



Midpeninsula Regional
Open Space District

PLANNING AND NATURAL RESOURCES COMMITTEE

R-15-144
September 29, 2015

AGENDA ITEM 2

AGENDA ITEM

Implementation and Phasing of the Bear Creek Redwoods Preserve Plan, including the Bear Creek Stables and Alma College Site Plans

GENERAL MANAGER'S RECOMMENDATIONS

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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.

SUMMARY

Specific Preserve Plan actions (including Bear Creek Stables improvements), and their associated cost, priority, and potential funding source, are presented for discussion purposes. Following extensive staff analysis as to the cost and benefits of various options for public access phasing, actions were phased to allow the Preserve to open to the public in 2018. Additional Natural Resources and Operations staff, and an additional Capital Projects Manager, will be needed within the next 6-9 months to ensure that other priority Measure AA projects are not delayed.

MEASURE AA

The Bear Creek Redwoods Preserve Plan supports Measure AA Project #21-6, Phase I Public Access Improvements, and includes portions of Project #21-4, Bear Creek Stables Site Plan, and Project #21-5, Alma College Landscape Rehabilitation Plan.

BACKGROUND

The Bear Creek Redwoods Preserve Plan will provide for balanced use and management of Bear Creek Redwoods Open Space Preserve through broad prescriptions for public access, natural and cultural resource management, and operations and maintenance actions over the long term. The Preserve Plan will also provide conceptual-level site plans for new public access facilities, Bear Creek Stables improvements, and rehabilitation of the former Alma College site. In June, the Board accepted the description of the proposed Preserve Plan, including a range of potential improvements at the Stables, for the purposes of completing the environmental review process consistent with the California Environmental Quality Act (R-15-16).

DISCUSSION

A series of discrete Preserve Plan implementation actions, including improvements at Bear Creek Stables and the former Alma College site, were identified to aid in scoping and scheduling required improvements to open the Preserve to public access on an expedited timeline. These actions, which incorporate Board direction received at the June 24 meeting, represent the full implementation of the Preserve Plan over the next 15 years. A description, cost estimate, phasing, and funding source for each action are summarized in the Preserve Plan Implementation Table (Attachment 1). Implementation actions related to parking and trail use, including the multi-use trail, regional connections, and proposed locations for trail amenities such as bicycle racks and picnic tables, are illustrated in Attachment 2. At this time staff is seeking input from the Committee to further refine the Preserve Plan implementation actions during the final stage of preparation of the Preserve Plan and EIR.

Bear Creek Stables Site Plan

Actions associated with the Bear Creek Stables Site Plan are incorporated throughout the Preserve Plan Implementation Table (Attachment 1), and would fulfill several Preserve Plan Goals, as summarized below. Preliminary phasing, costs, and potential funding sources for each project are included for discussion purposes. A Board study session will be scheduled in the winter to fully evaluate the phasing and funding sources for the Stables Site Plan improvements.

- Public Use Goal 6 – *Maximize public benefits of Bear Creek Stables by broadening public access and use of the facility*
 - Prepare Public Access Plan
 - Install informational and educational signage
 - Design and construct facility improvements in accordance with the approved site design
- Natural Resources Goal 5 – *Protect waterways and associated natural lands to maintain water quality, watershed function, and healthy aquatic habitat*
 - Restore hillsides to reduce erosion and protect watershed resources and aquatic habitat
 - Implement green infrastructure improvements and water quality Best Management Practices at Bear Creek Stables
- Cultural Resources Goal 1 – *Protect and interpret significant historical and cultural resources*
 - Design Bear Creek Stables facilities to preserve the character of the site
- Maintenance and Operations Goal 3 – *Reduce wildfire risk*

- Maintain defensible space within 100 feet of all structures
- Provide and maintain sufficient water storage and water distribution system for fire suppression
- Develop a fire response plan and evacuation procedures for Bear Creek Stables

Refined site design alternatives, based on Board direction, public input, and feedback from the County of Santa Clara at a Use Permit pre-application meeting, have also been developed for Committee review and feedback (Attachment 3).

