



BEAR CREEK REDWOODS PRESERVE PLAN

EIR CERTIFICATION AND PRESERVE PLAN APPROVAL

January 25, 2017



GENERAL MANAGERS RECOMMENDATIONS

Adopt a resolution of the Board of Directors of the Midpeninsula Regional Open Space District:

- Certifying the Final Environmental Impact Report
- Adopting the Findings of Fact and Statement of Overriding Considerations
- Approving a Mitigation Monitoring and Reporting Plan
- Approving the Bear Creek Redwoods Preserve Plan including the Bear Creek Stables Site Plan and the Alma College Cultural Landscape Rehabilitation Plan



🌿 Preserve Plan

- Preserve Overview and Planning Process
- Stewardship
- Public Access
- Alma College Rehabilitation Plan
- Bear Creek Stables Site Plan

🌿 Preserve Plan Questions and Comments

🌿 CEQA Process and Final EIR

🌿 Final Questions and Comments,

🌿 Board Deliberation to Consider Adoption of Resolution



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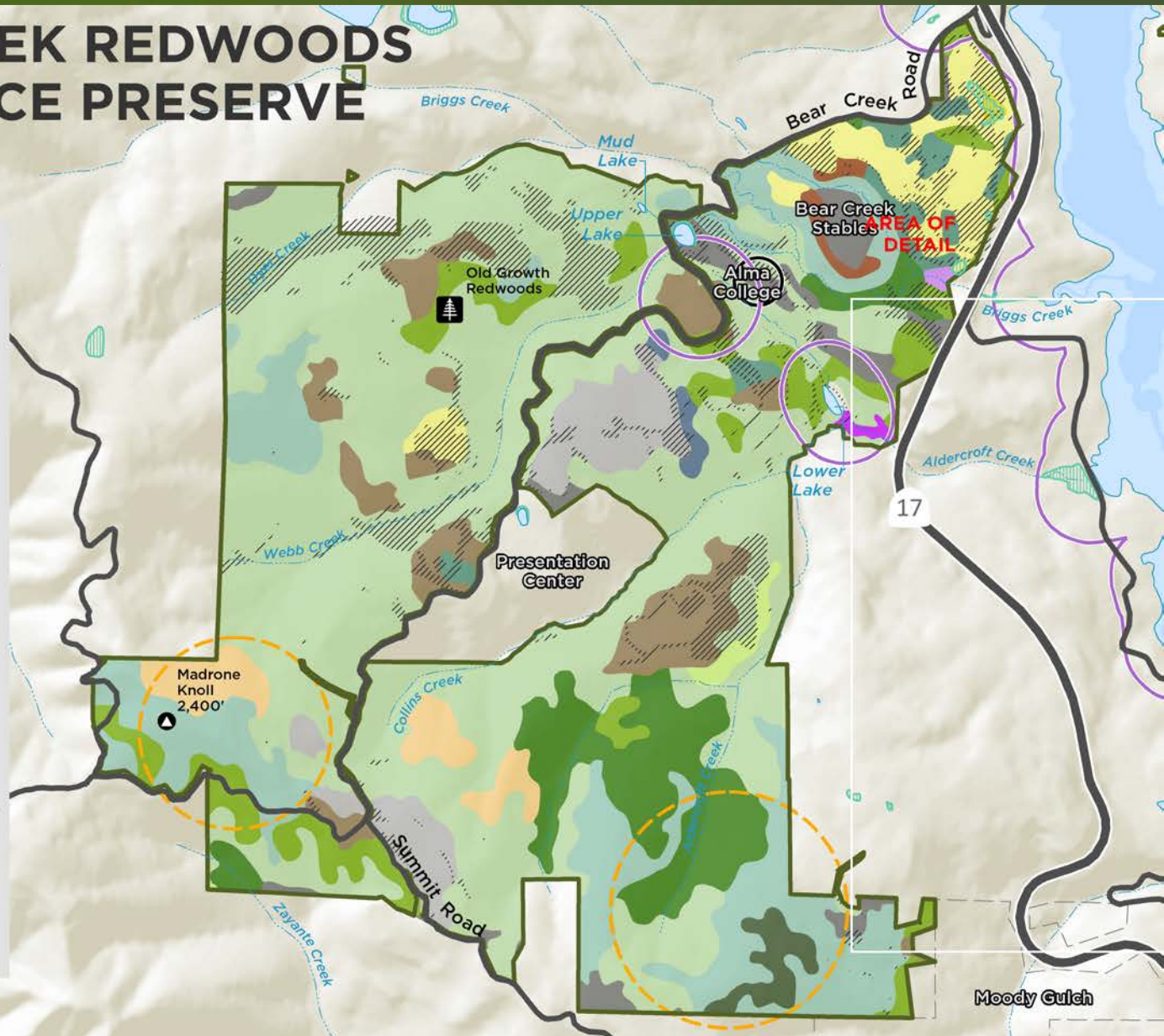


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BEAR CREEK REDWOODS OPEN SPACE PRESERVE

Natural Resources Map

- Redwood Forest
- Douglas Fir Forest
- Black Oak Forest
- Tanoak Forest
- Coyote Brush Scrub
- Coast Oak Woodland**
 - California Bay
 - Mixed Broadleaf Hardwoods
 - Mixed Oak
 - Blue Oak Woodland
 - Coast Live Oak
 - Valley Oak
- Valley Foothill Riparian**
 - Big-leaf Maple
 - White Alder
- Annual Grassland**
 - Ca. Annual Grassland
 - Juncus Meadow
- Disturbed/Ruderal**
 - Built Up, unvegetated
 - Agriculture
- Sudden Oak Death Impact Areas
- Invasive Plants (2015)
- Wetland*
- Western Pond Turtle Habitat
- Bat habitat





