.6b	<ul style="list-style-type: none"> - Develop picnic sites with benches and/or tables in the vicinity of the Lower Parking Area (Tripp Cabin site), Alma College, and Bear Creek Stables areas; 	M	I II	\$10,000 each	MAA
	PU 1.6c	<ul style="list-style-type: none"> - Install bicycle racks and tool stations as appropriate along the multi-use trail 	L	II	\$10,000 each	MAA
Goal PU2 – Provide low-impact, high-value site-sensitive interpretation and education activities						
Obj PU-2.1 Ensure any new visitor access features are sited and designed to protect landscape visual character	PU 2.1a	<ul style="list-style-type: none"> - Design features and improvements to protect the Preserve’s natural aesthetic 	H	ongoing	Costs reflected under other goals	NA
Obj PU-2.2 Provide opportunities to learn about natural resources and foster public appreciation of open space values	PU 2.2a	<ul style="list-style-type: none"> - Support the continuation of current educational programs in the preserve, such as small groups of children and outdoor school groups. Also see PU-6.1a. 	H	ongoing	\$0	NA



Implementation PUBLIC USE + FACILITIES

	PU 2.2b	- Collaborate with volunteer and docent groups to prepare an interpretive program. Cost includes funding for a detailed Interpretive Plan and additional docent training	H	II	\$75,000	General Fund
	PU 2.2c	- Develop interpretive material, including signs and displays to support the interpretive program (see PU-2.2b) and to aid self-guided hikes, docent-led hikes, educational field trips; etc.	H	II	\$100,000 Costs shared with Goal CR2.	MAA
	2.2d	- Continue to support the docent program; encourage additional hikes and tours at the Preserve to interpret Preserve history and the Alma College site, redwoods ecology, bats, etc. Cost reflects additional docent training	H	ongoing	See PU2.2.b	NA
Goal PU3 – Expand opportunities for people of diverse physical abilities to enjoy the Preserve						
Obj PU-3.1 Expand and improve ADA parking	PU 3.1a	- Provide sufficient ADA parking spaces at each new parking area - Ensure that all parking and staging facilities meet ADA requirements	H	ongoing	Cost reflected under Goal PU-1	NA
Obj PU-3.2 Provide loop trails and connection to parking areas and key destination sites, as well as those with a wide range of difficulty to reflect a diverse population	PU 3.2a	- Where feasible, trail design should recognize the intent of the ADA and provide accessibility for everyone - Provide accessibility information on trail signage for all trails connecting to parking areas	H	ongoing	\$15,000 to \$40,000	MAA
	PU 3.2b	- Following implementation of surface and drainage improvements, designate at least one “easy access” loop in the Alma College area	M	I	See Goal PU-1	NA
	PU 3.2c	- If feasible, construct new trail connecting to the Lower Parking Area to meet outdoor accessibility guidelines	M	I	See Goal PU-1	NA
Goal PU4 – Promote regional and local trail connections						
Obj PU-4.1 Seek to attain easements or other agreements to make key regional trail connections	PU 4.1a	- Confirm conditions and requirements for the designation/implementation of a formalized patrol route through the Presentation Center			\$0	NA
	PU 4.1b	- Work with neighbors to establish access rights for new regional trail connections - Study the feasibility of an easement to connect to Summit Road	M	I	\$0	NA
	PU 4.1c	- Develop new multi-use trail connection between Lexington Reservoir County Park and northern BCR utilizing Highway 17 overpass - Partner with Caltrans and Santa Clara County to improve security, provide additional crosswalk striping, and install signage to support safe use of the multi-use trail connection; obtain encroachment permits as needed	H	I	\$50,000	General Fund
	PU 4.1d	- Develop new multi-use trail connection between Skyline/Summit area and the southwest portion of the Preserve - Study the feasibility of creating a safe outlet for the multi-use trail at or near the intersection of Bear Creek Road and Summit Road	M	II	\$0	NA



Implementation PUBLIC USE + FACILITIES

Goal PU5 – Actively involve the public in the planning and management of the Preserve						
Obj PU-5.1 Provide opportunities to learn and support resource management activities through docent, volunteer, and other outreach programs	PU 5.1a	<ul style="list-style-type: none"> - Partner with community groups to assist with the Preserve Plan implementation - Engage volunteer groups to assist in monitoring, communication and education of visitor, to achieve a faster integration of new users (bikers in multi-use trails) into the Preserve (see MO-1.2b) 	M	ongoing	\$0	NA
	PU 5.1b	<ul style="list-style-type: none"> - Continue to support the work of volunteers in Preserve resource management, particularly the Advanced Resource Management Stewards 	H	ongoing	\$0	NA
	PU 5.1c	<ul style="list-style-type: none"> - Develop new Preserve informational brochure; revise as new parking areas and trails are constructed and opened 	L	ongoing	\$20,000 per phase	General Fund
Obj PU-5.2 Encourage and engage public and neighbors in future Plan amendments that affect the use and management of the Preserve	PU 5.2a	<ul style="list-style-type: none"> - Maintain list of stakeholders and inform them of progress in the development of improvements at the Preserve - Post Preserve information on the District's website and periodically include in the District's newsletter 	M	ongoing	\$0	NA



Implementation PUBLIC USE + FACILITIES

Next Steps

- Design and engineering of the Alma College parking lot, and design of the trail and road improvements on the west portion of the preserve.
- Submittal of a preliminary application to the County for evaluating the feasibility of an encroachment permit for the Bear Creek Road crossing.
- Identify interim stabilization measures for the Alma College site.



Implementation PUBLIC USE + FACILITIES

remove trees
that block
sight line

connect to
flat area

potential crossing
location

some
KEY ACTIONS



INCREASE+RELOCATE
BAT POPULATIONS



IDENTIFY TARGET
RESTORATION SITES



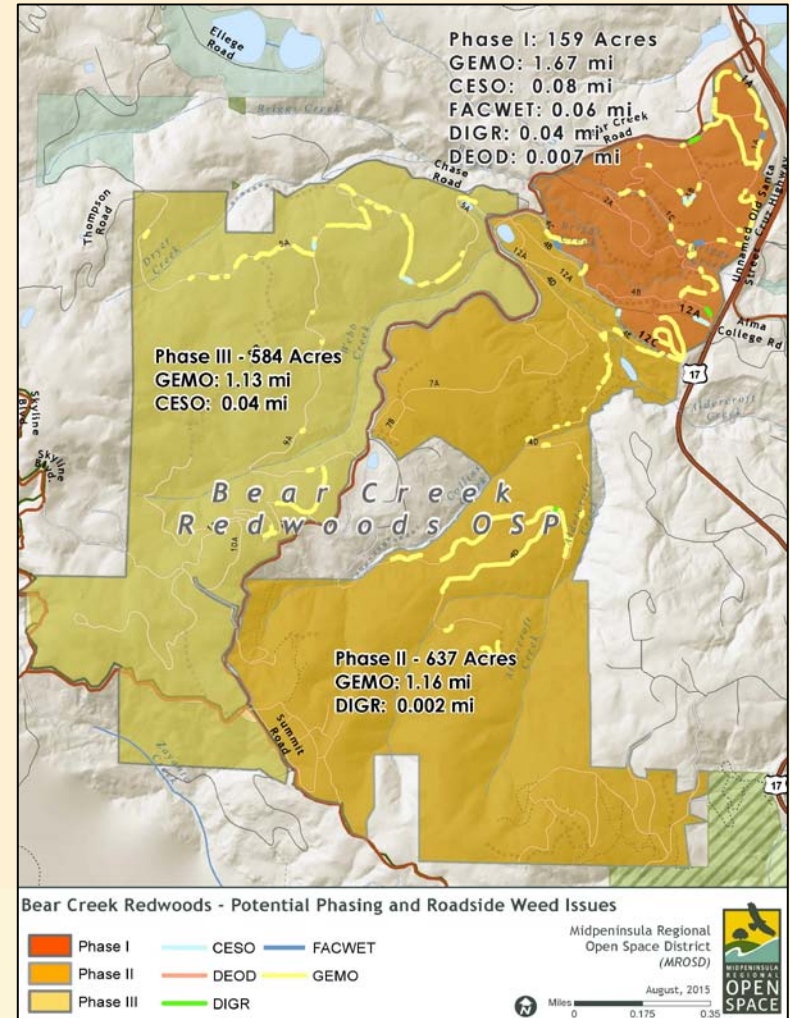
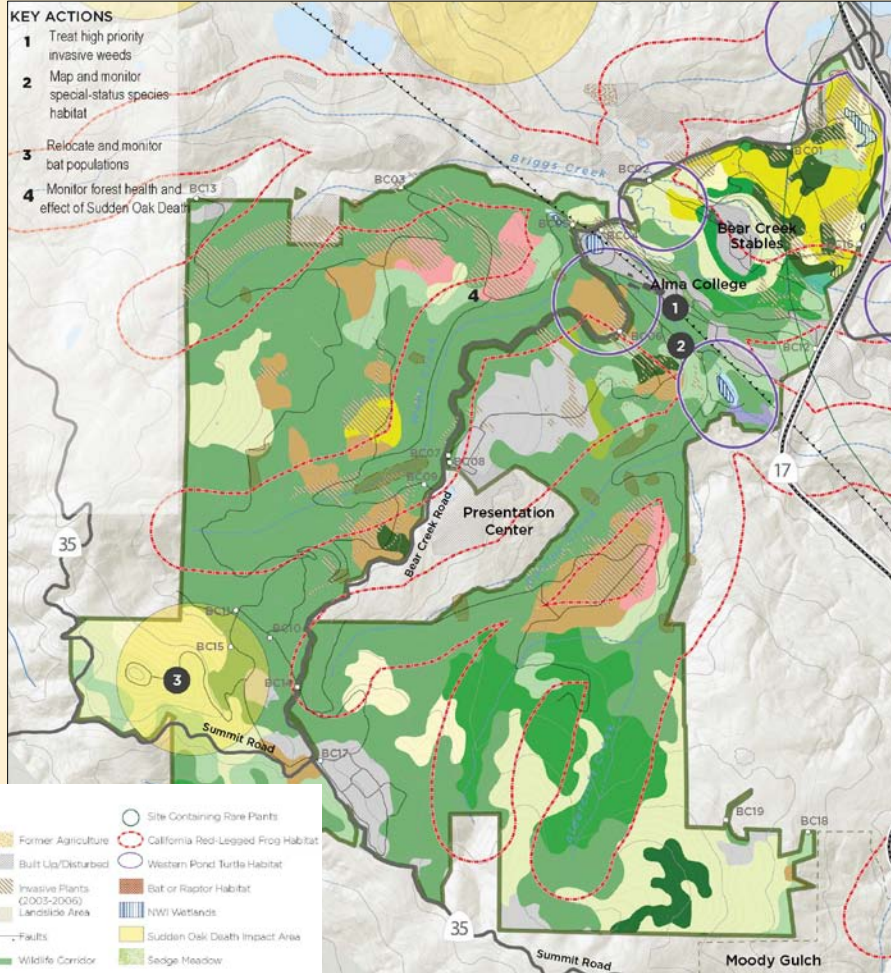
REDUCE SPREAD OF
SUDDEN OAK DEATH