Alternative A, the most basic and least-cost alternative, includes essential improvements for the Stables and would accommodate 63 horses (boarded horses). Public access improvements would include a visitor information kiosk, visitor parking, restroom and a public open air riding arena. Pasture areas would be fully restored to natural landscapes and the paddock area would be rebuilt for improved drainage and equestrian health and safety. This alternative has been refined to include a new caretaker's residence to be constructed in its existing location.

Alternative B includes the essential improvement and facilities designed to increase the public's access to equestrian facilities and programs. The site design would accommodate 72 horses (12 public program horses and 60 boarded horses.) The improvements would include a livery stable to facilitate the public trail riding program and a large public arena with bleacher seating to better facilitate equine education programs and clinics. This alternative has been refined to include construction of a multipurpose stable building to replace the existing structure and full restoration of the pasture areas instead of irrigated pastures.

Alternative C, the most developed alternative, adds public access facilities to accommodate community events. The site design would accommodate 63 boarded horses. Improvements include a visitor center, a public covered arena and irrigated pastures for horses. Parking would be formalized in a lot along the main driveway, the public use area and the former dressage area. The alternative was refined to include multi-story, multi-purpose stable structure to replace the existing building.

During the environmental review process, Alternative C has been identified as having significantly greater impacts on the environment relative to Alternatives A or B. Improvements associated with Alternative C would require the greatest quantity of grading, create the largest amount of new impervious surface and require significantly more water than Alternatives A or B. Furthermore, the proposed construction of a 2-3 story building to replace the existing one-story stable building would likely result in potentially significant aesthetic or visual impacts to neighboring properties. For these reasons, staff recommends removing Alternative C from consideration.

Preserve Plan Implementation Phasing

Preserve Plan actions would be implemented incrementally over the next 15 years. The phasing of initial public access improvements, as well as all other Preserve actions, is provided in Attachment 1. Phase I Actions would be implemented within the first 1-3 years following Plan approval, and are further categorized into high, moderate, and low priority projects. Phase II Actions would be implemented during years 4-10 and Phase III during years 10-15.

This proposed phasing schedule, which allows the Preserve to open in 2018, was determined to be the most expedient given the many on-the-ground actions that must be completed prior to opening to general public use. These actions include:

- Design and construction of a new parking area and associated amenities near Upper Lake/Alma College, formalizing a safe pedestrian crossing* of Bear Creek Road, and design and construction of a new connector trail to existing trails on the west side of the Preserve;
- Extensive invasive species management and restoration of large, trail-side weed infestation areas;
- Vegetation management and high priority improvements (erosion control and stream crossings), signage and visitor amenities along nearly 15 miles of existing trails;
- Major improvements to Bear Creek Stables*, including redevelopment of public areas, installation of restrooms and other visitor infrastructure, roadway and parking improvements, and pasture restoration;
- Cleanup of the former Alma College site* to address hazards and stabilize structures that may later be used by a partner.

In order to complete these actions by 2018 without adversely impacting other priority Measure AA projects, current staffing levels will need to be augmented. The current estimate, based on the work required and anticipated high visitor use of the Preserve, is three maintenance personnel (two Open Space Technicians and one Supervisor), two Ranger staff, one Natural Resources Department staff (Resource Specialist I), and one Capital Project Manager. Staffing will be phased, with the Supervisor, Resource Specialist, one Ranger, one OST, and the Capitol Project Manager added in Phase I. The Preserve opening date of 2018 assumes that these five positions will be added during midyear budget adjustments and on-boarded by June 2016.

Furthermore, those actions delineated with a “*” are dependent on outside regulatory approvals (and therefore subject to separate public processes) and as such are subject to unforeseen delays. The phasing plan calls for immediate construction of a new parking lot at Upper Lake and formalization of a safe pedestrian crossing to the western Preserve, since the District has the most control of these project elements and their implementation schedule. Should the Bear Creek Stables and Alma College construction projects be delayed, these areas can remain closed temporarily while allowing the public to access the rest of the Preserve.