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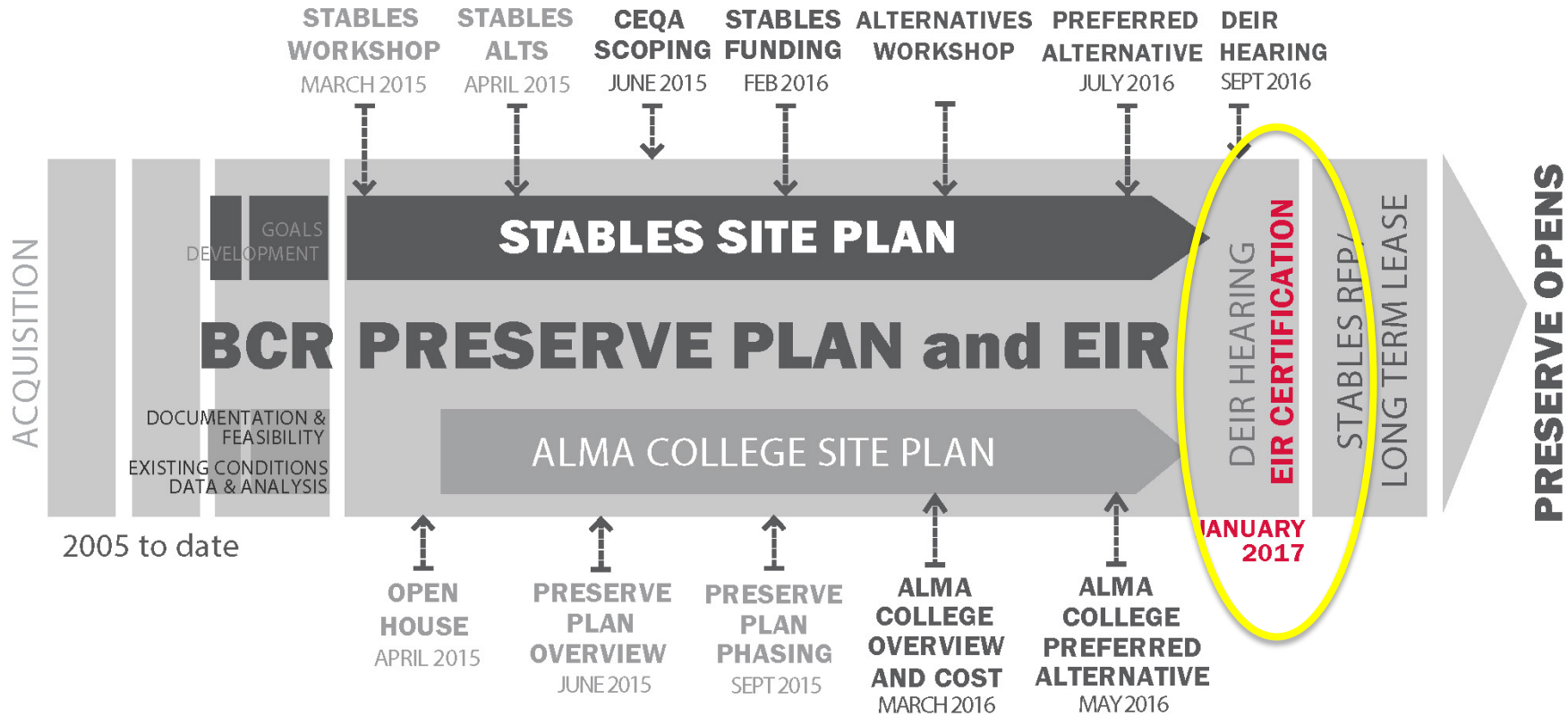
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preserve plan PLANNING PROCESS

OVERALL PLANNING PROCESS TIMELINE





preserve plan PLANNING PROCESS





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MOST appropriate

D

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

H

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



LEAST appropriate

A

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

F

- No boxed horses
- Too small



ARENAS

EQUESTRIAN FACILITIES

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

BOARDING FACILITIES

STABLES + MAINTENANCE FACILITIES

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

EDUCATIONAL PROGRAMS

COMMUNITY FACILITIES

- Visitor / Learning center
- Other animal facilities

ACCESS + PARKING

VEHICULAR + EQUESTRIAN + PEDESTRIAN

- Improve access
- Improve parking

ENVIRONMENTAL PERFORMANCE

SITE RESTORATION + SUSTAINABILITY

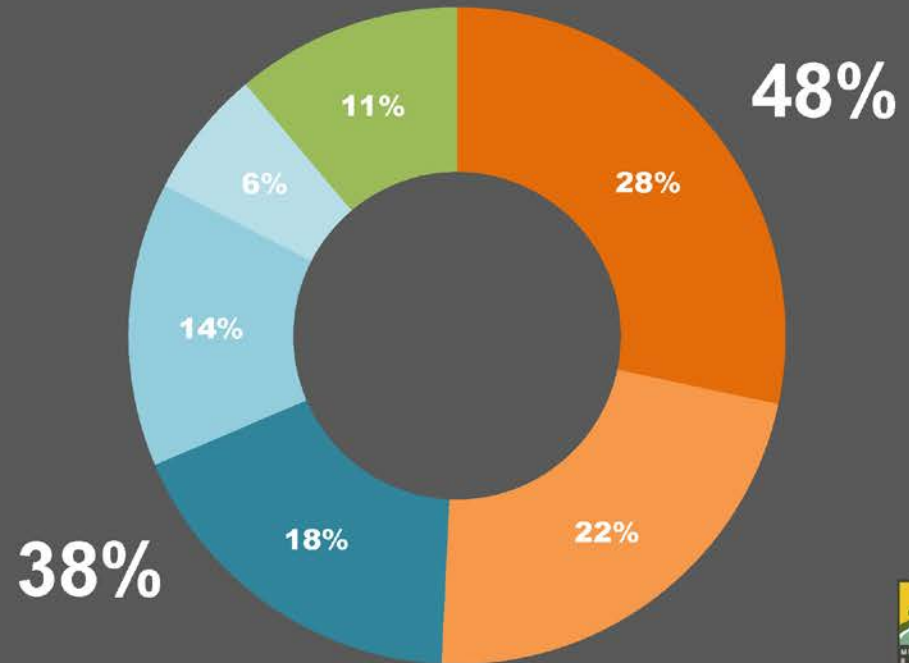
- Heal and prevent erosion
- Water management
- Improve site drainage

OLD BUILDINGS

BUILDING RESTORATION + REUSE

- Stabilize old structures
- Restore and reconfigure for reuse

priorities INPUT



preserve plan PLANNING PROCESS

STATION 4 USER PREFERENCES

Which of the following FEATURES are most and least appropriate for the Preserve?

- A parking lot: Red dots, no mark
- B trailhead sign: Red dots, no mark
- C scenic view: Green dots, green checkmark
- D shelter/overlook: Red dots, red X
- E panoramic view: Green dots, green checkmark
- F former building: Green dots, green checkmark
- G picnic tables: Green dots, green checkmark
- H trailhead sign: Red dots, no mark
- I trailhead sign: Red dots, no mark

Bear Creek Redwoods Preserve Plan PUBLIC WORKSHOP OPEN HOUSE APRIL 29, 2011

STATION 4 USER PREFERENCES

Which of the following ACTIVE PROGRAMS are most and least appropriate for the Preserve?