TREAT+MANAGE INVASIVE
PLANTS



Implementation NATURAL RESOURCE MANAGEMENT





Implementation NATURAL RESOURCE MANAGEMENT

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
Goal NR1 – Increase the acreage of protected habitat and connectivity to wildlife corridors						
Obj NR-1.1 Continue to purchase properties and conservation easements to expand and protect the Preserve’s natural resources, aesthetic values, and connectivity	NR 1.1a	- Secure new properties, easements and other land interests to complete a protected open space greenbelt and create linkages with other protected lands	M	TBD	\$3,150,000	MAA
Obj NR-1.2 Maintain working relationships with other land owners and stakeholders in the vicinity of the Preserve to coordinate efforts to identify and retain habitat linkages	NR 1.2a	- Pursue land purchase partnership with Santa Clara County Parks to protect the Moody Gulch watershed	L	TBD	\$200,000	MAA
Goal NR2 – Protect habitats that support diverse biological resources, are unique, or are important for the conservation of rare, threatened and endangered species						
Obj NR-2.1 Protect and enhance special-status species habitat and other sensitive biotic communities	NR 2.1a	- Survey, develop, and implement a management & enhancement plan to improve pond habitat and ensure long-term dam stability	H	I-III	\$125,000 per phase	General Fund
	NR 2.1b	- Survey, monitor, and enhance rare plant populations (Choris’s popcorn-flower, native California black walnut trees)	M	I	\$10,000 every 5 years	General Fund
	NR 2.1c	- Plan and construct alternate habitat structures for special-status bat populations that will be displaced by rehabilitation of the Alma College chapel building, seal building and relocate bats	H	I	\$80,000	General Fund
	NR 2.1d	- Identify, protect, and enhance seasonal wetland areas in northeast portion of Preserve	L	III	\$200,000	General Fund
Obj NR-2.2 Protect and, where appropriate, enhance forest habitat	NR 2.2a	- Conduct forest assessment to document forest conditions and health	H	I	\$25,000	General Fund
	NR 2.2b	- Develop and implement forest management practices if needed	M	II	\$0	NA
Obj NR-2.3 Plan public access features to avoid adverse impacts and habitat fragmentation	NR 2.3a	- Design new trails and facilities to avoid sensitive species habitat, such as wetlands and dusky-footed woodrat nests	H	ongoing	\$0	NA
Obj NR-2.4 Identify wildlife movement corridors; work cooperatively with neighboring landowners and agencies to identify and preserve corridors and habitat linkages	NR 2.4a	- As part of the regional wildlife passage and Ridge Trail improvement project, work with partner agencies to develop wildlife and pedestrian linkages across SR 17	M	II	\$0 Separate Project	NA
Obj NR-2.5 Restrict access to areas that require intensive resource management or support sensitive biotic resources	NR 2.5a	- As needed, close areas or trails in resource management areas (see NR-4)	M	ongoing	\$0	NA



Implementation NATURAL RESOURCE MANAGEMENT

Obj NR-2.5 Restrict access to areas that require intensive resource management or support sensitive biotic resources	NR 2.5a	- As needed, close areas or trails in resource management areas (see NR-4)	M	ongoing	\$0	NA
Goal NR3 – Protect native wildlife						
Obj NR-3.1 Identify, protect, and monitor special-status wildlife populations	NR 3.1a	- Survey habitat areas potentially supporting special-status wildlife (Foothill yellow-legged frog, Western pond turtle and California red-legged Frog) that may be impacted by construction activities - Provide biological monitoring of construction activities in areas special-status species habitat	H	Ongoing	\$10,000-50,000 per project	General Fund
	3.1b	- Avoid construction during migratory bird and raptor nesting season, or conduct nest surveys and implement measures to avoid nest disturbance	H	Ongoing	\$10,000 per survey	General Fund
	NR 3.1c	- Conduct focused surveys for Western Pond Turtle and California Red-legged Frog to inform pond management plan	M	II	\$25,000	General Fund
	NR 3.1d	- Monitor bat populations, including use of bat houses, and implement additional enhancement measures if bat populations are declining. - Incorporate bat surveys and education into Preserve docent programs to increase public awareness	H	II-III	\$10,000 annually	General Fund
	NR 3.1e	- Work in partnership with resource agencies to share data and facilitate future enhancement projects	M	II	\$0	NA
Goal NR4 – Repair and monitor ecologically damaged and disturbed areas						
Obj NR-4.1 Control key invasive plant species	NR 4.1a	- Identify, map, and prioritize control of invasive plant populations according to the District’s Integrated Pest Management Program	H	I	\$40,000	General Fund
	NR 4.1b	- Implement intensive control program for priority weed infestations	H	ongoing	\$100,000 annually for 5 years	General Fund
	NR 4.1c	- Use native seed and, where necessary, actively restore areas degraded by invasive plants	H	I II	\$25,000 annually for 5 years	General Fund
Obj NR-4.2 Manage Sudden Oak Death	NR 4.2a	- Continue to monitor Sudden Oak Death (SOD) and follow SOD Best Management Practices to reduce spread - Continue to support and encourage SOD research on Preserve lands	H	ongoing	\$10,000 annually	NA
	NR 4.2b	- Install SOD cleaning stations and informational signage at parking areas and trailheads	H	I II	\$15,000	MAA
	NR 4.2c	- Remove hazard trees or treat heavy dieback areas along trails to reduce wildfire risk, as needed	H	ongoing	\$10,000 annually	General Fund



Implementation NATURAL RESOURCE MANAGEMENT

Goal NR5 – Protect waterways and associated natural lands to maintain water quality, watershed function, and healthy aquatic habitat						
Obj NR-5.1 Protect water quality and improve stream habitat	NR 5.1a	- Implement priority road and trail treatments to reduce erosion and protect watershed resources and aquatic habitat	H	I-III	\$200,000 Per phase	MAA
	NR 5.1b	- Monitor channel bank erosion; treat with bioengineering as needed	H	ongoing	Up to \$5,000 annually	General Fund
	NR 5.1c	- Remove trash and historic debris from stream channels if degrading water quality or threatening streambank stability	H	II	Up to \$150,000	General Fund
Obj NR-5.2 Treat stormwater runoff and monitor potential sources of sediment and pollutants	NR 5.2a	- Implement green infrastructure improvements and water quality Best Management Practices at Bear Creek Stables	M	II	\$300,000	General Fund
	NR 5.2b	- Implement green infrastructure design at all new parking areas and rehabilitated Alma College site	L	III	See PU 1.5	NA
	NR 5.2c	- In the event a water quality issue is identified, develop and implement a response and restoration plan	H	ongoing	varied	NA
Obj NR-5.3 Identify and maintain existing springs, water infrastructure, and water rights	NR 5.3a	- Complete baseline monitoring of water resources throughout the Preserve to characterize existing sources Complete a water supply plan to utilize/augment existing sources - Obtain rights to surface water use where possible	H	underway	\$100,000	General Fund
	NR 5.3c	- Design and install water infrastructure to convey, store, and treat groundwater and/or surface water where needed to support Preserve uses and fire suppression needs (see PU-6.2c)	H	I	TBD	MAA



Implementation NATURAL RESOURCE MANAGEMENT

Next steps

- Restoration plans for high priority resource management actions
 - Development of an invasive species management plan.
 - Bat relocation plan for the Alma College Chapel.
- Complete Water Resources Inventory



Implementation NATURAL RESOURCE MANAGEMENT





implementation CULTURAL RESOURCE MANAGEMENT

some
KEY ACTIONS



PROTECT SIGNIFICANT
PREHISTORIC SITES



REMOVE STRUCTURES THAT
DO NOT CONTRIBUTE TO THE
CULTURAL LANDSCAPE



RETAIN FORMER 'ALMA
COLLEGE' SHRINES FOR
ON-SITE INTERPRETATION



...and their ASSOCIATED
CULTURAL LANDSCAPE

UPPER LAKE

A small pontoon offers access to the water for science education, collection of water samples, and viewing. This location offers long views down the length of the site to the view-stop at the plantings, marking the former mansion.