Water Resources and Infrastructure Improvements

Preliminary tests indicate that an existing well located in the upper reaches of the Preserve would be able to produce sufficient yield to meet the Preserve’s total future water demand. Use of this well to supply potable water to the Stables would require installation of approximately 4,000 feet of pipeline. Additional testing is currently underway to determine the specific well design and level of treatment necessary, if any, to provide potable water from this well consistent with Santa Clara County and other regulatory permitting requirements. It is possible that this source could serve as the sole potable water supply source for the whole Preserve. Nonetheless, it is prudent for the District to secure other water sources, if available, as backup/secondary sources. Surface water from creeks and ponds are being assessed as sources of emergency water (e.g. fire suppression, etc.). An intertie to the existing Alma Water system would be considered for use as a fallback system only if the other sources cannot be used.

FISCAL IMPACT

Sufficient funds are included in the FY2015-16 Planning Department budget for the development and finalization of the Preserve Plan and EIR. Attachment I provides detailed cost estimates and funding information for individual Preserve Plan implementation actions. Initial funding for design and engineering of Phase I public access improvements is also included in the FY2015-16 budget.

Additional staffing as recommended herein would increase operational expenditures by \$531,015 initially (2016 cost), increasing to \$740,137 as the second OST and Ranger are added in Phase II. These new positions are included in the 40 new positions recommended by the FOSM study and will be required over the long term to support rollout of Measure AA projects.

PUBLIC NOTICE

Public notice of this Agenda Item was provided per the Brown Act. Additional notice was provided to interested parties of the Preserve Plan and Stables, as well as adjoining neighbors of Bear Creek Redwoods Open Space Preserve.

CEQA COMPLIANCE

An Environmental Impact Report is currently in preparation for the Preserve Plan, which includes the Bear Creek Stables and Alma College Site Rehabilitation Plans. Design and engineering of the new Preserve infrastructure and detailed planning for stewardship actions do not constitute projects under CEQA.

NEXT STEPS

Following confirmation of the General Manager's recommendations and any additional Committee direction, staff and the consultant team will complete the Preserve Plan and publish the Environmental Impact Report for public comment (see schedule below). Additionally, staff will begin preparations for the following initial implementation work:

Phase I public access improvements

- 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.

Restoration plans for high priority resource management actions

- Development of an invasive species management plan.
- Bat relocation plan for the Alma College Chapel.

Preparations for a long-term Stables operator

- Outlining the requirements for inclusion in a Request for Proposals (RFP) for a Stables operator. Completion and release of the RFP will require Board selection of a final site plan and funding structure, which is anticipated in spring of 2016.
- Additional water systems testing of the Preserve well and feasibility studies of secondary water sources.

Project schedule:

Task	Date
Refinement of Preserve Plan elements	Meeting of Sept 29
EIR Public Comment Period	Fall 2015
Bear Creek Stables Board Study Session	Winter 2015/2016
Board considers EIR certification and approval of the Preserve Plan (includes Bear Creek Stables and Alma College Site Plans)	Spring 2016
Release of Stable Operator RFP	Summer 2016

Attachments

1. Preserve Plan Implementation Table
2. Draft Trails Plan
3. Bear Creek Stables Draft Refined Alternatives

Responsible Department Head:
Jane Mark, AICP, Planning Manager

Prepared by:
Lisa Bankosh, Planner III
Gretchen Laustsen, Planner III

Table 4-1: Implementation Actions

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-1.1 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 (see PU-1.2) - After the at-grade crossing is completed on Bear Creek Road (see PU-1.3), open the western side of the Preserve to hiking and equestrian use(see 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 (see 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

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
	PU 1.2f	<ul style="list-style-type: none"> - 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
	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	<p>Multi-use Trail ('Connector A')</p> <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

	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 (see 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	Alma College Parking Area- Alma College/Upper Lake area, near future Bear Creek Road crossing <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	Stables Public Parking Area – Bear Creek Stables visitor area <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 6.2d	NA
	PU 1.5c	Lower Parking Area- between BC01 and BC02 <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	Potential Future Parking Area - Summit/Skyline Area <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
Obj PU-1.6 Provide trail-related amenities	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
	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 (see PU-6.1a). 	H	ongoing	\$0	NA

