

III. DRAFT IMPLEMENTATION PLAN

Overview

The *Draft Implementation Plan* that follows is intended to serve as a standalone document that concisely contains all of the information needed to implement the different proposed *Draft Master Plan* projects as currently being considered by the project's Ad Hoc Committee. This committee is composed of three of the seven Board members. The full *Draft Master Plan* document will not be released until December 21, 2007 to provide the Ad Hoc Committee an opportunity to determine whether to make any changes to the recommendations in light of the public input received at the Open House.

The *Draft Implementation Plan* is organized in a table format for ease of reading and contains the following critical information:

Goals and Objectives

The goals and objectives give the reader context and background on the need for each proposed listed action.

Draft Plan Element

The draft plan elements briefly describe the type and/or nature of each proposed listed action.

Action Description

Each proposed action is described in concise detail to define the scope of the work. Additional information on each action will be provided in the full version of the *Draft Master Plan* document.

Priority

Each proposed listed action is prioritized based on its level of importance in fulfilling the Preserve's vision. Some actions are also prioritized depending on whether these actions are dependent on the implementation of previous actions. For example, the proposed Red Barn parking area is given priority over the connecting Red Barn loop trails since the parking area must first be in place before the trails can be made open and available to public use. The priorities are divided as follows:

- High = Highest priority action
- Moderate = Second highest priority action
- Low = Third highest priority action

Action Type

The action type column further describes each proposed listed action as follows:

- CR = Key criteria or necessary action for a subsequent project
- CAP = Capital improvement project
- M = Maintenance project

- NR = Natural resources/restoration project
- PRG = Programming project
- POL = Policy statement or clarification
- RES = Research or information gathering project
- SAFE = Public Safety

Cost

The cost included in the *Draft Implementation Plan* includes all expected outside costs required to complete each proposed action; it does not reflect the cost of staff time. For capital improvement projects such as new parking areas, these costs include consultant fees to complete the design and prepare construction plans, miscellaneous expenses to fulfill CEQA (California Environmental Quality Act) requirements, permitting fees, and construction costs, including materials, labor, and equipment. Cost estimates assume that capital improvement projects will be completed by outside contractors. The costs are approximate, in 2007 dollars, and are based on the cost of similar projects previously undertaken by the District.

Phase

The *Draft Master Plan* will be a long-range document that identifies the priorities and lists the actions needed to reach the desired Preserve vision for La Honda Creek Open Space Preserve. The *Draft Master Plan* is intended to have a 30-year lifespan with scheduled reviews and updates at set intervals to ensure that the Plan adjusts to unforeseen changes. Given the extensive work program that will be created based on the listed actions, it is necessary to identify when each action should begin to help distribute the work load and manage expectations from staff, the Board, and the public. While the phasing plan provides a general direction for implementation, flexibility is needed to accommodate future unknown conditions, such as the ability to secure available grant funding, emergency situations, the identification of higher priorities located elsewhere on other District Preserves, budget constraints, and final outcomes of yearly budget approvals. As such, five phases have been identified as shown below. The "to be determined" phase accounts for those projects that are clearly beyond District control.

Phase I = Years 1 to 5

Phase II = Years 6 to 10

Phase III = Years 11 - 20

Phase IV = Years 21 – 30

TBD = to be determined; outside factors will determine the schedule

Expected Duration

The expected duration column indicates the approximate length of time that will be needed to implement the proposed action. Past experiences with similar type projects are used to identify the expected duration. Depending upon the project, the expected duration accounts for the time needed to plan, hire consultants, develop designs, review plans with the Board/Committee members/staff/public, administer CEQA, apply for

permits, release bids, administer contracts and grant applications, hire contractors, construct the work, and close-out projects.

Outside Funding Sources

Outside funding sources include all outside grants for which each proposed action might be eligible. This column does not include District funding. These include:

- Bay Area Barns and Trails (BAPT)
- Bay Area Ridge Trail (BART)
- Bay Area Open Space Council (Bay Area Open Space Council)
- California Cultural and Historical Endowment (CCHE)
- California Department of Fish and Game (CDFG)
- California Heritage Fund Grant (CHF)
- CalTrans grants (CalTrans)
- Environmental Enhancement and Mitigation Program (EEMP)
- Environmental Quality Incentives Program (EQIP)
- Farm Bill
- Habitat Conservation Fund (HCF)
- Land and Water Conservation Fund (LWCF)
- National Oceanic and Atmospheric Administration (NOAA)
- National Trust for Historic Preservation (NTHP)
- Parks and Open Space Bond Measure (BOND)
- Proposition 40 - Cultural and Historical Endowment (Prop 40)
- Proposition 84, Safe Drinking Water Bond (Prop 80)
- Recreational Trails Program (RTP)
- Regional Water Quality Control Board (RWCQB)
- San Gregorio Environmental Resource Center (SGERC)

Potential Partners

A number of potential partners can help the District fulfill the Preserve's vision. These are listed as appropriate in the *Draft Implementation Plan* to help identify other agencies and organizations with which the District can work together in partnership to implement the various proposed actions. These include:

- Academic/Research Institutions
- Audubon Society (Audubon)
- Bay Area Ridge Trail (BART)
- California Native Plant Society (CNPS)
- CalFIRE
- CalTrans
- Driscoll Ranches

Future grazing tenants (Grazing tenants)
La Honda Elementary School (LHES)
La Honda Fire Brigade (LHFB)
Natural Resources Conservation Service (NRCS)
San Mateo County (SMCo)
San Mateo County Farm Bureau (Farm Bureau)
San Mateo County Parks (SMCo Parks)
San Mateo County Resource Conservation District (RCD)
Small Grants Research - research funded through the District's Small Grants Program
United States Fish and Wildlife Service (USFWS)
Volunteer Trail Patrol (VTP), Other Volunteers