NEW ENTRY FROM BEAR CREEK ROAD

At the new pedestrian crossing of Bear Creek Road, provide a new vehicular entry to the Alma College site and parking. Locate parking for 60 cars in two parking areas utilizing existing graded areas between the lake and classroom. Improve the existing road as needed. A MROSD-standard vault toilet is located near the parking.

SITE AND SAFETY CODE COMPLIANCE

Provide elegant, well-integrated interpretive materials at walls and railings to narrate the cultural landscape components, provide a 42-inch high guard rail at significant level changes. Approximately half the railings will be standard in their design, the rest is customized to the existing brick parapet walls or to the features being interpreted. Where historic path alignments include flights of stairs, alternative accessible routes are provided to ensure the site is fully accessible.

DORMITORIES AND CLASSROOMS

Interpret the Jesuit period through the remaining foundations of the dormitories. Remove and interpret the classroom building, retaining its clay-tile paved porch and foundation.

PEDESTRIAN PATHS

Reinstate the central path of the former historic radial path system. Reinstate the former central path through the site incorporating existing lengths of path where they remain. Where historic paths are not extant, align central path towards the north side of the available space to maximize distance from the fault. Materials for paths vary: existing red-tile paver and concrete in the central part of the site, to stabilized decomposed granite and gravel at the outer areas.

1950 LIBRARY

Remove the 1950 library to reopen views along length of the site, as between the late 1800s to 1950. Retain terraces created by Tevis for use as picnic areas. Rehabilitate historic stairs.

CHAPEL AND 1934 LIBRARY

Rehabilitate the wooden Chapel for event use with a project partner or as a visitor center by the MROSD. Close the lower floor for structural strengthening. Rehabilitate the patio on the north side for use by self-guided visitors. Provide water, septic and power to the rehabilitated building. Retain the roof of the wooden 1934 Library, removing most or all of its walls so that it becomes an open-air pavilion for use as an interpretive center.

FORMER TEVIS MANSION FOOTPRINT

This is a flexible-use picnic area. Interpretive paving element marks the threshold of the NW wing of the mansion. Enhance the extant remnants of the mansion foundation, flush with the pavement grade. Stabilize remnant carport columns and walls. Reinstate and interpret the location of the exterior walls, indicating the building's wings, some as sitting elements.

NORTH AND SOUTH RETAINING WALLS

Structurally stabilize the north retaining wall with tiebacks. The Chapel and 1934 Library are independent of the north retaining wall except in one location – at the east corner of the chapel. Close the chapel's lower floor, provide structural modifications. The south retaining wall lies on the fault trace, stabilize the broken ends where failure has occurred. Provide modest repairs to brickwork at the parapet edge.

GARAGE

Interpret the garage site and provide an overlook to the lower floor.

MEADOW, LILY POND, AND ROMAN PLUNGE

With a lighter touch than Scheme A, rehabilitate this sequence of spaces. Clear the meadow of invasive species. Rehabilitate and interpret the Lily pond and Roman Plunge suitable for picnics and gatherings. With few level changes. Reinstate the arbor, outline the lily pond, provide low walls and a few steps to the lily pond terrace. Provide an accessible route to each of the spaces. Retain and strengthen the bilaterally symmetrical view to the SE between the blue cedars. Reinstate historical plantings.

CULTURAL LANDSCAPE FEATURES

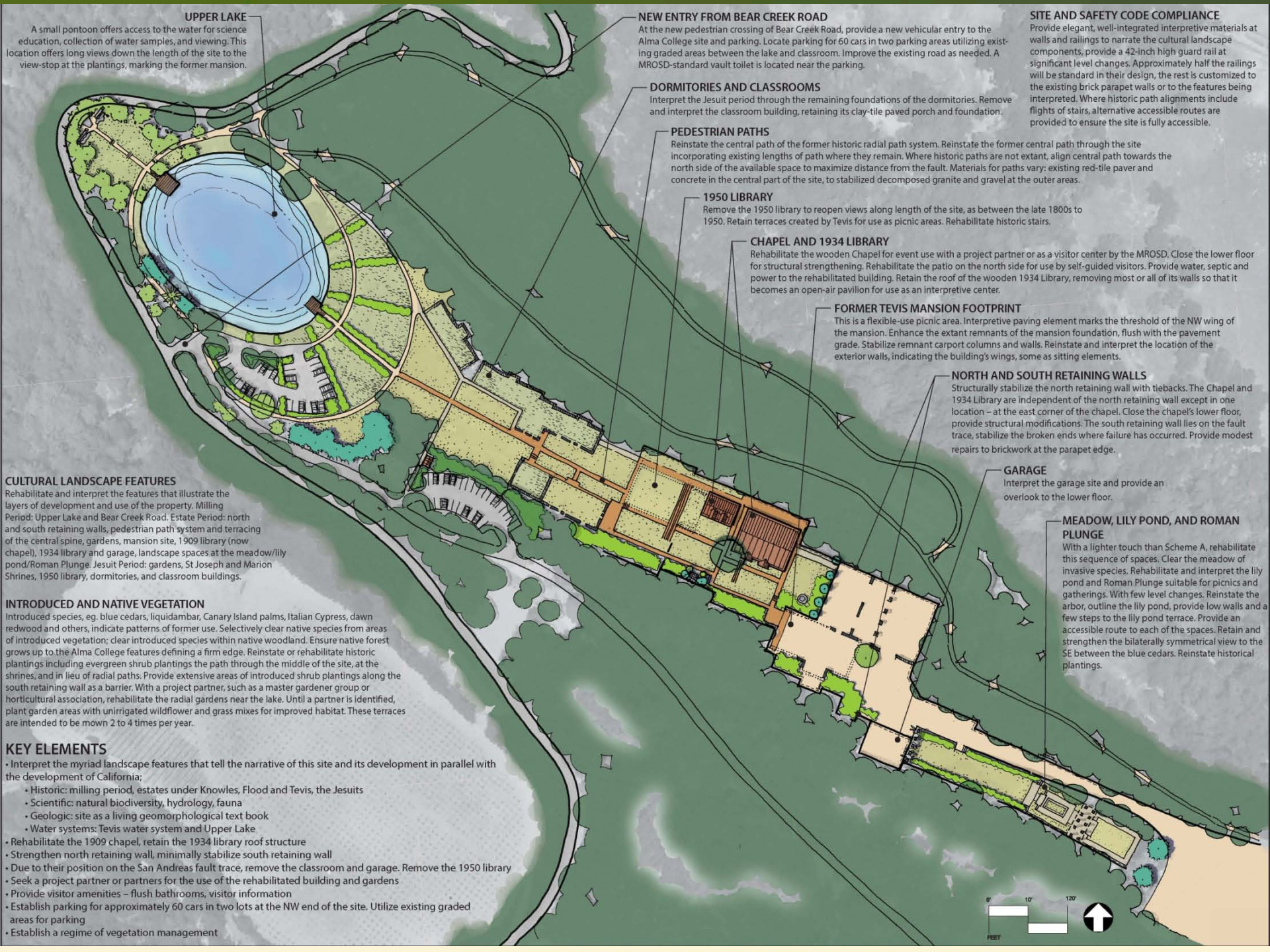
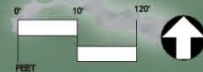
Rehabilitate and interpret the features that illustrate the layers of development and use of the property. Milling Period: Upper Lake and Bear Creek Road. Estate Period: north and south retaining walls, pedestrian path system and terracing of the central spine, gardens, mansion site, 1909 library (now chapel), 1934 library and garage, landscape spaces at the meadow/lily pond/Roman Plunge. Jesuit Period: gardens, St Joseph and Marion Shrines, 1950 library, dormitories, and classroom buildings.

INTRODUCED AND NATIVE VEGETATION

Introduced species, eg. blue cedars, liquidambar, Canary Island palms, Italian Cypress, dawn redwood and others, indicate patterns of former use. Selectively clear native species from areas of introduced vegetation; clear introduced species within native woodland. Ensure native forest grows up to the Alma College features defining a firm edge. Reinstate or rehabilitate historic plantings including evergreen shrub plantings the path through the middle of the site, at the shrines, and in lieu of radial paths. Provide extensive areas of introduced shrub plantings along the south retaining wall as a barrier. With a project partner, such as a master gardener group or horticultural association, rehabilitate the radial gardens near the lake. Until a partner is identified, plant garden areas with unirrigated wildflower and grass mixes for improved habitat. These terraces are intended to be mown 2 to 4 times per year.