- J mountain biking: Red dots, red X
- K trail running: Green dots, green checkmark
- L trail running: Red dots, red X
- M trail running: Green dots, green checkmark
- N trail running: Green dots, green checkmark
- O trail running: Green dots, green checkmark
- P trail running: Red dots, red X
- Q trail running: Green dots, green checkmark

Bear Creek Redwoods Preserve Plan PUBLIC WORKSHOP OPEN HOUSE APRIL 29, 2011

STATION 4 USER PREFERENCES

Which of the following PASSIVE PROGRAMS are most and least appropriate for the Preserve?

- R bird watching: Green dots, green checkmark
- S bird watching: Red dots, red X
- T bird watching: Green dots, green checkmark
- U bird watching: Green dots, green checkmark
- V bird watching: Green dots, green checkmark
- W bird watching: Green dots, green checkmark
- X bird watching: Green dots, green checkmark
- Y bird watching: Red dots, red X
- Z bird watching: Green dots, green checkmark

Bear Creek Redwoods Preserve Plan PUBLIC WORKSHOP OPEN HOUSE APRIL 29, 2011

on boards + in questionnaires



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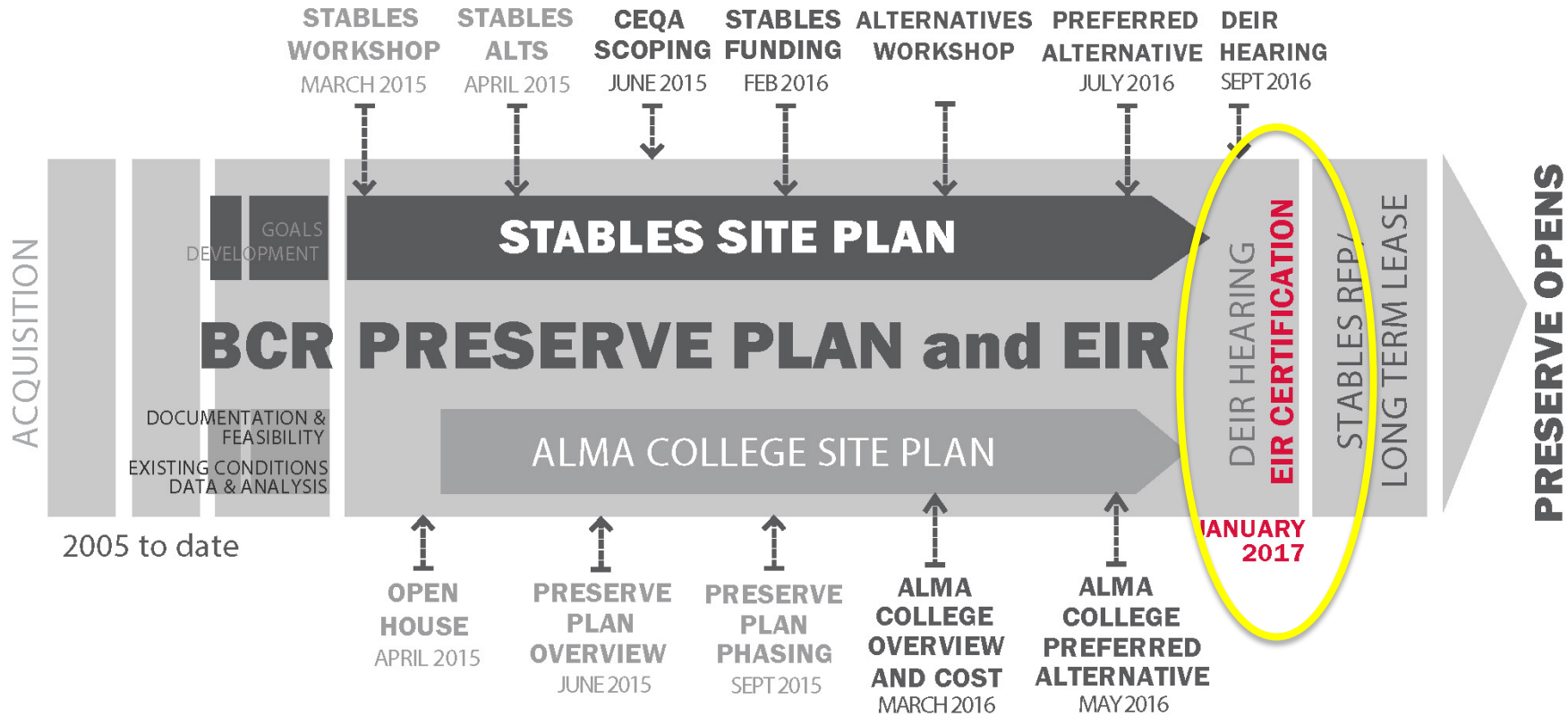
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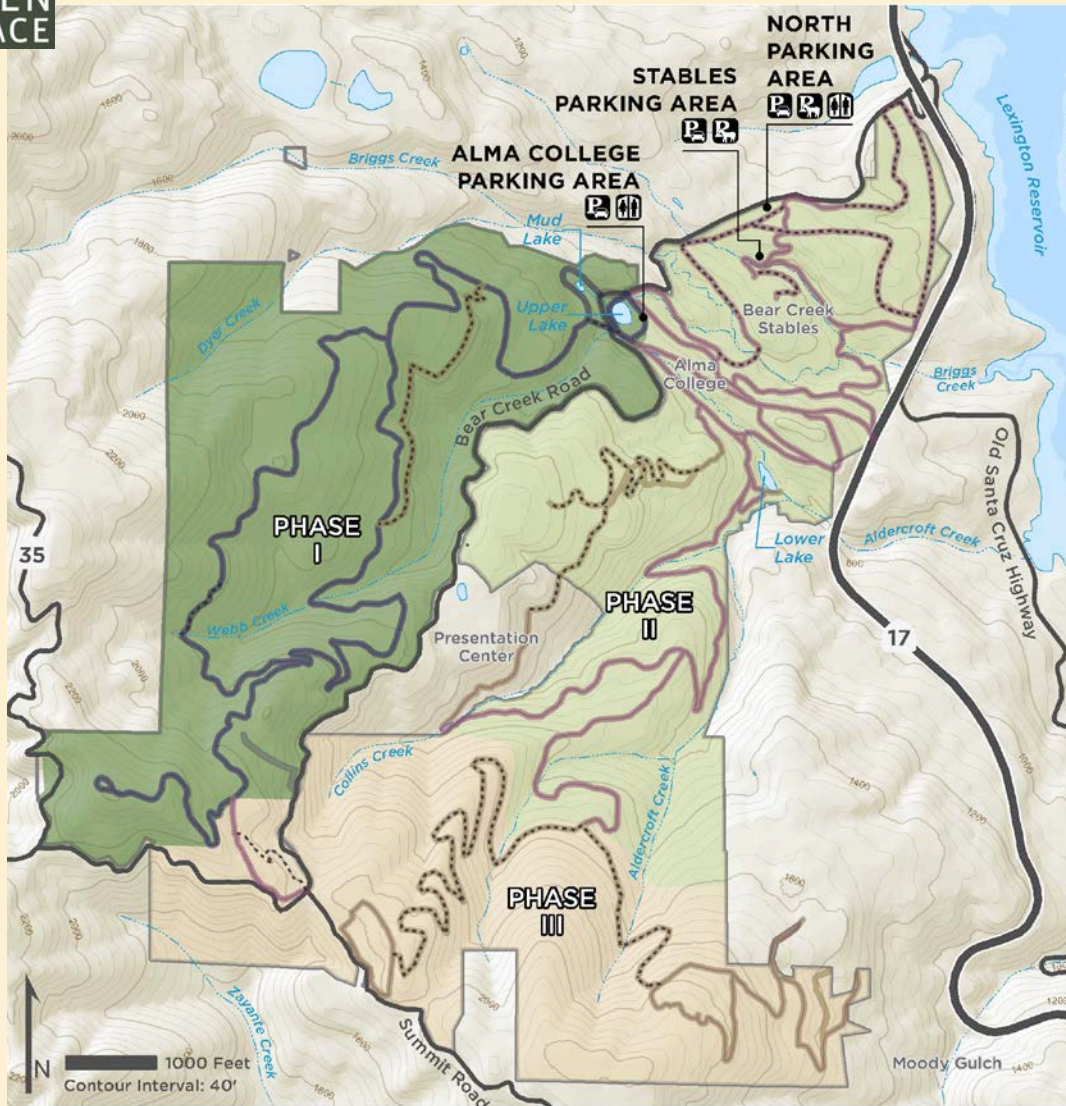
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OVERALL PLANNING PROCESS TIMELINE