	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

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	- 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	- Continue to support the work of volunteers in Preserve resource management, particularly the Advanced Resource Management Stewards	H	ongoing	\$0	NA	
	PU 5.1c	- 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	- 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	
Goal PU6 – Maximize public benefits of Bear Creek Stables by broadening public access and use of the facility							
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	- 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	- 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	- Construct new stables management facilities: office, caretaker house, including upgrades to septic system	H	I	\$375,000	MAA	
	PU 6.2c	- 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	- 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	- 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	- Construct a Public Riding Arena, improving drainage, adding minimal lighting	H	I	\$100,000 - \$275,000	MAA
		PU 6.2g	- Construct a Boarder Arena with proper drainage and footing and minimal lighting	M	II	\$100,000 - \$150,000	Tenant/ Partner

	PU 6.2h	- <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	- <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
	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

ii ELEMENT 2: 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	\$420,000	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 II	\$40,000	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	I II III	\$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

Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
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

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	\$800,000	MAA
	NR 5.1b	- Monitor channel bank erosion; treat with bioengineering as needed	H	I	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	I	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	\$289,500	General Fund
	NR 5.2b	- Implement green infrastructure design at all new parking areas and rehabilitated Alma College site	L	III	Costs reflected under other goals	NA
	NR 5.2c	- In the event a water quality issue is identified, develop and implement a response and restoration plan	H	I	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	H	I	\$20,000	General Fund
	NR 5.3b	- 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	II	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-1.1 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
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	- 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	- 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	- 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	- 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	- Rehabilitate and interpret the meadow, lily pond, and roman plunge area as a picnic/gathering spot.	L	II	\$75,000	MAA
	CR 2.1f	- Establish a vegetation management program to control invasive species and maintain new landscape elements	H	ongoing	\$40,000 annually	General Fund

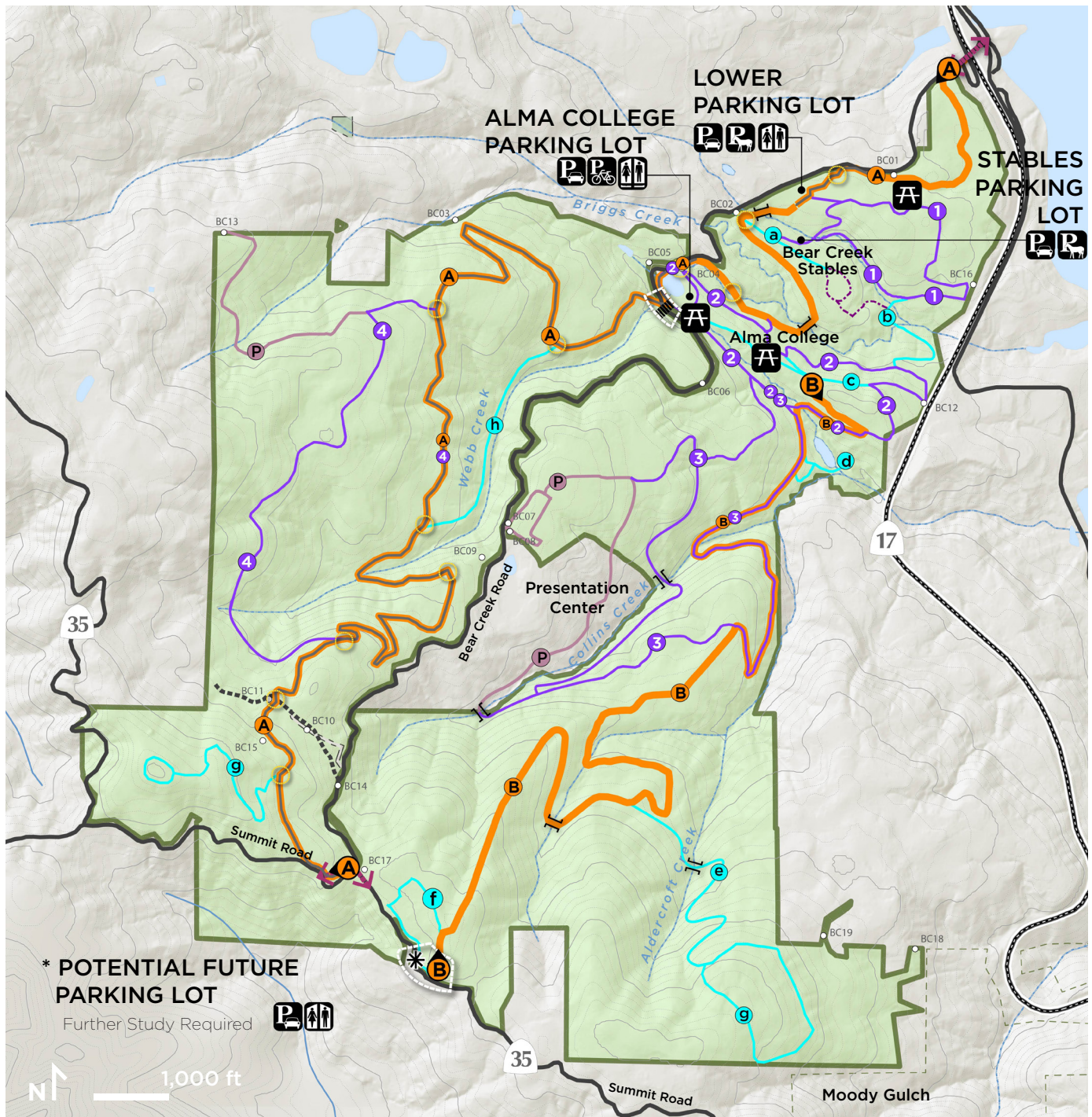
Goals and Objectives	Key	Action Description	Priority	Phase	Cost	Funding
Obj CR-2.2 Preserve historic structures that retain integrity and significance to the cultural landscape	CR 2.2a	- Stabilize the 1909 Chapel and the 1934 Library roof structure to preserve the structures for future rehabilitation and use by the District or partner.	H	I	\$275,000	MAA
	CR 2.2b	- Seek partnership to rehabilitate the historic architectural details of Chapel and Library roof structure	M	III	\$3.1M	Partner
	CR 2.2c	- 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	- 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	- 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	- Ensure adequate security of the Chapel and Library structures	H	I	\$26,000	MAA
	CR 2.3d	- 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	- 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	- Explore alternative funding sources and partnership opportunities	H	ongoing	\$0	NA
	CR 2.5b	- 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