PRELIMINARY

DRAFT IMPLEMENTATION PLAN

Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
RESOURCE MANAGEMENT									
Goal RM 1: Natural Resource Inventories and Databases									
Objective RM 1.1: Organize the District's knowledge of the Preserve's natural resources and populate GIS databases with new and up to date information	Natural Resource Management Database	1.1.a. Continuously update the District's GIS database with natural resource information as this becomes available	High	PRG	\$0	I-IV	Ongoing		
		1.1.b. Conduct periodic site surveys to inventory native and nonnative species (including in-stream fish sampling) and use the information to further populate the GIS database; use the information to understand if and how populations are changing in response to management actions; modify the management actions accordingly	High	RES, CR	\$130,000	I-IV	Ongoing	CDFG NOAA	
Goal RM 2: Conservation Management Units									
Objective RM 2.1: Manage key areas that require special protection due to high quality habitat, presence of sensitive species, and/or susceptibility to negative resource impacts as conservation areas where use is limited	Conservation Management Units	2.1.a. Designate the eastern area of upper La Honda Creek & northwestern corner of the Driscoll Ranch area as Conservation Management Units (CMUs) where (1) access is allowed only by special permit & (2) no trails are maintained, mapped, or made open to public use	High	POL	\$15,000 signs & fencing	I	Implementation = 1 year Management = Ongoing		
Goal RM 3: Watershed and Aquatic Habitat									
Objective RM 3.1: Protect water quality and improve stream habitat	Watershed and Aquatic Habitat	3.1.a. Monitor barriers to fish passage, modify as needed to enable fish passage	High	CR, RES, NR	\$25,000	I-IV	Ongoing	HCF, CDFG	
		3.1.b. Manage large woody debris within streams to increase habitat complexity and distribution	Moderate	NR, RES	\$20,000	I-IV	Ongoing	HCF, CDFG	
		3.1.c. Monitor for channel bank erosion; treat with large wood and bioengineering as needed	Moderate	CR, NR, RES	\$20,000	I-IV	Ongoing	HCF, CDFG	

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
Continuation of Objective RM 3.1: Protect water quality and improve stream habitat	Continuation of Watershed and Aquatic Habitat	3.1.d. Improve road and trail drainage especially near and upslope of creeks; implement road and trail erosion treatments per RM Goal 7, Objective 7.2, Action 7.2.a	High	M, NR, CAP	\$400,000 - \$600,000	I-III	5-10 years	RTP, EEMP, CDFG, RWQCB	
		3.1.e. Per RM Goal 7, Objective 7.2, Action 7.2.b, prepare Road Restoration Plan to retire and restore abandoned and unnecessary roads to reduce the potential sediment input; implement Plan accordingly	Moderate	CR, NR, CAP	\$50,000 for plan \$300,000 - \$400,000 for restoration work	I-III	5-10 years	RTP, EEMP, CDFG, RWQCB	
		3.1.f. Fence riparian areas as needed to exclude cattle and reduce their potential disturbance to creeks per RM Goal 7, Objective 7.3, Action 7.3.a	High	NR, M, CAP	\$40,000 - \$70,000	I	3 years	Farm Bill, HCF, CDFG, EQIP, Prop 84	RCD, NRCS
		3.1.g. Restore denuded riparian areas that are not part of the road and pathway system; when revegetating, use native plants and/or native seed	Moderate	NR	\$40,000 - \$70,000	I-II	2-5 years	HCF, EEMP, Farm Bill, CDFG	RCD, NRCS, Driscoll Ranches
		3.1.h. Work in partnership with local agencies and Coastsiders neighbors to support, promote, and undertake watershed restoration projects	Moderate	NR, NG, PRG	\$50,000	I-IV	Ongoing	SGERC, CalTrans	
		3.1.i. In the event a water quality issue is identified, characterize pollutants entering San Gregorio Creek, pinpoint sources, and develop a response and restoration plan that includes monitoring, work with local agencies and neighbors if sources are located offsite	Low	RES, NR	\$25,000	I-IV	TBD	Prop 84, HCF	
Objective RM 3.2: Protect the quality of existing pond habitat	Pond Management	3.2.a. Prepare a pond management plan to restore and enhance habitat for sensitive resources, include measures to prevent and remove sedimentation	High	CR, NR	\$50,000	I	9 months	HCF, USFWS	

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Continuation of Objective RM 3.2: Protect the quality of existing pond habitat	Continuation of Pond Management	3.2.b. Protect and improve pond habitat conditions for the California red-legged frog (present), Western pond turtle (present), and San Francisco garter snake (potentially present)	High	NR	\$150,000	I-IV	Ongoing	HCF, USFWS, CDFG	USFWS, CDFG
Objective RM 3.3: Develop new ponds to increase available aquatic habitat	Formation of New Ponds	3.3.a. Work with future agricultural tenants & USFWS to identify opportunities to restore the former pond by the Red Barn and/or develop new ponds for dual use as cattle stock ponds & as habitat for rare, threatened, and endangered species	Low	NR	\$300,000	IV	3 years	HCF	Grazing tenants, USFWS
Objective RM 3.4: Identify and maintain existing springs and water infrastructure	Springs, Water Sources	3.4.a. Locate and assess condition of springs and water infrastructure	High	RES, CR	\$2,500	I	2-3 years		
		3.4.b. Maintain database of water rights, include flow measurements and a GIS file with point locations of springs and water infrastructure; identify any reporting requirements	Moderate	PRG	\$0	I-IV	Ongoing		
Goal RM 4: Vegetation	Livestock Grazing	3.4.c. Prepare a prioritized list of projects to improve and/or enhance existing springs and water infrastructure; implement as appropriate	Low	PRG, M	\$30,000	II-III	2 years	Prop 84	Driscoll Ranches, Grazing tenants
		4.1.a. Continue the conservation grazing program in the Driscoll Ranch area	High	NR	\$0	I-IV	Ongoing		NRCS