preserve plan PUBLIC ACCESS PHASING



Following Preserve Plan Approval (2017)

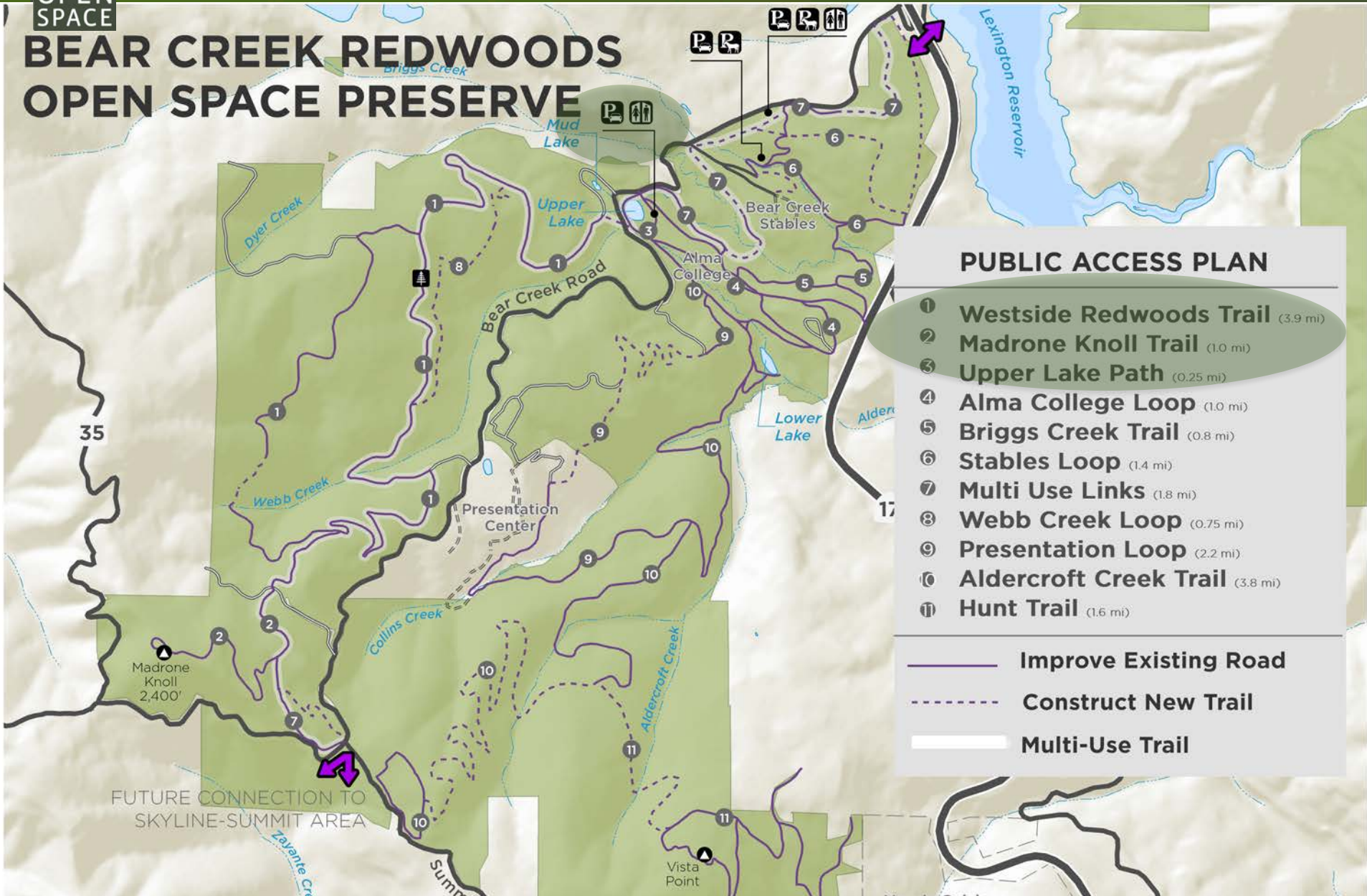
Phase I: Years 1-3

Phase II: Years 4-10

Phase III: Years 11-20



BEAR CREEK REDWOODS OPEN SPACE PRESERVE





preserve plan STEWARDSHIP PHASE I

Webb Creek Bridge Replacement



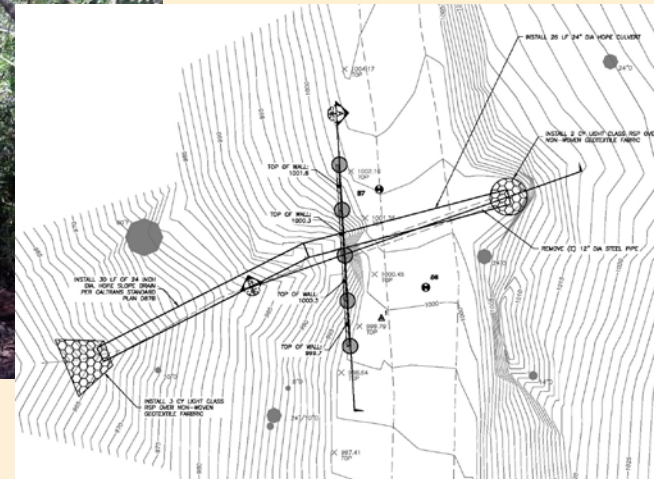
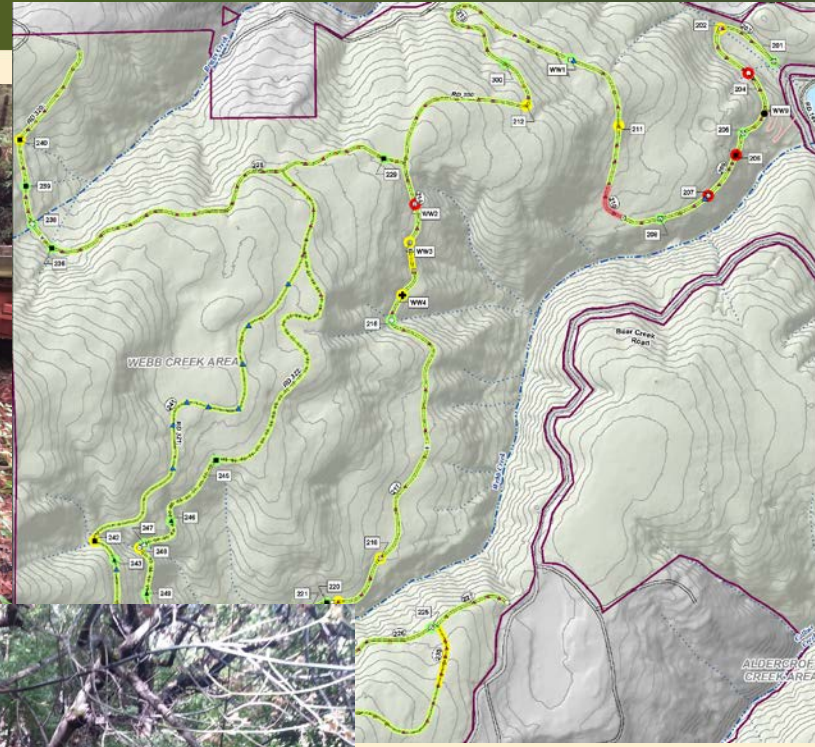
Retaining Wall Construction