KEY ELEMENTS

- Interpret the myriad landscape features that tell the narrative of this site and its development in parallel with the development of California;
 - Historic: milling period, estates under Knowles, Flood and Tevis, the Jesuits
 - Scientific: natural biodiversity, hydrology, fauna
 - Geologic: site as a living geomorphological text book
 - Water systems: Tevis water system and Upper Lake
- Rehabilitate the 1909 chapel, retain the 1934 library roof structure
- Strengthen north retaining wall, minimally stabilize south retaining wall
- Due to their position on the San Andreas fault trace, remove the classroom and garage. Remove the 1950 library
- Seek a project partner or partners for the use of the rehabilitated building and gardens
- Provide visitor amenities – flush bathrooms, visitor information
- Establish parking for approximately 60 cars in two lots at the NW end of the site. Utilize existing graded areas for parking
- Establish a regime of vegetation management





implementation CULTURAL RESOURCE MANAGEMENT

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
Goal CR1 – Protect and interpret significant historical and cultural resources						
Obj CR-1.1 Organize and increase the District’s knowledge of the Preserve’s cultural resources	CR 1.1a	- Continue to catalogue, monitor, and document known cultural resources. Update Cultural Resource GIS inventory as needed	H	II III	\$0	NA
	CR 1.1b	- Promote involvement of local academic institutions (Foothill College, University of California) to investigate and document known and potential cultural resources	L	II III	\$25,000	General Fund
Obj CR-1.2 Protect known and unknown cultural resources	CR 1.2a	- Design new trails and facilities to avoid impacting known cultural resources. Restrict access to resource areas if damage results from use of existing trails and facilities - Prior to any ground-disturbing construction activity, survey for unknown cultural resources and provide monitoring during construction	M	I II	\$10,000 per project	General Fund
	CR 1.2b	- Develop and implement a plan to interpret prehistoric resources as part of the Preserve’s overall Interpretive Program - Prepare generalized information in the form of signs, brochures, or non-traditional media to educate visitors about California Indian culture and history	M	II	See PU-2.2	NA
	CR 1.2c	- Design new and updated facilities at the Bear Creek Stables in such a manner that they preserve the character of the Stables	H	II	See PU-6.2	NA



implementation CULTURAL RESOURCE MANAGEMENT

Goal CR2 – Within the District’s basic mission, rehabilitate the former Alma College site so it can integrated into the Preserve, while respecting the site’s history, character and cultural landscape

Obj CR-2.1 Restore and reuse the former Alma College site according to federal guidelines for the rehabilitation of cultural landscapes	CR 2.1a	<ul style="list-style-type: none"> - Improve loop around Upper Lake and designate as easy access trail - Provide parking, signage, restrooms, and other visitor amenities (PU-1.5c) 	M	I	\$125,000 also see PU-1.5c	MAA
	CR 2.1b	<ul style="list-style-type: none"> - Demolish structures that cannot feasibly be rehabilitated or re-used, or do not contribute to the character/integrity of the site (classroom, garage, and 1950 library) 	M	I	\$750,000	General Fund
	CR 2.1c	<ul style="list-style-type: none"> - Rehabilitate key features of cultural landscape: Manage vegetation, restore and stabilize the historic terracing, pathways, and stairs to maintain the spatial relationships and layout of the main area 	L	II	\$1.5M	MAA
	CR 2.1d	<ul style="list-style-type: none"> - Rehabilitate the St. Joseph and Marion Shrines, manage vegetation, and recreate radial paths around Upper Lake - Improve central trail through Alma College site, integrate into interpretive plan 	L	II	\$355,000	MAA
	CR 2.1e	<ul style="list-style-type: none"> - Rehabilitate and interpret the meadow, lily pond, and roman plunge area as a picnic/gathering spot. 	L	II	\$75,000	MAA
	CR 2.1f	<ul style="list-style-type: none"> - Establish a vegetation management program to control invasive species and maintain new landscape elements 	H	ongoing	\$40,000 annually	General Fund
Obj CR-2.2 Preserve historic structures that retain integrity and significance to the cultural landscape	CR 2.2a	<ul style="list-style-type: none"> - Stabilize the 1909 Chapel and the 1934 Library roof structure to preserve the structures for future rehabilitation and use by the District or partner. 	H	I	\$275,000	MAA
	CR 2.2b	<ul style="list-style-type: none"> - Seek partnership to rehabilitate the historic architectural details of Chapel and Library roof structure 	M	III	\$3.1M	Partner
	CR 2.2c	<ul style="list-style-type: none"> - If partnership or other funding allows, provide restrooms and other utilities supporting higher re-use of the site 	M	III	\$1.6M	Partner
Obj CR-2.3 Ensure the safety and security of visitors to the site	CR 2.3a	<ul style="list-style-type: none"> - Structurally stabilize the north retaining wall with tiebacks, restrict access to the immediate area along south retaining wall 	H	II	\$500,000 to \$800,000	MAA
	CR 2.3b	<ul style="list-style-type: none"> - Provide railings or otherwise block access to sections of the north retaining wall the present fall hazards 	M	II	\$150,000	MAA
	CR 2.3c	<ul style="list-style-type: none"> - Ensure adequate security of the Chapel and Library structures 	H	I	\$26,000	MAA
	CR 2.3d	<ul style="list-style-type: none"> - Provide fire protection water storage and distribution 	H	III	\$115,000	Partner
Obj CR-2.4 Interpret the site’s history in a compelling and engaging manner	CR 2.4a	<ul style="list-style-type: none"> - Integrate interpretive materials into all features of the site to illustrate the layers of history of the site and their reflection of the larger patterns of development of California 	L	II	\$450,000	MAA
Obj CR-2.5 Balance the District’s mission with potential improvements and programs	CR 2.5a	<ul style="list-style-type: none"> - Explore alternative funding sources and partnership opportunities 	H	ongoing	\$0	NA
	CR 2.5b	<ul style="list-style-type: none"> - Consider potential revenue-generating programs that are consistent with the District’s mission and could help support the improvements and long-term maintenance of Alma College 	M	ongoing	\$0	NA