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
Continuation of Objective RM 4.1: Continue and expand the grazing program, in part as a conservation tool to help manage grasslands	Continuation of Livestock Grazing	4.1.b. Expand conservation grazing into the former Dyer and Weeks Ranch grasslands as a tool to address fuel reduction, control invasive plants, control brush encroachment onto grasslands, and conserve native plant and animal diversity; implement grazing plan for this area; prepare site for grazing with infrastructure (e.g., installation and/or repairs to pasture fences, new gates); prepare RFP; and select grazing tenant	High	NR	\$75,000	I-IV	Ongoing	NRCS	NRCS, RCD, Farm Bureau
		4.1.c. Expand and implement a rangeland monitoring program with target measures for grassland health, vegetation composition, and watershed protection to understand management effects; modify management actions accordingly	High	CR, NR, RES	\$50,000	I-IV	Ongoing		
		4.1.d. Conduct field surveys to understand wildlife use of grazed areas and inventory species diversity in grasslands; adjust grazing program accordingly	Moderate	CR, NR, RES	\$30,000	I-IV	Ongoing		
Objective RM 4.2: Utilize a variety of management techniques to prevent brush encroachment into grassland habitat	Other Forms of Grasslands Management	4.2.a. Periodically manage brush and invasive species encroachment into grassland habitats and forage areas through methods complementary to livestock grazing (e.g. mowing, herbicides, prescribed burns). Refer to Goal RM 8, Objective 8.2, Action 8.2.a	Moderate	NR	\$30,000 - \$70,000	I-IV	Ongoing		
Objective RM 4.3: Protect populations of rare plants	Rare Plants	4.3.a. Develop and implement a management plan to facilitate natural regeneration in stands of King's Mountain manzanita	Moderate	NR	\$20,000	III-IV	5-10 years		Small Grants Research

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Continuation of Objective RM 4.3: Protect populations of rare plants	Continuation of Rare Plants	4.3.b. Conduct second botanical survey of rare plants during the appropriate season, include surveys of King's Mountain manzanita and western leatherwood	High	CR, NR, RES	\$10,000	III	1 year		CNPS	
		4.3.c. Periodically monitor select rare plant occurrences to determine if changes in land management are needed to protect rare plants	Moderate	NR, RES	\$10,000	I-IV	Ongoing		CNPS, Volunteers	
	Forest Management	4.4.a. Conduct forest assessments to document forest conditions and forest health	Moderate	CR, NR, RES	\$20,000	II-III	2 years			
		4.4.b. Develop forest management practices and incorporate with resource management projects	Moderate	CR, NR	\$0	I	2 years			
Objective RM 4.4: Protect, and where appropriate, enhance forest habitat	Forest Management	4.4.c. Develop and maintain a database of landmark trees and groves of various species, include point locations and tree descriptions	Moderate	NR, RES, PRG	\$5,000	I-IV	Ongoing		VTP	
		4.4.d. Continue to monitor sudden oak death (SOD); install SOD cleaning stations at target parking areas and educate visitors regarding the potential spread and harm of this disease; follow SOD Best Management Practices when conducting maintenance and construction activities; remove hazard trees from high use areas	High	NR, RES, PRG	\$25,000 - \$50,000	I-IV	Ongoing			Academic/ Research Institutions
		4.5.a. Implement slender false brome eradication program	High	NR	\$3,500	I-III	5-10 years		Prop 84	
		4.5.b. Continue to identify, map, monitor and remove invasive plants throughout the Preserve including Harding grass, distaff thistle, and French broom; focus on high priority invasive stands that threaten sensitive and unique resources	Moderate	M, NR	\$100,000	I-IV	Ongoing			
Objective RM 4.5: Eradicate or control key non-native, invasive species	Invasive Plant Control									

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Continuation of Objective RM 4.5: Eradicate or control key non-native, invasive species	Continuation of Invasive Plant Control	4.5.c. Use native vegetation in revegetation applications to the maximum extent possible	High	PRG	TBD based on project size	I-IV	Ongoing		CNPS
Goal RM 5: Wildlife									
Objective RM 5.1: Protect and enhance populations of listed wildlife species	Rare Wildlife Species	5.1.a. Survey populations of listed species, in particular the bat colonies in the Red Barn, California red-legged frog, steelhead salmon, and San Francisco garter snake (SFGS); assess the potential for reintroduction of SFGS	High	RES, CR	\$20,000 - \$40,000	I	2 years	USFWS	USFWS
Objective RM 5.2: Identify and protect key wildlife corridors	Wildlife Corridors	5.2.a. Identify key wildlife corridors, particular for mountain lions, within the Preserve to further inform resource management practices	Low	RES	\$5,000	III	3 years	Bay Area Open Space Council	
		5.2.b. Utilize wildlife friendly fencing to allow for wildlife movement between fenced areas	High	NR	\$0	I-IV	Ongoing		
		5.2.c. Review the Uplands Goals Project of the Bay Area Open Space Council and other published documents to better understand wildlife corridors in the Santa Cruz Mountains	Moderate	NG	\$0	III	6 months	Bay Area Open Space Council	
Goal RM 6: Cultural Resource Management									
Objective RM 6.1: Organize the District's knowledge of the Preserve's cultural resources and populate GIS databases with new and up to date information	Inventories and Databases	6.1a. Continuously update the District's cultural resource inventory as information becomes available	High	PRG	\$0	I-IV	Ongoing		

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners	
Objective RM 6.2: Implement Best Management Practices for cultural resources	Best Management Practices	6.2.a. Conduct research and site surveys prior to site improvement projects in areas of known archaeological sensitivity	High	PRG, RES, CR	\$20,000 for the first five years	I-IV	Ongoing			
		6.2.b. Implement Best Management Practices during ground disturbance work								
		6.2.c. Prior to opening new trail alignments to public use, recover and salvage transportable cultural resources that may otherwise be looted, record their original locations, and store for future public display								
		6.2.d. Assess structures deemed potentially historically significant								
		6.2.e. Maintain a cultural resources inventory								
Objective RM 6.3: Protect, highlight and interpret key historic structures	Red Barn Area	6.3.a. Retain the Red Barn as a cultural feature; hire a qualified architectural historian to evaluate the Red Barn for nomination on the State and national historic registers	Low	CR, RES	\$20,000	IV	1-2 years			
		6.3.b. Prepare a specific site plan for the Red Barn area that includes a staging area, potential reuse of the Red Barn garage and corrals, picnic areas, and interpretive opportunities	High	CR	\$70,000	I	1-2 years		CCHE, CHF, NTHP	
		6.3.c. Prepare a maintenance plan that identifies routine repairs needed to keep the Red Barn, corrals, and fencing in good condition; include maintenance cycles for repainting and re-roofing; implement accordingly	Moderate	CR, M	\$70,000 through the first five years	II	1 year for plan; maintenance ongoing		CCHE, CHF, NTHP	
		6.3.d. Retain structure as a cultural feature reminiscent of past ranching activities pending historical/engineering evaluation for preservation, restoration and reuse	High	CR	\$0	I-IV	Ongoing			