Drainage Improvements

New Trail Construction

Invasive Species Management

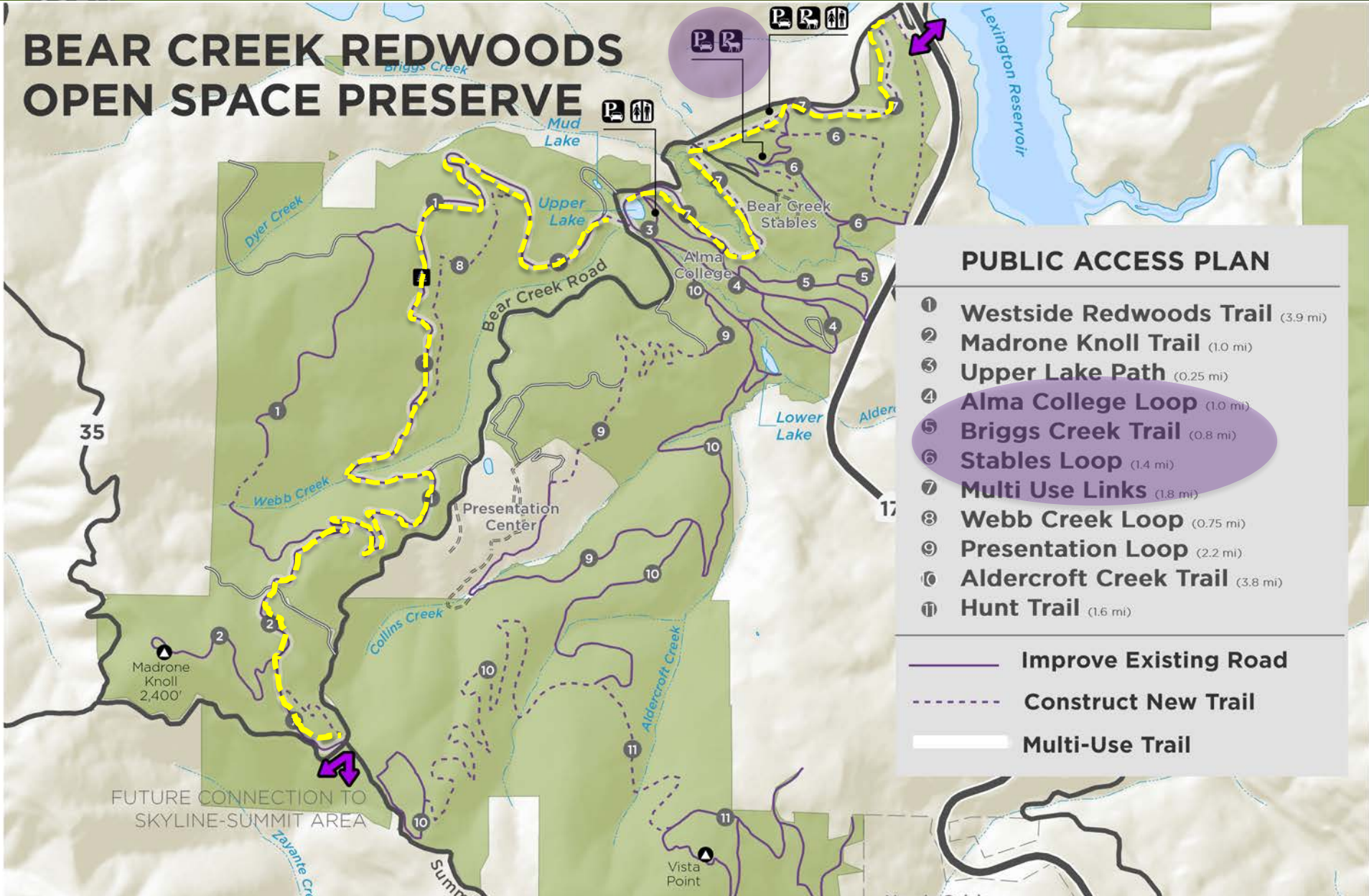
Pond and Dam Management





preserve plan PUBLIC ACCESS PHASE II: EASTERN PRESERVE

BEAR CREEK REDWOODS OPEN SPACE PRESERVE



PUBLIC ACCESS PLAN

- ① Westside Redwoods Trail (3.9 mi)
- ② Madrone Knoll Trail (1.0 mi)
- ③ Upper Lake Path (0.25 mi)
- ④ Alma College Loop (1.0 mi)