implementation MAINTENANCE + OPERATIONS

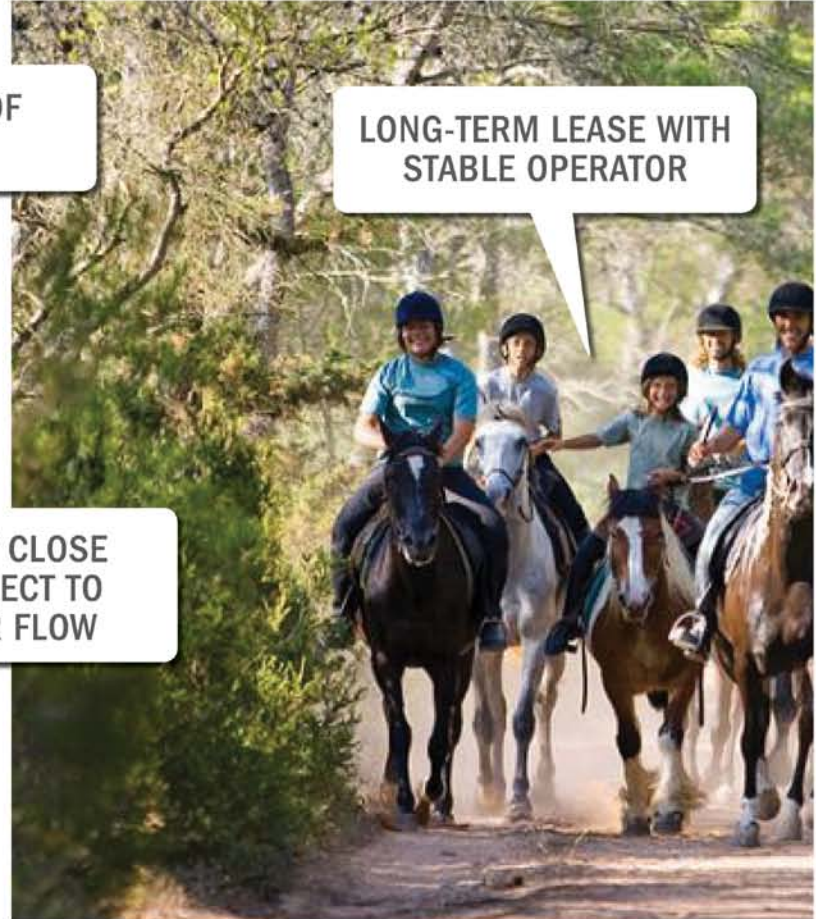
some
KEY ACTIONS



REPAIR AREAS OF
EROSION



SEASONALLY CLOSE
TRAILS SUBJECT TO
HIGH WATER FLOW



LONG-TERM LEASE WITH
STABLE OPERATOR



implementation MAINTENANCE + OPERATIONS

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
Goal MO1– Maintain trails and facilities to protect the natural environment and provide for a quality visitor experience						
Obj MO-1.1 Maintain a high quality, low maintenance, safe, and enjoyable road and trail system	MO 1.1a	- Install regulatory and way-finding signage at parking areas, trailheads, and trail intersections, additional gates, and split-rail fencing as needed to regulate trail use	H	I	\$250,000	MAA
	MO 1.1b	- Prepare a road maintenance plan that identifies sites and includes repair history and maintenance schedule, including an automated database and tracking system (integrated into IT system)	H	I	\$50,000	General Fund
	MO 1.1c	- Brush all trail-width trail segments on yearly basis (approximately 6 miles) and all brush all road-width trail segments (approximately 13 miles) as needed, according to District brushing guidelines	H	ongoing	Add Staff	General Fund
	MO 1.1d	- Control priority weed infestations along roads and trails to reduce spread	H	I	Add Staff	General Fund
Obj MO-1.2 Reduce potential user conflicts	MO 1.2a	- Provide sufficient patrol and enforcement of trail use guidelines and rules to promote user compliance.	H	ongoing	Add Staff	General Fund
	MO 1.2b	- Utilize volunteer trail patrol resources to communicate, educate, and monitor compliance	L	ongoing	\$0	NA
	MO 1.2c	- Determine if poor user compliance merits a change in trail use designations	M	ongoing	\$0	NA
Obj MO-1.3 Reduce and control sources of road- and trail-related erosion and sedimentation	1.3a	- Implement high-priority road and trail treatments to reduce erosion	H	I II	Add Staff	General Fund
	MO 1.3b	- Maintain and upgrade road and trail drainage improvements and structures as needed, (see NR-5.1a)	H	ongoing	\$10,000 annually	General Fund
	MO 1.3c	- Monitor main equestrian and other heavily-used trails for erosion and sedimentation; implement any necessary corrective measures such as rocking road surfaces and improving channel crossings	H	ongoing	\$10,000 annually	General Fund
	MO 1.3d	- Implement seasonal trail closures as needed	H	ongoing	\$0	General Fund
Obj MO-1.4 Use Best Management Practices during facility construction and maintenance to control erosion	MO 1.4a	- Site and construct new trails to minimize interference with water flows, avoid erosion, and protect water quality, according District construction standards and guidelines	H	I II	\$0	NA
	MO 1.4b	- Monitor, record, and maintain parking lot and other facility drainage systems annually as required by C.3 stormwater treatment requirements	H	ongoing	\$0	NA



implementation MAINTENANCE + OPERATIONS

Goal MO2 – Address environmental hazards						
Obj MO-2.1 Retrofit existing structures and site new trails and facilities to reduce seismic risk	MO 2.1a	- As part of rehabilitation of the Alma College Site, install tiebacks to reinforce sections of retaining wall and chapel, or within 20 feet of these structures.	M	II	See CR-2.3	NA
		- Site any new structure or facility that encourages concentrated use at least 50 feet away from fault traces.	H	III	\$0	NA
		- Provide informational signage about local geology and associated hazards	L	II	\$25,000	MAA
Obj MO-2.2 Remediate contaminated areas and other hazards associated with past landowners and former landuse practices	MO 2.2a	- Assess potential sources of contamination and develop a remediation and response plan	H	I	\$75,000	General Fund
	MO 2.2b	- Demolish hazardous, dilapidated structures and remove and properly dispose of debris throughout the Preserve, following Cultural Resource protection guidelines.	H	I	See CR-2.1	NA
Goal MO3 – Reduce wildfire risk						
Obj MO-3.1 Manage wildland fuels and reduce fire hazards to natural resources, structures, and facilities	MO 3.1a	- Maintain defensible space within 100 feet of all structures according to CalFire guidelines	H	ongoing	Add Staff	General Fund
	MO 3.1b	- Manage vegetation around high ignition risk areas such as parking areas and vehicle access roads on the Preserve to reduce fuel	H	ongoing		
	MO 3.1c	- Maintain fuelbreaks (disclines) in grassland areas	H	ongoing		
	MO 3.1d	- Facilitate and encourage roadside vegetation management by Santa Clara County (Bear Creek Road) and Caltrans (Summit/Skyline Road, Hwy 17)	H	ongoing		
		- Increase the width and effectiveness of the Hwy 17 fuelbreak as needed and as feasible	H	I		
	MO 3.1e	- Utilize fire-resistant plant species in revegetation and restoration projects	H	ongoing	\$0	NA
Obj MO-3.2 Facilitate wildland fire response and suppression	MO 3.2b	- Provide and maintain sufficient storage and distribution of water for fire suppression at Bear Creek Stables and Alma College sites, in accordance with Santa Clara County requirements (shared with Natural Resources Action 5.3c)	HR	I	Add Staff	General Fund
	MO 3.2b	- Identify and maintain emergency access roads to provide driveable, road-width routes	H	ongoing		
Obj MO-3.3 Develop fire response procedures and plan for lease areas	MO 3.3a	- Require a fire management and response plan and evacuation procedures for Bear Creek Stables and, potentially, the Alma College chapel	M	ongoing	\$0	NA



implementation MAINTENANCE + OPERATIONS

Goal MO4 – Ensure that all leases, easements, access agreements, and other legal arrangements are consistent with Preserve Plan goals and District’s mission						
Obj MO-4.1 Work cooperatively with lessees to ensure lease facilities are maintained in working and safe condition as part of the Bear Creek Stables Site Plan	MO 4.1a	- Prepare a Maintenance and Operations Plan; develop jointly between the District and Stables tenant, rules and regulations for maintenance (manure management, drainage, feed, facility upkeep), and safety	H	II	\$0	NA
	MO 4.1b	- Conduct quarterly visual inspections and reporting of facilities to ensure safety and health of horses and visitors	M	II	Costs reflected as add'l staff	NA
	MO 4.1c	- Require tenant to establish plans, including Emergency Animal Evacuation and Protection Plan, providing an emergency land line phone, and provision of basic medical first-aid for human and horses	H	II	\$0	NA
	MO 4.1d	- Establish operating hours to be during daylight hours until adequate outdoor lighting is provided in riding areas.	M	II	Costs reflected as add'l patrol staff	NA
	MO 4.1e	- Require tenant to provide a qualified on-site caretaker, subject to background checks and approval of the District	M	II	\$0	NA
	MO 4.1f	- Require tenant to provide monthly reporting of activities, such as horse population, maintenance activities, incident occurrence, complaints, public access/education activities	H	II	\$0	NA
Obj MO-4.2 Ensure conditions of easements and other access agreements with neighboring landowners are met	MO 4.2a	- Ensure conditions of easements and other agreements with neighboring landowners are met	H	I	\$0	NA



implementation MAINTENANCE + OPERATIONS





implementation BEAR CREEK STABLES

Presentation Content

- Planning Process
- Site Design Alternatives
- Implementation Actions, Phasing & Preliminary Funding
- Water Resources Update





implementation PLANNING PROCESS

- Project Goals
- Existing Conditions
- Public Input
- Permitting Feasibility
- Financial Feasibility & District Policy
- Site Design Alternatives