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Continuation of Objective RM 6.3: Protect, highlight and interpret key historic structures	Continuation of Dyer White Barn	6.3.e. Address deferred maintenance to prevent further deterioration pending completion of the historical and engineering evaluation	High	M	\$10,000	I	1-2 years	CCHE, CHF, NTHP		
		6.3.f. Hire a qualified architectural historian and structural engineer to evaluate the historical significance and condition of the White Barn and surrounding landscape features and make recommendations for preservation, interpretation, restoration, and reuse as storage	Moderate	CR, RES	\$20,000	I	1 year			
		6.3.g. If the historical and engineering evaluation recommends preserving the structure, prepare a maintenance plan that identifies routine repairs and maintenance cycles; implement accordingly	Moderate	M	\$10,000 for maintenance plan	III	1 year for plan; maintenance ongoing	CCHE, CHF, NTHP		
		6.3.h. Retain structure as a potential cultural feature reminiscent of early 20 th century recreation in the Santa Cruz Mountains pending an architectural and engineering evaluation for preservation, restoration, and reuse	High	CR	\$0	I-IV	Ongoing	CCHE		
	Redwood Cabin	6.3.i. Address deferred maintenance to prevent further deterioration pending completion of the historical and engineering evaluation	High	M	\$50,000	I	1-2 years	CCHE, CHF, NTHP		
		6.3.j. Hire a qualified architectural historian and structural engineer to evaluate the historical significance and condition of the Redwood Cabin and surrounding landscape features and make recommendations for preservation, interpretation, restoration and reuse	High	CR, RES	\$50,000	II	1 year	CCHE, CHF, NTHP		

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Continuation of Objective RM 6.3: Protect, highlight and interpret key historic structure	Continuation of Redwood Cabin	6.3.k. Prepare a detailed site plan that identifies connecting trails, interpretive signage, and other site improvements; use engineer's evaluation to inform the rehabilitation and potential reuse of the structure; solicit proposals for reuse of site accordingly	High	CR	\$45,000	II	1-2 years	CCHE, CHF, NTHP	
		6.3.l. If the historical and engineering evaluation recommends preserving the structure, prepare a maintenance plan that identifies routine repairs and maintenance cycles; implement accordingly	Moderate	M	\$20,000 for maintenance plan	III	1 year for plan; maintenance ongoing	CCHE, CHF, NTHP	
	Driscoll Ranch Area	6.3.m. Hire a qualified architectural historian, and if needed, a structural engineer to assess structures deemed potentially significant prior to determining final disposition; manage structures accordingly	Moderate	CR, RES	\$50,000	I-IV	Ongoing	CCHE	
Objective RM 6.4: Protect historic landscape features	Sawmill Sites	6.4.a. Conduct archaeological surveys to verify and document the presence of historic logging era features	Low	CR, RES	\$30,000	IV	1-2 years	CCHE	
		6.4.b. Inventory and protect noteworthy historic logging features from damage, as appropriate	High	CR, RES	\$0	I-IV	Ongoing		
	La Honda Oil Field	6.4.c. Research oil field's history and consider inclusion in interpretive materials on the history of La Honda Creek OSP	Low	RES, PRG	\$0	IV	1 year		
Goal RM 7: Road and Trail Maintenance/Water Quality Protection									
Objective RM 7.1: Follow Best Management Practices for the maintenance and construction of roads and trails	Best Management Practices	7.1.a. Implement Best Management Practices during road and trail maintenance and construction to control erosion	High	PRG	\$30,000	I-IV	Ongoing		

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Objective RM 7.2: Implement priority road and trail treatments to control erosion and reduce sources of erosion and sedimentation	Road and Trail Priority Treatments	7.2.a. Implement treatment recommendations for erosion sites as described in the La Honda/Driscoll Road & Trail Assessment reports; treatments include culvert replacements, waterbars, recontouring, & out-sloping; begin with high priority sites	High	NR, M, CAP	\$400,000 - \$600,000	I-III	5-10 years	Prop 84, HCF, RWQCB, EEMP, CDFG	
		7.2.b. Prepare Road Restoration Plan to retire and restore abandoned and unnecessary roads to reduce potential sediment input, implement Plan accordingly	High	NR, CAP	\$50,000 for plan \$300,000 - \$400,000 for restoration	I-III	5-10 years	RTP, EEMP, CDFG, RWQCB	
		7.2.c. Prepare a Road Maintenance Plan for roads that will remain that identifies problem sites and includes a repair history and maintenance schedule; use GIS to facilitate information tracking as much as possible	Moderate	M, CAP	\$50,000	II	2 years		
Objective RM 7.3: Evaluate and mitigate erosion caused by cattle and the grazing operation	Erosion from Grazing	7.3.a. Implement corrective measures to reduce and correct erosion caused by cattle and the grazing operation (e.g. exclusionary fencing, rocked surface, vegetation restoration); refer also to Goal RM 3, Objective 3.1, Action 3.1.f	High	NR, CAP	\$40,000- \$70,000	I	3 years	Farm Bill, CDFG, RCD, NRCS, Prop 84, HCF, EQIP	