- ⑤ Briggs Creek Trail (0.8 mi)
- ⑥ Stables Loop (1.4 mi)
- ⑦ Multi Use Links (1.8 mi)
- ⑧ Webb Creek Loop (0.75 mi)
- ⑨ Presentation Loop (2.2 mi)
- ⑩ Aldercroft Creek Trail (3.8 mi)
- ⑪ Hunt Trail (1.6 mi)

- Improve Existing Road
- Construct New Trail
- Multi-Use Trail

FUTURE CONNECTION TO SKYLINE-SUMMIT AREA

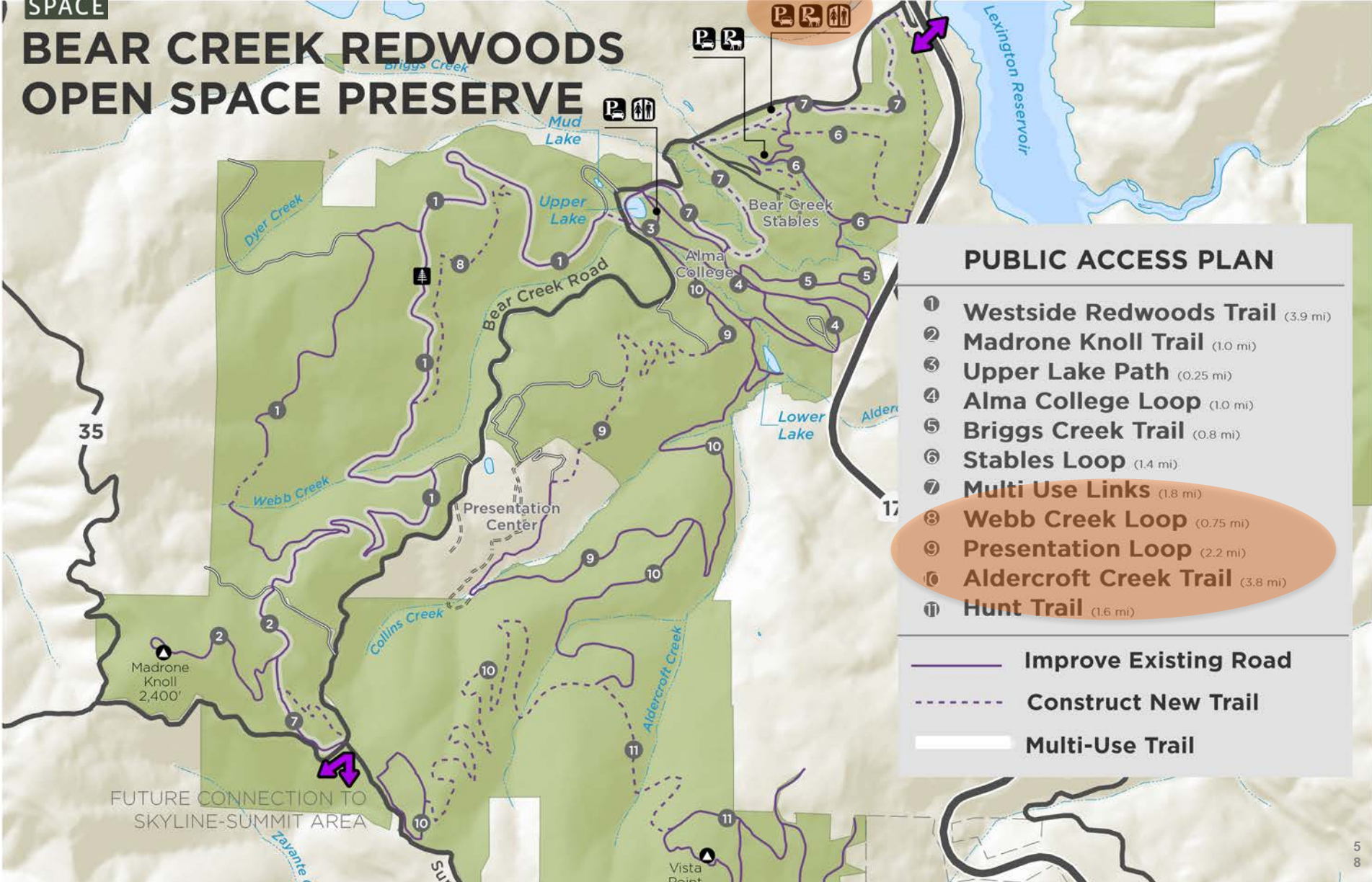
Madrone Knoll 2,400'