implementation EXISTING CONDITIONS

KEY

1 | HORSE STABLES FACILITIES

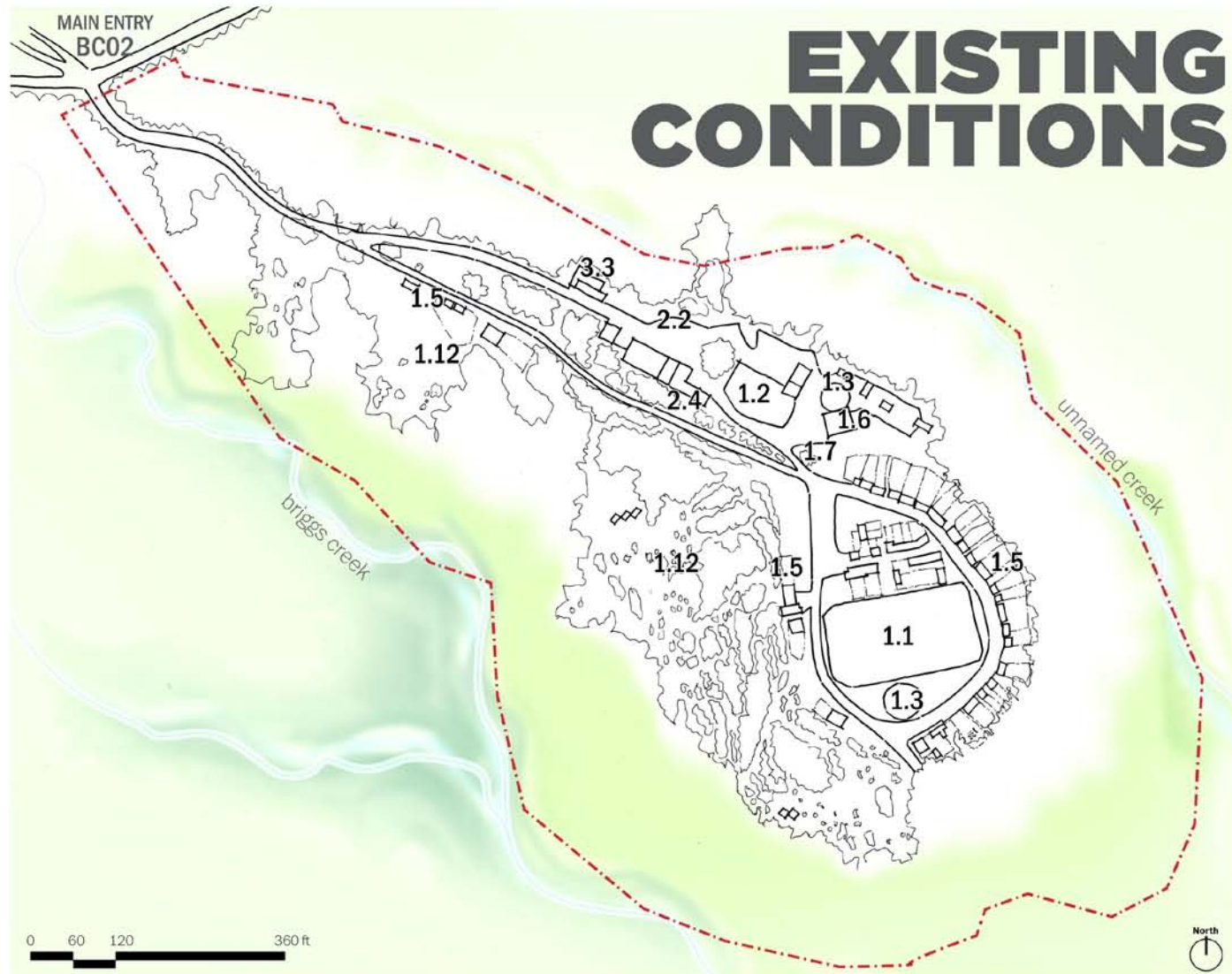
- 1.1 Main Riding Arena
- 1.2 Secondary Arena
- 1.3 Round Pen
- 1.4 N/A
- 1.5 Boarding Shelters w Paddocks
(includes pasture boarding)
- 1.6 Hay Barn
- 1.7 Manure Dump
- 1.8 N/A
- 1.9 N/A
- 1.10 N/A
- 1.11 N/A
- 1.12 Pastures

2 | PUBLIC ACCESS FACILITIES

- 2.1 Public Restrooms
- 2.2 Visitor Parking
- 2.3 N/A
- 2.4 Farm Animals Barn
- 2.5 N/A
- 2.6 N/A
- 2.7 N/A

3 | ADMINISTRATION FACILITIES

- 3.1 N/A
- 3.2 N/A
- 3.3 Old Foreman's House





- 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 + 12 to 20 trailer storage spaces)
- 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
- 3.1** Office (new building)
- 3.2** Groundskeeper House (new building)



B



1.1 Main Riding Arena
(OPTIONAL: covered)

1.2 Secondary Arena
(OPTIONAL: covered)

1.3 Round Pen

1.4 Livery + (12) Runs

1.5 (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 + 12 to 20
trailer storage spaces)

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

3.1 Office
(in new Visitor Facility)

3.2 Groundskeeper House
(new building at entry)



C

- 1.1** Main Riding Arena (OPTIONAL: covered)
- 1.2** Covered Secondary Arena
- 1.3** Round Pen
-  (23) Boarding Shelters + Paddocks (15x30ft)
- 1.5**  (40) Boarding Shelters + Paddocks (15x40ft)
- 1.6** Hay Barn (in new multi-purpose structure)
- 1.7** Manure Dump
- 1.8** Composting Station (20-horse system)
- 1.9** Maintenance & Storage (in new multi-purpose structure)
- 1.10** Pavilion + Restrooms at Arena
- 1.11** Trailer Parking (6 to 10 full trailer parking + 12 to 20 trailer storage spaces)
- 1.12** Pastures
- 2.1** Public Restrooms (in new multi-purpose structure)
- 2.2** Visitor Parking (25 to 40 spaces)
- 2.3** Visitor Facility (Welcome/Learning Center): multi-purpose structure
- 2.4** Farm Animals Barn (in new multi-purpose structure)
- 2.5** Horse/Pedestrian Trailhead
- 2.6** Directional/Informational Signage
- 2.7** Road Upgrades
- 2.8** Overlook
- 3.1** Office (in new Visitor Facility)
- 3.2** Groundskeeper House (in new Visitor Facility)



implementation ALTERNATIVES COMPARISON

	ALTERNATIVE A	ALTERNATIVE B
Horses	63 horses (boarded)	72 horses (60 boarded + 12 public program)
Livery stable	No	Yes- 12 livery runs
Arenas	Large (boarder) arena rotated in boarder area Small (public) arena in public access area	Large (public) arena next to hillside, bleacher seating, in boarder area Small (boarder) arena in former dressage area
Public Access facilities	Visitor kiosk or center Stabilized or restored stable Farm animals barn in restored stable	New 1-2 story structure to replace old stable Visitor center in new structure
Administrative facilities	New office and caretaker residence in existing location	New office in new 1-2 story structure New caretaker residence at entrance*

Common improvements: Paved roads, new hay barn, visitor and boarder restrooms, optional farm animals barn



implementation STABLES PUBLIC ACCESS & USE

Goal PU6 – Maximize public benefits of Bear Creek Stables by broadening public access and use of the facility

Objective	Item	Description	Priority	Timing	Cost	Funding	
Obj PU-6.1 Formalize and expand public access within the Stables lease area, while ensuring safety of horses, equestrians and general public visiting the site	PU 6.1a	<ul style="list-style-type: none"> - Prepare a Public Access Plan; develop with the Stables tenant, rules and regulations for public access (parking, programs) - Require tenant to outline intent and planned methods of engaging the public in boarding, tours, education, clinics and other methods of public engagement (see MO-4.1) 	H	I	\$0	NA	
	PU 6.2a	<ul style="list-style-type: none"> - Construct public access facilities: Visitor kiosk or center, informational signage, and two public restrooms, to welcome Stables visitors, hold docent talks, trainings, etc. 	H	I	\$325,000 to \$575,000	MAA	
	PU 6.2b	<ul style="list-style-type: none"> - Construct new stables management facilities: office, caretaker house, including upgrades to septic system 	H	I	\$375,000	MAA	
	PU 6.2c	<ul style="list-style-type: none"> - In accordance with County and State permitting requirements, implement necessary upgrades to water system infrastructure, including installation of additional water storage tanks, fire hydrant(s), and an improved conveyance system for potable water from the existing well in the southern portion of the Preserve (see NR-5.3c) 	H	I	TBD Shared with NR	MAA	
	Obj PU-6.2 Design and construct new buildings and infrastructure for public programs and boarding facility	PU 6.2d	<ul style="list-style-type: none"> - Design and construct visitor parking, horse trailer parking and storage areas - Capacity for approximately 30 vehicles, 2-4 public horse trailers and long-term storage for 12-20 boarder trailers - Consider alternate materials other than asphalt - Provide horse staging area with horse trough and public drinking water if feasible 	H	I	\$1,225,000	MAA
		PU 6.2e	<ul style="list-style-type: none"> - Design and construct improved horse stabling facilities: site grading drainage, stormwater treatment basins, 60 to 63 boarding shelters and paddocks, round pen, two boarder restrooms 	L	TBD	\$1,500,000	Tenant/ Partner/ Grant
		PU 6.2f	<ul style="list-style-type: none"> - Construct a Public Riding Arena, improving drainage, adding minimal lighting 	H	I	\$100,000 - \$275,000	MAA
		PU 6.2g	<ul style="list-style-type: none"> - Construct a Boarder Arena with proper drainage and footing and minimal lighting 	M	II	\$100,000 - \$150,000	Tenant/Partner
		PU 6.2h	<ul style="list-style-type: none"> - <u>ALTERNATIVE to PU 6.2a and 6.2b</u>: As an alternative to retaining the old stables building, Site Design Alternative B includes design and construction of a multi-use structure (visitor center, office, restroom, and a caretaker studio) in the location of the old stables building, matching its massing and exterior “look” 	H	I	\$700,00	MAA
	PU 6.2i	<ul style="list-style-type: none"> - <u>ALTERNATIVE</u>: As part of Site Design Alternative B, include the design and construct a livery stable and runs for up to 12 public program horses 	H	I	\$275,000	MAA	



implementation STABLES PUBLIC ACCESS & USE

Goal PU6 – Maximize public benefits of Bear Creek Stables by broadening public access and use of the facility						
Obj PU-6.2 (Continued) Design and construct new buildings and infrastructure for public programs and boarding facility	PU 6.2j	- Design and construct a hay barn that will accommodate a 3-month hay supply capacity and maintenance facilities (manure dump, storage, maintenance)	H	I	\$350,000	General Fund/MAA
	PU 6.2k	- Allow for the development of a manure composting station; 20 horse system (optional)	L	TBD	\$100,000	Tenant/Partner
	PU 6.2l	- Allow for the development of a farm animals barn (optional)	L	TBD	\$40,000	Tenant/Partner
	PU 6.2m	- Upgrade all roads within the Stables to minimize erosion; assumes asphalt	H	I	\$2,000,000	MAA
	PU 6.2n	- Remove site debris, complete demolition and install erosion control	H	I	\$550,000	General Fund
	PU 6.2o	- Restore pastures (127,000 sqft) grading, soil stabilization and hydroseeding	M	TBD	\$75,000	General Fund/Grant
	PU 6.2p	- When designing and implementing improvements at the Stables, implement green infrastructure improvements and water quality Best Management Practices at Bear Creek Stables (see NR-5.2a)	M	II	Cost reflected under NR-5.2a	General Fund
Obj PU-6.3 Designate trail connections to the rest of the Preserve	PU 6.3a	- Trail improvements and trailheads; includes entry monument	M	I-II	\$60,000	MAA