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Goal RM 8: Fire and Fuels Management Objective RM 8.1: Implement wildland fuel management practices and facilitate fire response and suppression	Maintenance of emergency vehicle access and egress along interior roads and driveways	8.1.a Maintain fuels to reduce flame length to 2 feet, where feasible using equipment: <ul style="list-style-type: none"> o within 10 feet of road edges within the Preserve where flames are predicted to be 0-8 feet in length o within 30 feet of road edges within the Preserve where flames are predicted to be over 8 feet in length 	High	SAFE, M	\$20,000	I-IV	Ongoing			
		8.1.b Hire engineer to assess bridge located north of Redwood Cabin; replace/repair accordingly	High	SAFE, CAP	\$200,000 - \$300,000	II	5 years	BOND		
		8.1.c Hire engineer to assess bridge located at LH08; replace/repair accordingly	High	SAFE, CAP	\$200,000 - \$300,000	I	5 years	BOND		
	Maintain vegetation to reduce ignitions along highways	8.1.d Evaluate structural integrity and rating of the Harrington Creek bridge; make repairs and upgrades as needed	High	SAFE, CAP	\$20,000 for assessment	I	1 year for the assessment 5 years for repair/upgrade			
		8.1.e Work cooperatively with California Department of Transportation to manage vegetation on District land adjacent to high risk ignition locations (Hwy 84 & Hwy 35)	High	SAFE, M	\$5,000	I-IV	Ongoing		CalTrans	
	Compartmentalize Preserve for wildland fire containment	8.1.f Work cooperatively with CalFire to facilitate the creation and maintenance of a new fuel break through the western area of the Preserve, extending from the Preserve boundary to the former Dyer Ranch (approx. 0.5 mi.)	Moderate	SAFE, M	\$50,000	I-IV	Ongoing			
		8.1.g Work cooperatively with CalFire to facilitate the creation and maintenance of a new shaded fuel break extending across the center of the Preserve from the former Dyer Ranch to the former Weeks Ranch (approx. 0.5 mi.)	Moderate	SAFE, M	\$50,000	I-IV	Ongoing			

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
Continuation of Objective RM 8.1: Implement wildland fuel management practices and facilitate fire response and suppression	Additional Water Sources for Fire Suppression	8.1.h Deepen pond located between former Dyer Ranch and former Weeks Ranch	Moderate	SAFE	\$30,000-\$50,000	II-III	3-5 years		USFWS
		8.1.i Per Goal RM 3, Objective 3.3, Action 3.3.a, identify opportunities to develop/restore ponds							
	Trail Closures During High Fire Response Level Days	8.1.j Close trail access points on predicted high fire response level days (Burn Index of 41 or higher)	High	SAFE, PRG	\$0	I-IV	Ongoing		
	Reduce brush encroachment	8.2.a. Restore grasslands near the Red Barn and control coyote brush encroachment; utilize conservation grazing and other forms of grassland management. Refer to Goal RM 4, Objective 4.2, Action 4.2.a	High	SAFE, NR, M	\$40,000	II	5 years		
Objective RM 8.2: Protect and manage natural resources through beneficial vegetation/fuel modification	Prescribed Fire	8.2.b. Work cooperatively with CalFire to use prescribed fire as a tool to reduce wildland fuels and also control nonnative vegetation at appropriate locations, when possible; monitor post-fire conditions	Moderate	SAFE, NR, M	\$30,000	I-IV	Ongoing		CalFire
		8.3.a. Develop a Wildland Fire Response Plan to identify Best Management Practices for fire suppression activities and protection of natural and cultural resources; consult with response agencies, residents, and community leaders	High	SAFE, PRG	\$25,000	I	5 Years		
Goal RM 9: Environmental Hazards									
Objective RM 9.1: Appropriately manage and treat environmental hazards	Former Folger Ranch/La Honda Oil Field Well/Tank Sites	9.1.a. Contain and secure areas contaminated with hydrocarbons; keep the public and cattle out of these areas	High	SAFE	\$5,000	I	5 years		
		9.1.b. Develop and implement a remediation plan that complies with current standards and includes timeframes	High	SAFE	\$50,000	I	5 years		EEMP

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
Continuation of Objective RM 9.1: Appropriately manage and treat environmental hazards	Wool and Folger Ranch Corrals	9.1.c. Contain and secure areas contaminated with elevated levels of organochlorine pesticide surface soils; keep the public and cattle out of these areas	High	SAFE	\$5,000	I	5 years		
		9.1.d. Develop and implement a remediation plan that complies with current standards and includes timeframes	Moderate	SAFE	\$300,000	I-II	5 years	EEMP	
	Vehicle Maintenance Building Fuel Storage	9.1.e. Contain and secure area contaminated with hydrocarbon contamination; keep the public and cattle out of this area	High	SAFE	\$5,000	I	5 years		
		9.1.f. Develop and implement a remediation plan that complies with current standards and includes timeframes	Moderate	SAFE, NR	\$50,000	I-II	5 years		
	Former Ranch Debris Sites	9.1.g. Clean and properly dispose of debris and waste deposited by former ranches	Low	SAFE, M, NR	\$15,000	II-III	5 years		
	Demolition and Removal of Dilapidated Structures	9.1.h. As part of or prior to demolition and removal of structures, abate for asbestos and lead-based paint, as appropriate	Moderate	SAFE, M, CAP	\$30,000	I-II	5 years		
PUBLIC ACCESS AND RECREATION									
Goal PA 1: Public Use									
Objective PA 1.1: Open additional areas within the Preserve to the public for low-intensity, passive recreation and enjoyment	Public Use	1.1.a. Keep existing trails open to hiking; continue to allow off-trail hiking except in Conservation Management Units; open new trails and areas as they become available to hiking	High	POL	\$2,500 signs & brochures	I-IV	Ongoing		VTP
		1.1.b. Keep existing trails open to equestrian use; open new trails as they become available to equestrian use unless site conditions do not allow trail construction to meet District equestrian use standards	High	POL	\$2,500 signs & brochures	I-IV	Ongoing		

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
Continuation of Objective PA 1.1: Open additional areas within the Preserve to the public for low-intensity, passive recreation and enjoyment	Continuation of Public Use	1.1.c. Open the Bay Area Ridge Trail alignment to bicycle use once a safe, through connection beyond the Preserve boundary is established	High	POL	\$10,000 signs, brochures, & stiles	TBD	6-9 months	BART	BART
		1.2.a. Open only the uppermost trails of La Honda Creek north of the Vista Point to dogs on leash (White Barn and Redwood Cabin loop trails)	High	POL	\$10,000 signs, brochures, fencing, stiles	I	1 year		
		1.2.b. Coordinate with Driscoll Ranches to explore the possibility of introducing dog access from Sears Ranch Road based on potential changes to grazing operation or seasonal dog access closures; implement accordingly	High	POL	\$10,000 - \$20,000 signs, brochures, fencing, stiles	I	1-2 years		
Objective PA 1.2: Where appropriate, accommodate dog access	Dog Use								
Objective PA 1.3: Implement Best Management Practices to Open New Areas to Public Use	New Preserve Brochure	1.3.a. Develop a new formal Preserve brochure and revise as new parking areas and trails are constructed and made open	High	PGM	\$1,000	I-IV	Ongoing		