Vista Point



preserve plan PUBLIC ACCESS PHASE III: FULL ACCESS

BEAR CREEK REDWOODS OPEN SPACE PRESERVE



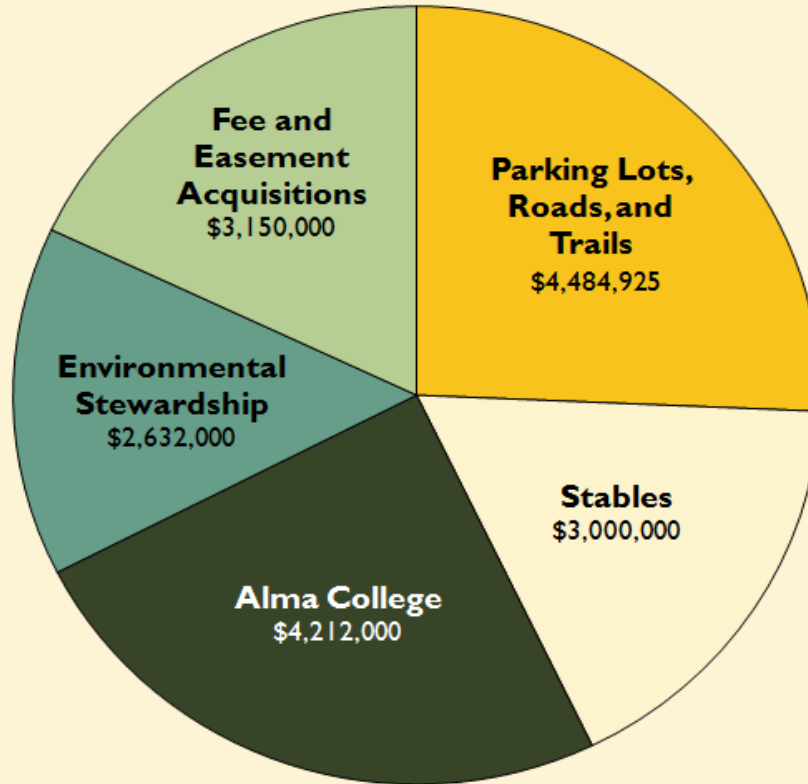
PUBLIC ACCESS PLAN

- ① Westside Redwoods Trail (3.9 mi)
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- ③ Upper Lake Path (0.25 mi)
- ④ Alma College Loop (1.0 mi)
- ⑤ Briggs Creek Trail (0.8 mi)
- ⑥ Stables Loop (1.4 mi)
- ⑦ Multi Use Links (1.8 mi)
- ⑧ Webb Creek Loop (0.75 mi)
- ⑨ Presentation Loop (2.2 mi)
- ⑩ Aldercroft Creek Trail (3.8 mi)
- ⑪ Hunt Trail (1.6 mi)

- Improve Existing Road
- Construct New Trail
- Multi-Use Trail

FUTURE CONNECTION TO SKYLINE-SUMMIT AREA

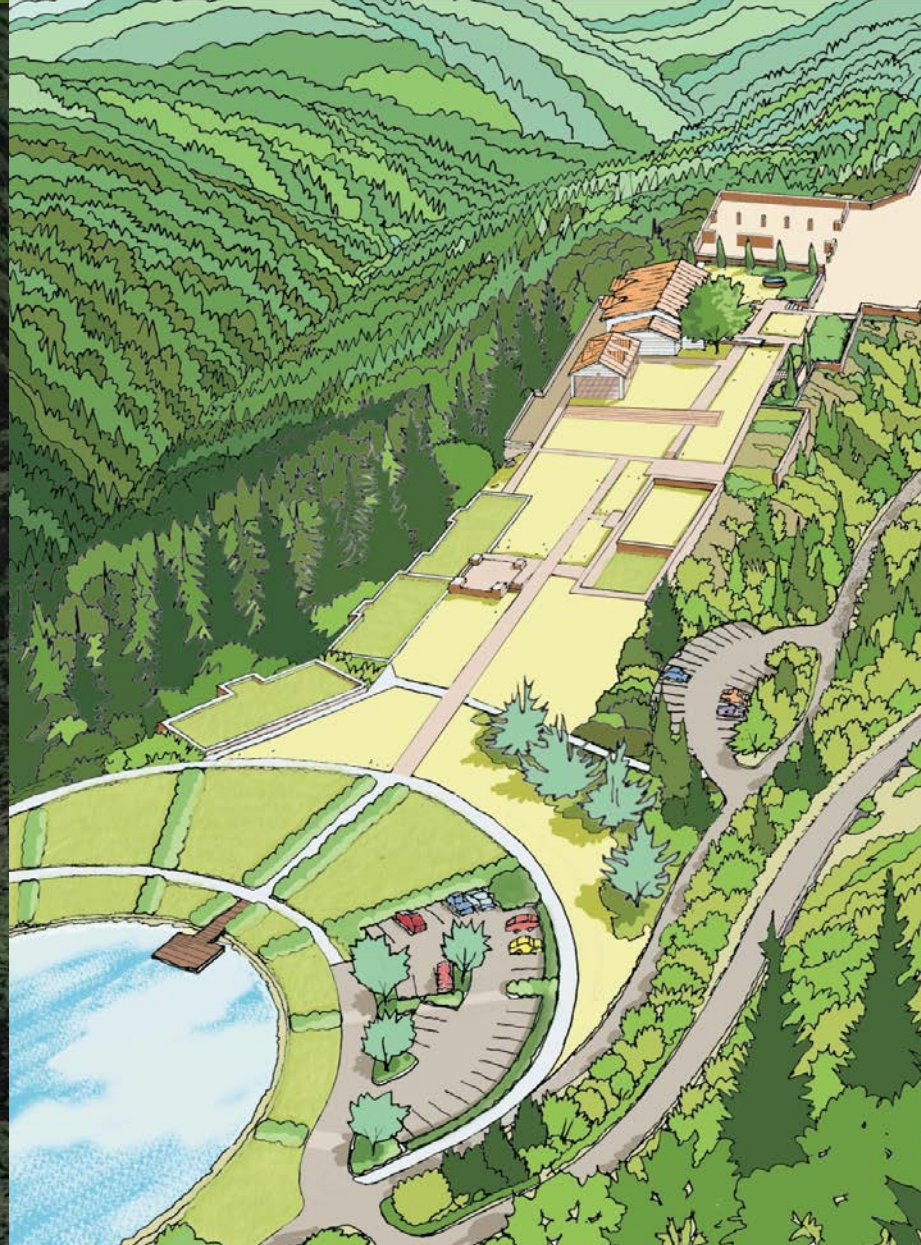
MAA 21 Expenditure Plan: Bear Creek - \$17.48M



*Expenditure plan approximate breakdown



preserve plan ALMA COLLEGE CULTURAL LANDSCAPE





Proposed Rehabilitation Plan Vision and Goals

Implement a fiscally-sustainable **clean-up and rehabilitation** plan that allows the site's **cultural significance to be understood and safely enjoyed** by the public, while remaining within the **District's mission**