iv ELEMENT 4: Maintenance and 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	H	ongoing	\$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	Costs reflected as add'l staff	General Fund
	MO 1.1d	- Control priority weed infestations along roads and trails to reduce spread	H	I	Costs reflected as add'l 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	Costs reflected as add'l staff	General Fund
	MO 1.2b	- Utilize volunteer trail patrol resources to communicate, educate, and monitor compliance	L	II	\$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	MO 1.3a	- Maintain and upgrade road and trail drainage improvements and structures as needed	H	ongoing	\$10,000 annually	General Fund
	MO 1.3b	- 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 1.3c	- 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

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	Costs reflected as add'l 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	Costs reflected as add'l 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
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



Bear Creek Redwoods Public Access Plan

LEGEND

- | | | | | | |
|--|-------------------|--|---|--|------------------------------|
| | Connector Trail | | Regional Connection | | Highway |
| | Loop Trail | | Multi-use Trail Control Point
("No Bikes Beyond This Point") | | Major Roads |
| | Extension Trail | | New Pedestrian Crossing Study Area
(Bear Creek Road) | | Road closed to Public Access |
| | Patrol Use Only | | Potential Parking Lot Study Area | | Creek |
| | Boarders Use Only | | Creek Crossing / Bridge | | Preserve Boundary |
| | Multi-use Trail | | | | Other Public Lands |
| | | | | | 40 ft Contours |
| | | | | | 200 ft Contours |