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
Continuation of Objective PA 1.3: Implement Best Management Practices to Open New Areas to Public Use	Best Management Practices	<p>1.3.b Implement the following, as needed, to effectively introduce public recreation within actively grazed areas:</p> <ul style="list-style-type: none"> o Post signs on trail etiquette, include safety tips on sharing trails with cattle o Author educational newsletter articles and offer docent led tours that focus on safety tips and the benefits of conservation grazing o Install residence privacy signs o Realign trail segments away from popular cattle resting areas, ranching facilities, and residences, where feasible o Relocate troughs and other ranching facilities away from public access areas, where feasible o Install wildlife friendly fencing o Install stiles and self-closing gates to move visitors between pastures 	Low	CAP	\$10,000 - \$50,000	I-IV	Ongoing		
Goal PA 2: Parking									
Objective PA 2.1: Improve the parking area layout at the Allen Road Permit Parking Area	Allen Road Permit Parking Area	<p>2.1.a. Improve the permit parking area by formalizing parking spaces, installing a restroom, signboards, split rail fencing, hitching post, and a larger turnaround to accommodate horse trailers</p> <p>2.1.b. Limit parking to no more than 10 vehicles each day per agreement with Allen Road neighbors</p>	Moderate	CAP	\$75,000	II	1-2 years	LWCF	

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
Objective PA 2.2: Provide additional parking elsewhere in the Preserve	Red Barn area	2.2.a. Make minor, necessary improvements to provide an interim permit parking area to expedite opening the Red Barn area to public use (interim permit parking area will be replaced with a formal parking area, as discussed in the following action description 2.2.b)	High	CAP	\$25,000 - \$50,000	I	1 year		
		2.2.b. Construct a new parking area near the Red Barn for 15-25 vehicles, 3-6 horse trailers, with a restroom	High	CAP	\$500,000 - \$700,000	II	4 years	LWCF	
		2.2.c. Work with a transportation engineer to redesign the driveway entry and increase line of sight (e.g. cut back highway banks, remove brush, trim highway vegetation); relocate the driveway to the site of the former ranch driveway							
		2.2.d. Incorporate the design of the staging area as part of a site specific plan for the Red Barn area; minimize visibility of the parking area and design the improvement to reflect and enhance the rural character of the Red barn	High	CR	\$70,000	I-II	1-2 years		

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners	
Continuation of Objective PA 2.2: Provide additional parking elsewhere in the Preserve	Sears Ranch Road	2.2.e. Construct a new parking area at the end of Sears Ranch Road for 10-20 vehicles with a restroom	Moderate	CAP	\$350,000	II	3-4 years	LWCF	LHES	
		2.2.f. Include a setback for the parking area of at least 300 feet from the nearby school (i.e., locate facilities, signs, and the trailhead away from the school boundary)								
		2.2.g. Work with La Honda Elementary School to address potential use and safety concerns								
	Driscoll Ranch Area West Gate Entrance (across from the Driscoll Events Center)	2.2.h. Make minor, necessary improvements to provide an interim permit parking area to expedite opening the Driscoll Ranch area to public use (interim permit parking area will be replaced with a formal parking area, refer to the following action description 2.2.i)	High	CAP	\$25,000 - \$50,000	I	1 year			
		2.2.i. Construct a new parking area in the former Folger Ranch area, across the street from the Driscoll Events Center, for 10-20 vehicles, 3-6 horse trailers, and a restroom	Moderate	CAP	\$600,000 - \$800,000	II	4 years		LWCF	
		2.2.j. Work with a transportation engineer to improve/redesign the driveway entrance for better line of sight to the west and/or prune trees and remove brush along the highway								
	Future Parking Expansion	2.2.k. Should parking demand exceed expectations, consider expanding the parking areas (with the exception of the Allen Road Permit Parking Area) and implement if appropriate	Low	CAP	\$50,000 - \$80,000	IV	1-2 years			

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners	
Goal PA 3: Interior Preserve Trails Objective PA 3.1: Provide loop trails and trail connections to parking areas, key destination sites, and newly opened areas of the Preserve	Redwood Cabin Loop Trail (Trail No. 8, 2.3 mi)	3.1.a. Construct a new interior loop trail in upper La Honda Creek OSP from the Allen Road permit parking area to the Redwood Cabin and back	Low	CAP	\$230,000 – \$260,000	II-III	3 years	RTP, HCF, EEMP		
		3.1.b. Utilize existing roads for portion of the loop trail; realign and/or improve drainage of existing steep sections of road to address erosion and/or safety concerns								
		3.1.c. Construct new trail at a 3-4 foot width; follow contours, where feasible								
	Vista Point Loop Trail (Trail No. 13, 2.8 mi)	3.1.d. Open a new interior loop trail in upper La Honda Creek OSP from the Allen Road permit parking area down to the vista point and back around the western edge of the Preserve	Moderate	CAP	\$160,000 – \$190,000	I-II		3 years	RTP, HCF	
		3.1.e. Utilize existing roads for portion of the loop trail; realign and/or improve drainage of existing steep sections of road to address erosion and/or safety concerns								
	Trail connection between former Dyer Ranch area and former Weeks Ranch area (Trail No. 11, 0.3 mi)	3.1.f. Construct new trail at a 3-4 foot width; follow contours, where feasible								
		3.1.g. Construct a new trail connection at a 2-4 foot width to join the southern end of the Vista Point Loop Trail to the trail network in the former Weeks Ranch	High	CAP	\$20,000 - \$40,000	II-III		3 years	RTP, BART, BART	
		3.1.h. Open a loop north of the Red Barn to public use; make any necessary drainage improvements and/or road realignments to address erosion and/or safety concerns	Moderate	CAP	\$60,000 - \$90,000	II-III		2-3 years		