Implementation CONTINUED...

i ELEMENT 1: Public Use and Facilities

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
Goal PU1 – Allow general public access and enhance recreational opportunities in the Preserve						
Obj PU-1.6 Provide trail-related amenities	PU 1.6a	- Install horse water troughs where appropriate; preferably locate near staging areas, and on main trails	M	I	\$1,000 each	MAA
	PU 1.6b	- Develop picnic sites with benches and/or tables in the vicinity of the Lower Parking Area (Tripp Cabin site), Alma College, and Bear Creek Stables areas;	M	I II	\$10,000 each	MAA
Goal PU2 – Provide low-impact, high-value site-sensitive interpretation and education activities						
Obj PU-2.2 Provide opportunities to learn about natural resources and foster public appreciation of open space values	PU 2.2a	- Support the continuation of current educational programs in the preserve, such as small groups of children and outdoor school groups (see PU-6.1a).	H	ongoing	\$0	NA
	PU 2.2c	- Develop interpretive material, including signs and displays to support the interpretive program (see PU-2.2b) and to aid self-guided hikes, docent-led hikes, educational field trips; etc.	H	II	\$100,000 Costs shared with Goal CR2.	MAA

ii ELEMENT 2: Natural Resource Management

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
Obj NR-5.3 Identify and maintain existing springs, water infrastructure, and water rights	NR 5.3c	- Design and install water infrastructure to convey, store, and treat groundwater and/or surface water where needed to support Preserve uses and fire suppression needs (see PU-6.2c)	H	I	TBD	MAA

iii ELEMENT 3: Cultural Resource Management

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
Goal CR1 – Protect and interpret significant historical and cultural resources						
Obj CR-1.2 Protect known and unknown cultural resources	CR 1.2c	- Design new and updated facilities at the Bear Creek Stables in such a manner that they preserve the character of the Stables	H	II	See PU-6.2	NA



Implementation CONTINUED...

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
Goal MO3 – Reduce wildfire risk						
Obj MO-3.1 Manage wildland fuels and reduce fire hazards to natural resources, structures, and facilities	MO 3.1a	- Maintain defensible space within 100 feet of all structures according to CalFire guidelines	H	ongoing	Add Staff	General Fund
	MO 3.1b	- Manage vegetation around high ignition risk areas such as parking areas and vehicle access roads on the Preserve to reduce fuel	H	ongoing		
	MO 3.1e	- Utilize fire-resistant plant species in revegetation and restoration projects	H	ongoing	\$0	NA
Obj MO-3.2 Facilitate wildland fire response and suppression	MO 3.2b	- Provide and maintain sufficient storage and distribution of water for fire suppression at Bear Creek Stables and Alma College sites, in accordance with Santa Clara County requirements (shared with Natural Resources Action 5.3c)	HR	I	Add Staff	General Fund
	MO 3.2b	- Identify and maintain emergency access roads to provide driveable, road-width routes	H	ongoing		
Obj MO-3.3 Develop fire response procedures and plan for lease areas	MO 3.3a	- Require a fire management and response plan and evacuation procedures for Bear Creek Stables and, potentially, the Alma College chapel	M	ongoing	\$0	NA
Goal MO4 – Ensure that all leases, easements, access agreements, and other legal arrangements are consistent with Preserve Plan goals and District's mission						
Obj MO-4.1 Work cooperatively with lessees to ensure lease facilities are maintained in working and safe condition as part of the Bear Creek Stables Site Plan	MO 4.1a	- Prepare a Maintenance and Operations Plan; develop jointly between the District and Stables tenant, rules and regulations for maintenance (manure management, drainage, feed, facility upkeep), and safety	H	II	\$0	NA
	MO 4.1b	- Conduct quarterly visual inspections and reporting of facilities to ensure safety and health of horses and visitors	M	II	Costs reflected as add'l staff	NA
	MO 4.1c	- Require tenant to establish plans, including Emergency Animal Evacuation and Protection Plan, providing an emergency land line phone, and provision of basic medical first-aid for human and horses	H	II	\$0	NA
	MO 4.1d	- Establish operating hours to be during daylight hours until adequate outdoor lighting is provided in riding areas.	M	II	Costs reflected as add'l patrol staff	NA
	MO 4.1e	- Require tenant to provide a qualified on-site caretaker, subject to background checks and approval of the District	M	II	\$0	NA
	MO 4.1f	- Require tenant to provide monthly reporting of activities, such as horse population, maintenance activities, incident occurrence, complaints, public access/education activities	H	II	\$0	NA



implementation ALTERNATIVE COSTS & FUNDING

SITE DESIGN ALTERNATIVE	DISTRICT FUNDS	TENANT PARTNER GRANT
ALTERNATIVE A	\$5,000,000 - \$5,250,000*	\$1,650,000
ALTERNATIVE B	\$5,350,000 - \$5,450,000**	\$1,600,000

* Range of cost reflects level of restoration of old stable

** Range of cost reflects location of caretakers residence



implementation WATER RESOURCES UPDATE

• Water-Resources Inventory

- Water demand
- Water availability
- Water quality

• Next Steps

- Further well testing
- Design water conveyance system



implementation NEXT STEPS

Upcoming Board Study Session on November 18

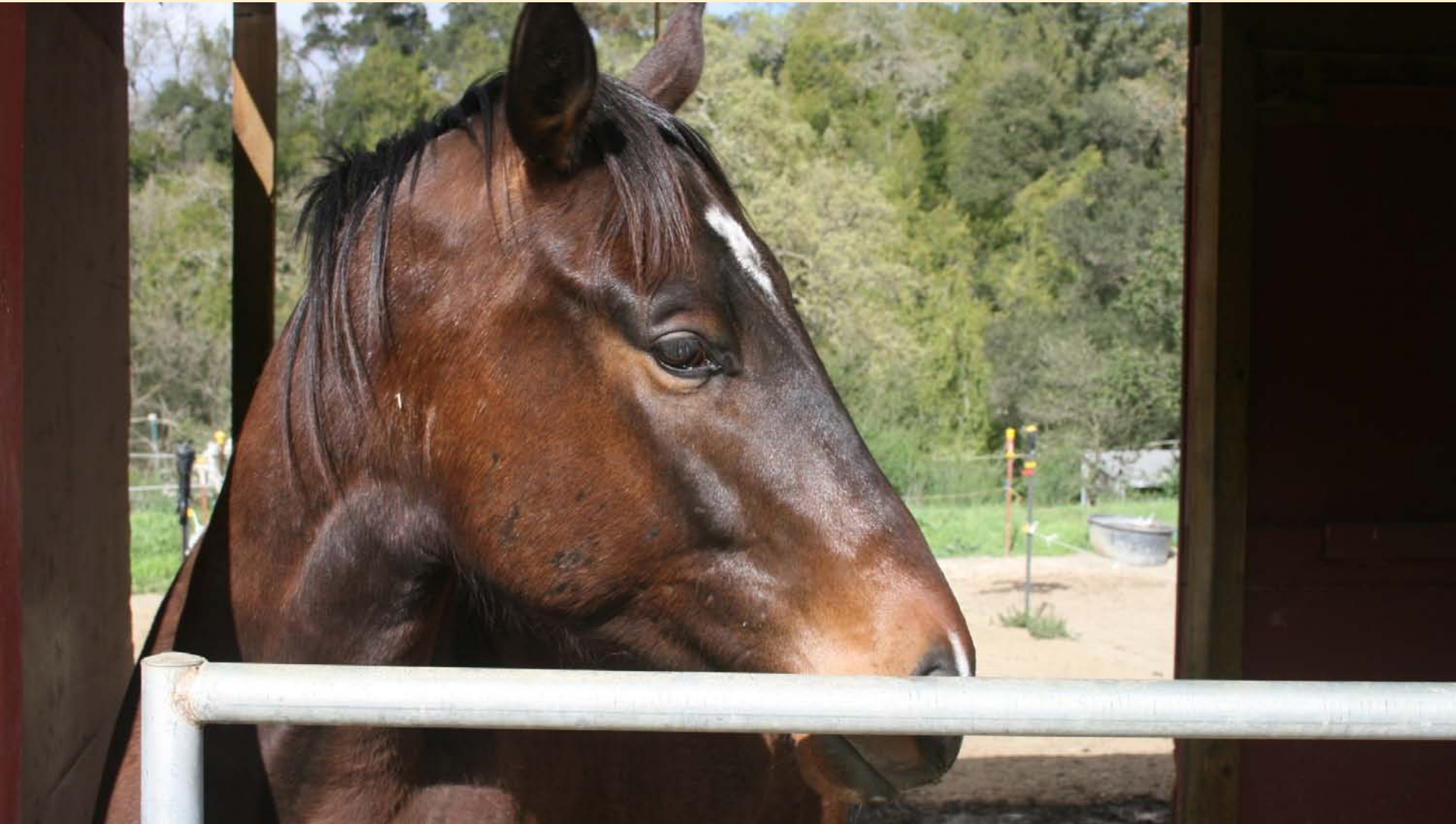
Public Program Alternatives

Potential Business Models and Financial Viability

Local Case Studies



implementation BEAR CREEK STABLES





Implementation RECAP

Phase I 2016-2018

Key Actions – \$10 M

- Stables
- Alma College
- Weed work
- Parking and road crossing
- Redwoods trails