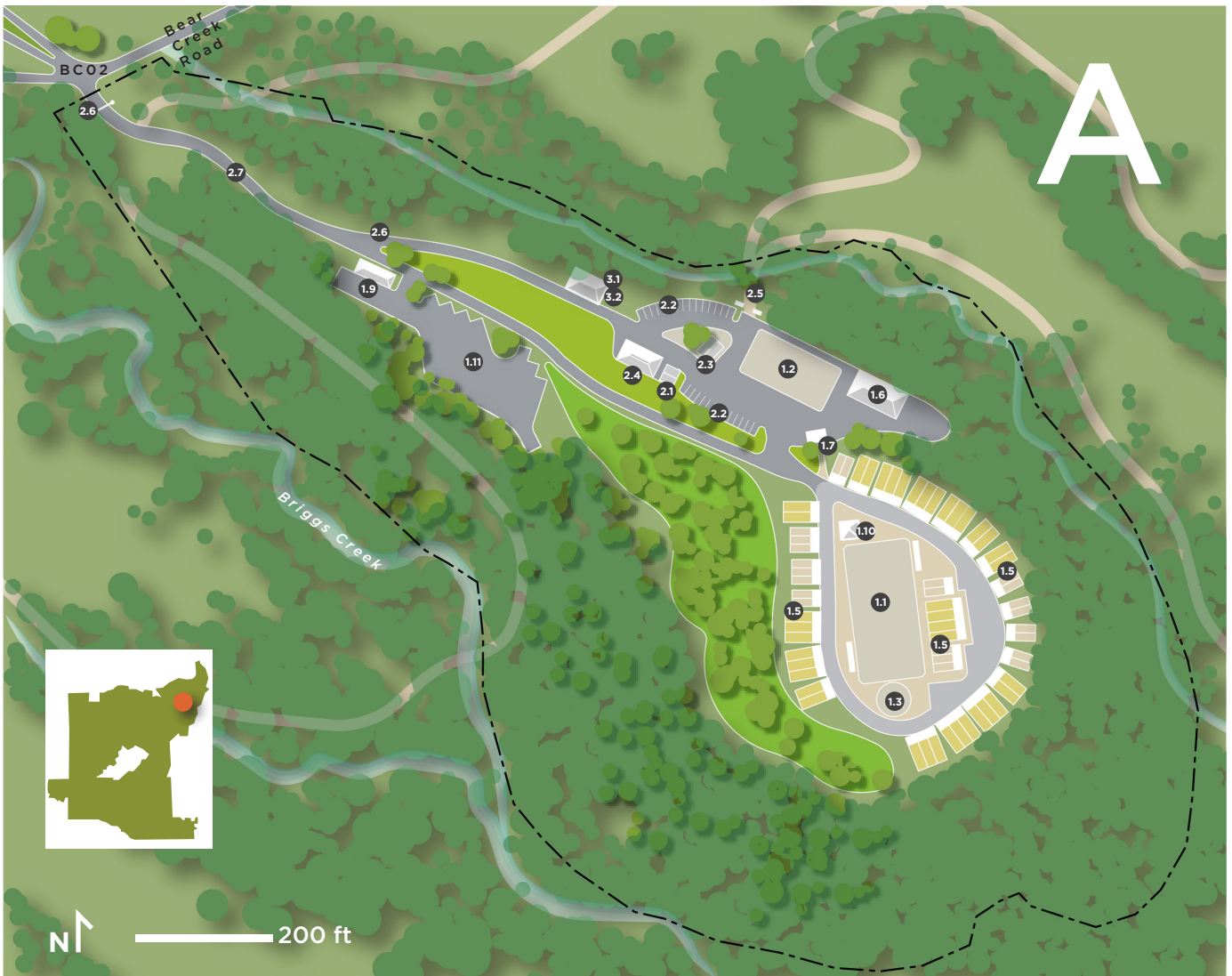


FIGURE 3-13 Bear Creek Stables Alternative A

1. Horse Stables

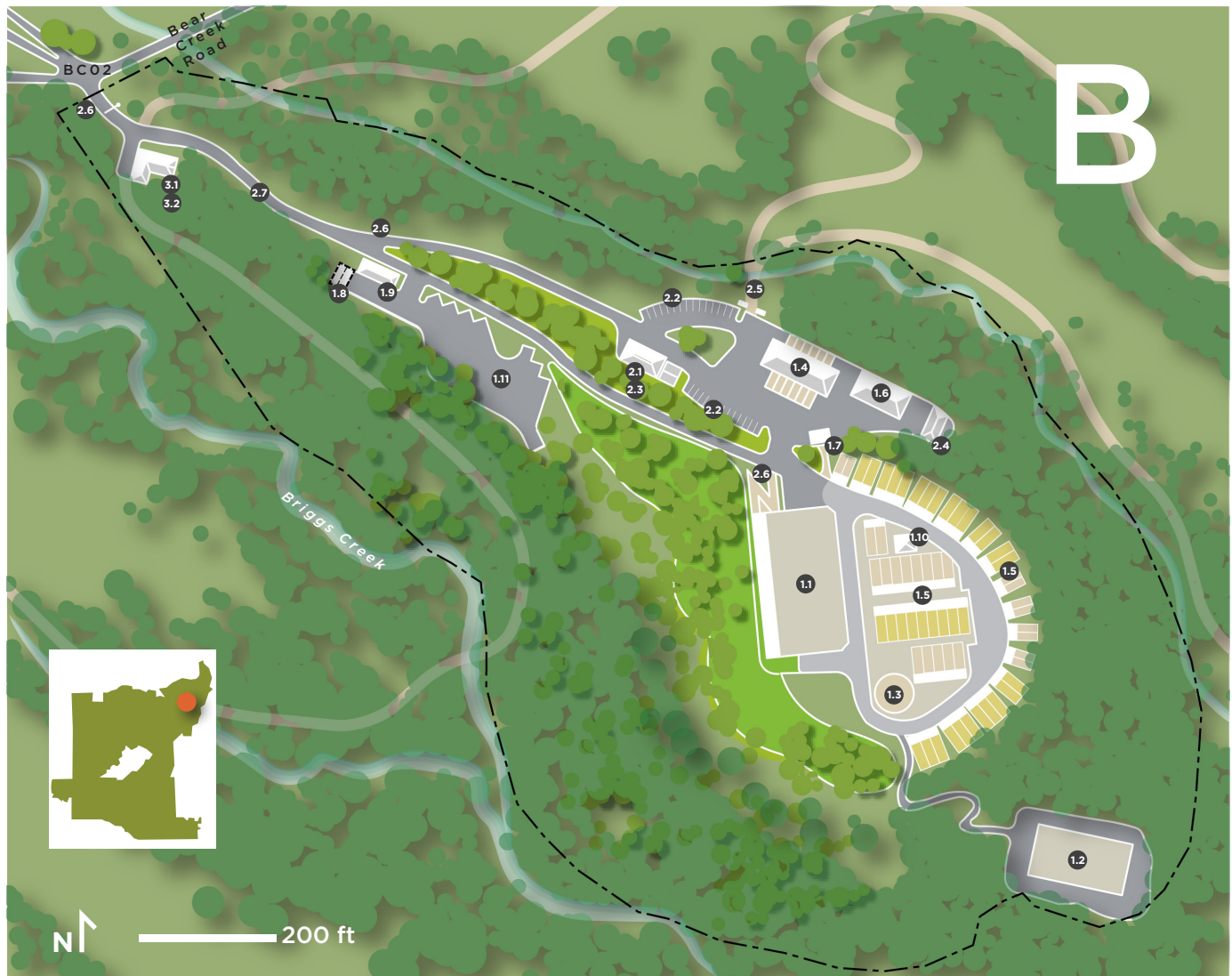
- 1.1 Main Riding Arena
- 1.2 Secondary Arena
- 1.3 Round Pen
- 1.5 (23) Boarding Shelters + Paddocks (15x30ft)
- 1.5 (40) Boarding Shelters + Paddocks (15x40ft)
- 1.6 Hay Barn
- 1.7 Manure Dump
- 1.9 Maintenance & Storage
- 1.10 Restrooms at Arena
- 1.11 Trailer Parking (2 to 4 full trailer parking + 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)



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
- 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. 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)

FIGURE 3-14 Bear Creek Stables Alternative B



1. Horse Stables

- 1.1 Main Riding Arena (OPTIONAL: covered)
- 1.2 Covered Secondary Arena
- 1.3 Round Pen
- 1.5 (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

FIGURE 3-15 Bear Creek Stables Alternative C

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)