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners	
Continuation of Objective PA 3.1: Provide loop trails and trail connections to parking areas, key destination sites, and newly opened areas of the Preserve	Red Barn Area Loop Trail (Trail No. 7, 2.0 mi)	3.1.i. Construct new loop trail in the Red Barn area off the parking area 3.1.j. Incorporate trail alignment into the Red Barn Site Plan	High	CAP	\$25,000 - \$35,000	I-II	3 years	RTP, HCF		
	Trail Connection Between Former Weeks Ranch and Driscoll Ranch Area (Trail No. 10, 1.5 mi)	3.1.k. Open a new trail connection between the former Weeks Ranch and Driscoll Ranch area 3.1.l. Utilize existing roads for portion of the loop trail; realign and/or improve drainage of existing steep sections of road to address erosion and/or safety concerns	High	CAP	\$135,000 - \$150,000	II	3 years	RTP, HCF		
	Driscoll Ranch Area Main Access Road (Trail No. 1, 5.6 mi)	3.1.m. Interim - open interior ranch access roads to public use after addressing tenant concerns regarding the introduction of recreational users (i.e. installation of educational signs, compatible gates, trail bypasses, etc)	High	CAP	\$40,000	I	6-9 months			
	La Honda Creek Loop Trails (Trail No. 6, 4.8 mi)	3.1.n. Make and maintain improvements to the road to reduce erosion potential and correct drainage per Road and Trail Assessment Report - these improvements can be phased over time. 3.1.o. Open new loop trails along eastern area of the Driscoll Ranch area 3.1.p. Utilize existing roads for portion of the loop trail; realign and/or improve drainage of existing steep sections of road where erosion is an issue 3.1.q. Construct new trail at a 3-4 foot width, follow contours, where feasible	Moderate	CAP	\$1,000,000	I-IV	2-3 years for each phase of work			
				Moderate	CAP	\$60,000 - \$90,000	II-III	3-4 years	RTP, HCF	

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners	
Continuation of Objective PA 3.1: Provide loop trails and trail connections to parking areas, key destination sites, and newly opened areas of the Preserve	Former Sears Ranch Loop Trail (Trail No. 9, 1.9 mi)	3.1.r. Construct new 3-4 foot narrow trail to connect Harrington Creek Trail to Ray's Peak Trail to create an additional loop opportunity above the former Sears Ranch building complex	Low	CAP	\$30,000 - \$50,000	IV	3-4 years	RTP, BABT		
		3.1.s. Utilize existing roads for portion of the loop trail; realign and/or improve drainage of existing steep sections of road where erosion is an issue								
		3.1.t. Construct new trail at a 3-4 foot width; follow contours, where feasible								
		3.1.u. Open a new trail through the Harrington Creek drainage, below the northern segment of the existing ranch access road								
	Harrington Creek Trail (Trail No. 4, 1.6 mi)	3.1.v. Utilize existing roads for portions of the loop trail; realign and/or improve drainage of existing steep sections of road where erosion is an issue	Low	CAP	\$20,000 - \$30,000	IV	3-4 years	RTP, BABT		
		3.1.w. Construct new trail at a 3-4 foot width; follow contours, where feasible								
		3.1.x. Open a new road-width loop trail along the western area of the Driscoll Ranch area								
		3.1.y. Utilize as much of the existing Driscoll Ranch area road network to open a one-way, in-and-out destination trail to Ray's Peak								
	Former Folger Ranch Loop Trails (Trail No. 3, 3.9 mi)	Trail to Ray's Peak (Trail No. 12, 0.1 mi)	3.1.z. Construct new trail at a 3-4 foot width; follow contours, where feasible	Moderate	CAP	\$40,000 - \$60,000	II-III	3 years	RTP, BABT	
			Low	CAP	\$20,000 - \$30,000	IV	3 years	RTP		

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
Objective PA 3.2: Provide trail opportunities for a population of diverse physical abilities	Easy Access Upper Loop Trail (Trail No. 2, 0.9 mi)	3.2.a. Implement surface and drainage improvements to the upper loop trail that originates at the permit parking lot and encircles the former Dyer Ranch house	High	CAP	\$30,000 - \$50,000	I-II	6-9 months	RTP	
		3.2.b. Designate the trail as an easy access trail that can support wheelchairs and strollers; if feasible, feature the White Barn and old-growth redwood							
	Red Barn Area Trails	3.2.c. Design and construct trails and paths leading to key destination sites within the Red Barn area as easy access trails that can support wheelchairs and strollers, as feasible	High	CAP	\$20,000 - \$40,000	I-II	6-9 months	RTP	
		3.2.d. Incorporate the easy access trails and paths into the Red Barn site plan							
Goal PA 4: Regional Trail Corridors	Interior Trails (approx. 30 mi total)	3.2.e. Goal PA 3 and subsequent objectives and action items include a wide variety of new proposed trails with varying mileages and elevation changes to accommodate a diversity of physical abilities	Refer to Goal PA 3	Refer to Goal PA 3	Refer to Goal PA 3	Refer to Goal PA 3	Refer to Goal PA 3	Refer to Goal PA 3	Refer to Goal PA 3
	Connection between Madera Creek and La Honda Creek Open Space Preserves	4.1.a. Work with neighbors to establish access rights to allow for a new regional trail connection from El Corte de Madera Creek Open Space Preserve to La Honda Creek Open Space Preserve	High	NG	TBD	TBD	3-4 years	BART, RTP	BART
		4.1.b. Study the feasibility of a new regional trail connection across Skyline Boulevard to Wunderlich County Park; if deemed feasible, work with neighbors to establish access rights to implement this trail connection	Low	NG	TBD	TBD	4-5 years	RTP	SMCo Parks