Staffing - \$530,000

- Capital Project Manager
- Resource Specialist
- OST and Supervisor
- Ranger

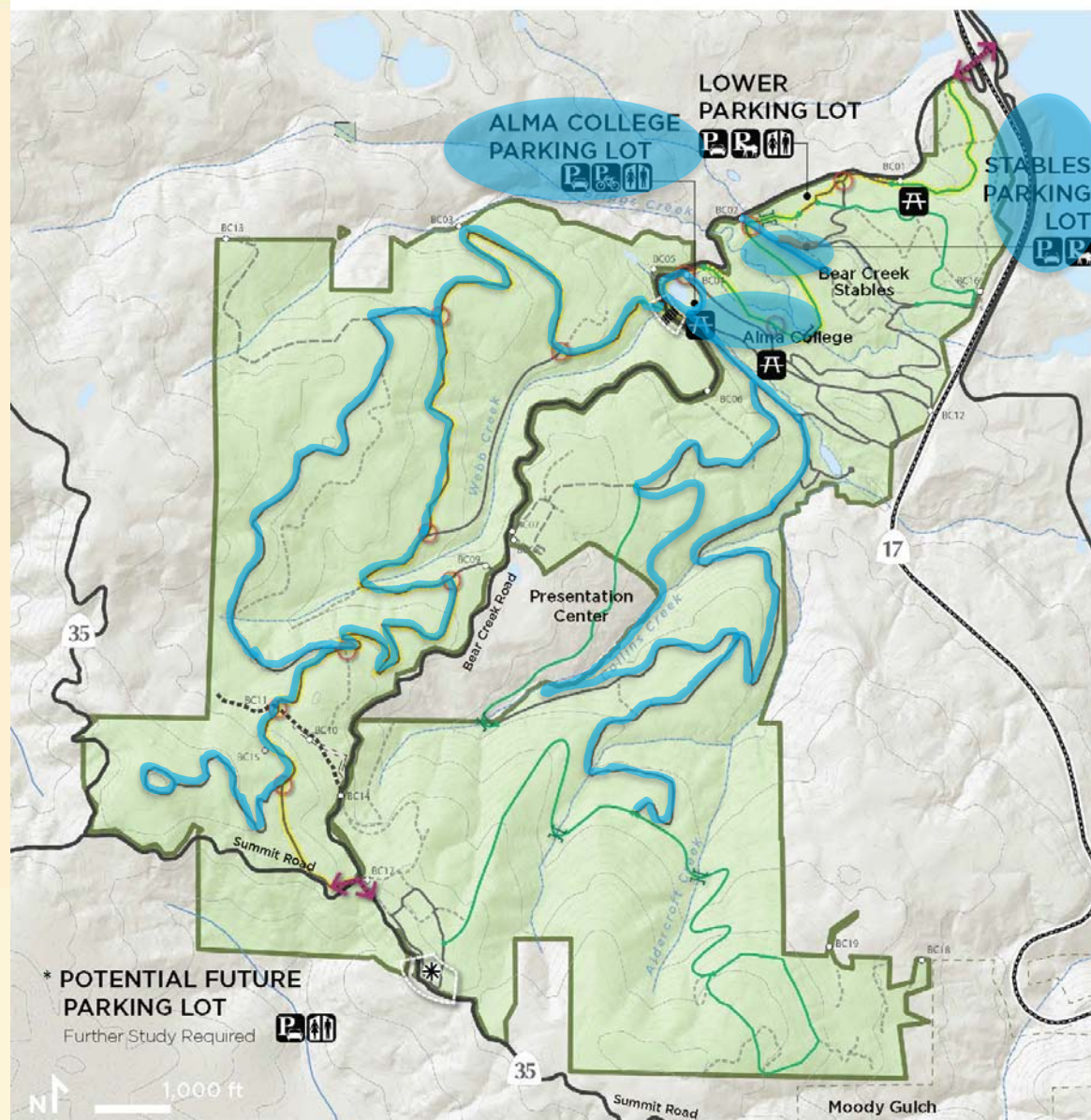
Phase II 2019-2024

Key Actions – \$5M

- Multi-use Trail, open to bicycle use
- Stables (boarding facilities)
- Alma College (retaining walls, interpretation)

Staffing- \$210,000

- Ranger
- OST





project SCHEDULE

MEETING TYPE - TOPIC

DATE

PNR Committee – Review Preserve Plan Phasing and Implementation

Today

Board Study Session – Bear Creek Stables

November 18, 2015

Board Meeting - Draft EIR Hearing

December 2015

Board Study Session – Bear Creek Stables, Alma College

January 2016

Board regular meeting – Approve Preserve Plan

March 2016

Release RFP for Stables Operator

Summer 2016

Groundbreaking

2016

Preserve Opens

2018



RECOMMENDATIONS

1. Review and provide input on the proposed Preserve Plan actions, including Bear Creek Stables, to facilitate completion of the Preserve Plan document and Draft Environmental Impact Report.
2. Confirm staff's recommendation to remove Bear Creek Stables Design Alternative C from consideration due to associated environmental impacts.
3. Provide input on the proposed phasing plan, including the addition of new Operations, Natural Resources, and Engineering & Construction staff.
4. Receive an update on water resources development for the Preserve.
5. Direct staff to proceed with design and engineering of Phase I public access improvements, additional water systems testing, and plans for high priority resource management actions.





	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
Arenas	Large (boarder) arena rotated in boarder area Small (public) arena in public access area	Large (public) arena next to hillside, bleacher seating, in boarder area Small (boarder) arena in former dressage area	Large (boarder) arena rotated in boarder area Small (public) arena in public access area
Pastures	Fully restored No equestrian use	Fully restored No equestrian use	Hillside stabilization Irrigated pastures
Parking improvements	25-40 visitor spaces 2-4 full trailer spaces 12-20 trailer storage spaces	25-40 visitor spaces 2-4 full trailer spaces 12-20 trailer storage spaces	25-40 visitor spaces 6-10 full trailer spaces 12-20 trailer storage spaces
Public Access facilities	Visitor kiosk or center Stabilized or restored stable Farm animals barn in restored stable	New 1-2 story structure to replace old stable Visitor center in new structure	New 2-3 story structure to replace old stable Visitor center in new structure
Administrative facilities	New office and caretaker residence in existing location	New office in new 1-2 story structure New caretaker residence at entrance*	New office in new 2-3 story structure New caretaker residence in new 2-3 story structure

Common improvements: Paved roads, new hay barn, visitor and boarder restrooms

1. Horse Stables

- 1.1 Main Riding Arena
- 1.2 Secondary Arena
- 1.3 Round Pen
- 1.5 (23) Boarding Shelters + Paddocks (15x30ft)
- (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 + 12 to 20 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)



DESIGN ALTERNATIVE **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 + 12 to 20 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)

DESIGN ALTERNATIVE C

1. Horse Stables

- 1.1 Main Riding Arena
(OPTIONAL: covered)
- 1.2 Covered Secondary Arena
- 1.3 Round Pen
 - (23) Boarding Shelters + Paddocks (15x30ft)
- 1.5 (40) Boarding Shelters + Paddocks (15x40ft)
- 1.6 Hay Barn
(in new multi-purpose structure)
- 1.7 Manure Dump
- 1.8 Composting Station
(20-horse system)
- 1.9 Maintenance & Storage
(in new multi-purpose structure)
- 1.10 Pavilion + Restrooms at Arena
- 1.11 Trailer Parking (6 to 10 full trailer parking + 12 to 20 trailer storage spaces)
- 1.12 Pastures

2. Public Access

- 2.1 Public Restrooms
(in new multi-purpose structure)
- 2.2 Visitor Parking
(25 to 40 spaces)
- 2.3 Visitor Facility (Welcome/
Learning Center):
multi-purpose structure
- 2.4 Farm Animals Barn
(in new multi-purpose structure)
- 2.5 Horse/Pedestrian Trailhead
- 2.6 Directional/
Informational Signage
- 2.7 Road Upgrades
- 2.8 Overlook

3. Administration

- 3.1 Office
(in new Visitor Facility)
- 3.2 Groundskeeper House
(in new Visitor Facility)