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Continuation of Objective PA 4.1: Strive to provide connections to public open space lands	Connection between La Honda Creek Open Space Preserve and Sam McDonald County Park and beyond	4.1.c. Work with the La Honda and Cuesta/Guild Communities and San Mateo County Parks to identify a preferred off-road trail alignment that connects La Honda Creek OSP to the Town of La Honda and further on to Sam McDonald County Park and beyond; if achieved, proceed with working with additional stakeholders to refine and implement vision of a long-distance loop trail	Low	NG	TBD	TBD	4-5 years	RTP	SMCo Parks
Objective PA 4.2: Designate a Ridge Trail corridor through the Preserve	Ridge Trail	4.2.a. Once a safe, through connection is established, designate the Ridge Trail corridor through the Preserve	Moderate	POL, NG	TBD	TBD	6 months	BART, RTP	BART
Goal PA 5: Interpretation									
Objective PA 5.1: Interpret the natural and cultural resources of La Honda Creek OSP to understand the Preserve's local and regional role and how past land uses have shaped the current condition of the landscape	Signs, Displays, Interpretive Hikes, Field Trips	5.1.a. Develop interpretive material, including signs and displays, to aid self-guided hikes, docent-led hikes, and educational field trips; relate information on past and current practices to the protection and preservation of the natural resources	Moderate	PRG	\$10,000 - \$30,000	I-IV	1-2 years (each project)	CCHE	LHES
	Red Barn Area	5.1.b. Develop an interpretive program that may include community events, docent-led tours, school field trips, and self-guided tours; focus on resource-related topics including the role of conservation grazing, bats, grassland management, and watershed stewardship	Moderate	PRG	\$5,000- \$10,000	I-IV	6-9 months to develop program, ongoing implementation	HCF	

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners	
Continuation of Objective PA 5.1: Interpret the natural and cultural resources of La Honda Creek OSP to understand the Preserve's local and regional role and how past land uses have shaped the current condition of the landscape.	Continuation of Red Barn Area	5.1.c. Install interpretive signage; topics may include past ranching uses, history of structure, rehabilitation, bat habitat, conservation grazing, and history of La Honda	Moderate	PRG	\$8,000	I	1-2 years	CCHE		
		5.1.d. Explore the possibility of installing a "bat window" at the Red Barn with associated devices (e.g., periscope, night vision goggles) to view the bats without disturbing them; implement accordingly	Low	RES	\$20,000	II	1-2 years			Audubon
		5.1.e. Hire an engineer to evaluate the structural integrity of the Red Barn garage for use as an interpretive, educational facility; retain and reuse if deemed structurally sound with minimal need for seismic upgrades	Low	CAP, PRG	\$15,000 for engineering assessment \$80,000 for seismic upgrades and furnishings	III	2-3 years			
		5.1.f. Incorporate interpretive projects into the Red Barn area site plan	Low	PRG	\$0	I	1-2 years			
	Dyer White Barn	5.1.g. Design and install an exterior interpretation display to highlight its past use and place in the landscape	Low	PRG	\$8,000	II	1-2 years		CCHE	
		5.1.h. Design and install an exterior interpretive display in accordance with the site specific plan that will be prepared for the Redwood Cabin site; display can help interpret history of the structure and early 20 th century recreation in the Santa Cruz Mountains	Low	PRG	\$8,000	II	1-2 years		CCHE	
	Redwood Cabin									

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Continuation of Objective PA 5.1: Interpret the natural and cultural resources of La Honda Creek OSP to understand the Preserve's local and regional role and how past land uses have shaped the current condition of the landscape.	Driscoll Ranch Area	5.1.i. Highlight the ranch's agricultural history and its present day use as a working ranch; include information on the effects of cattle grazing and its use as a grasslands management tool	Moderate	PRG	\$5,000	I	1 year	CCHE	LHES
	Logging History	5.1.i. Select certain key features to assist with interpretation and incorporate them as part of the trail experience, where appropriate	Low	PRG	\$5,000	I-IV	TBD	CCHE	
Goal PA 6: Trail Amenities and Site Improvements									
Objective PA 6.1: Provide trail-related amenities	Horse Troughs	6.1.a. Install horse troughs as appropriate; install floating barley discs to inhibit development of mosquito larvae	Low	PRG	\$1,000 ea	II-IV	6-9 months each	BABT	
	Picnic Areas	6.1.b. Develop picnic sites in the Red Barn and Redwood Cabin areas; incorporate these into the site specific plans	Low	CAP	\$10,000 ea	II	6-9 months each site		
	Memorial Bench Sites	6.1.c. Identify potential memorial bench site locations in the Red Barn, Redwood Cabin areas, and elsewhere in Upper La Honda Creek OSP; implement as appropriate.	Low	PRG	\$3,000 - \$6,000	II-IV	6-9 months each site		
Objective PA 6.2: Remove obstructions to important view sheds	Overhead Line at Driscoll Ranch Area	6.2.a. Underground or replace existing overhead line that extends past Sears Ranch Road with a solar system	Moderate	CAP	\$40,000	III	1-2 years		
	Demolition and Removal of Dilapidated Structures	6.2.b. Demolish and remove unused and/or un-maintained structures that do not hold historic value	Moderate	SAFE, M, CAP	\$60,000	I-II	5 years		

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Goals and Objectives	Draft Plan Element	Action Description	Priority	Action Type	Cost	Phase	Expected Duration	Outside Funding Sources	Potential Partners
REAL PROPERTY MANAGEMENT									
Goal RP 1: Land Holdings									
Objective RP 1.1: Update land holdings status	Williamson Act Status	1.1.a. If appropriate, file notices of nonrenewal with San Mateo County for lands historically covered by Williamson Act contracts	Moderate	POL	\$0	I	1 year		
	Dedication	1.1.b. Assess lands for dedication under Public Resources Code Section 5540 on a parcel by parcel basis and refer to the Board on an annual basis per the adopted Dedication Policy	Moderate	POL	\$0	I	1 year		
Goal RP 2: Structures									
Objective OP 2.1: Upgrade key structures to be used as District employee housing	Red Barn rental	2.1.a. Make upgrades to the existing rental unit and retain as District employee housing	Moderate	CAP	\$20,000 - \$40,000	II	1-2 years		
	Former Folger Ranch rental	2.1.b. Make upgrades to the existing rental unit and retain as District employee housing	High	CAP	\$50,000 - \$70,000	I	1-2 years		

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