- Provide public access
- Clean up hazardous and dilapidated structures
- Retain most significant structures, potentially for partner re-use
- Minimize cost to District through implementation efficiencies, partnerships, and grant funding



Site Rehabilitation Phasing and Costs

Potential Phasing	Estimated Cost and Funding Source
1A: Clean Up	\$1.3M -- MAA Funded
1B: Minimal Stabilization and Rehab	\$2.9M -- MAA Funded
1C: Minimal Stabilization and Rehab	\$3.2M – General Fund and/or Grants
2: Enhanced Public Access	\$4.0-\$5.0M - Partner Funded and/or Grants
Total Estimate	\$11.4M - \$12.4M



Clean Up



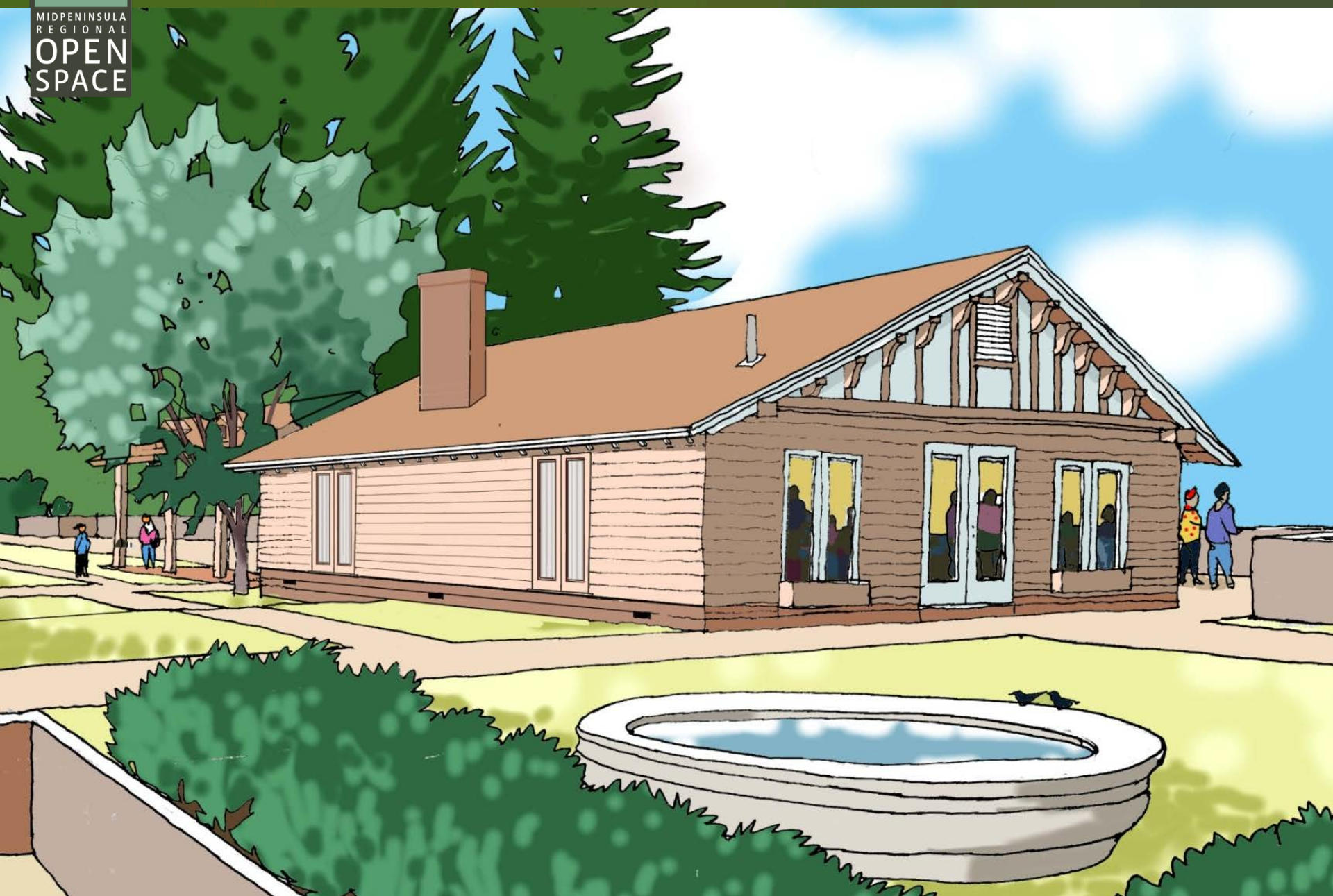
Minimal Stabilization and Rehabilitation





MIDPENINSULA
REGIONAL
OPEN
SPACE

Enhanced access and use





preserve plan BEAR CREEK STABLES SITE PLAN



- A** Emphasize the **protection** of the site's **natural resources**
- B** Maximize public benefits by **broadening public access** and use of the facility
- C** Develop a viable plan that is **financially feasible** for both a tenant and the District



STABLES SITE PLAN ELEMENTS

🌿 Improvement Standards

- Hillside restoration
- Paddock and shelter requirements
- Maintenance of improvements

🌿 Management Guidelines

- Manure management
- Rules and regulations
- Emergency plan

🌿 Public Access Programs

- Public equestrian programs and horse boarding
- Visitor kiosk
- Restroom and parking

🌿 Maintenance and Operations

- Water system and road improvements

A2



trail connection to preserve trail system

bypass trail for boarders to connect to preserve trail system

1. Horse Stables

- 1.1 Main Riding Arena
- 1.2 Round Pen
- 1.3 (22) Boarding Shelters + Paddocks (15x30ft)
- 1.3 (40) Boarding Shelters + Paddocks (15x40ft)
- 1.4 Hay Barn
- 1.5 Manure Dump
- 1.6 Maintenance & Storage
- 1.7 Restrooms at Arena
- 1.8 Trailer Parking (2 to 4 full trailer parking + 10 to 12 trailer storage spaces)

2. Public Access

- 2.1 Public Restrooms
- 2.2 Visitor Parking (25 to 40 spaces)
- 2.3 Visitor Facility (Welcome/Learning Center) shelter under existing tree
- 2.4 Farm Animals Barn (in older stables structure)
- 2.5 Horse/Pedestrian Trailhead
- 2.6 Directional/Informational Signage
- 2.7 Road Upgrades
- 2.8 Livery, 10 Stalls + Runs
- 2.9 80'x160' Outdoor Arena

3. Administration

- 3.1 Office (new building)
- 3.2 Groundskeeper House (new building)

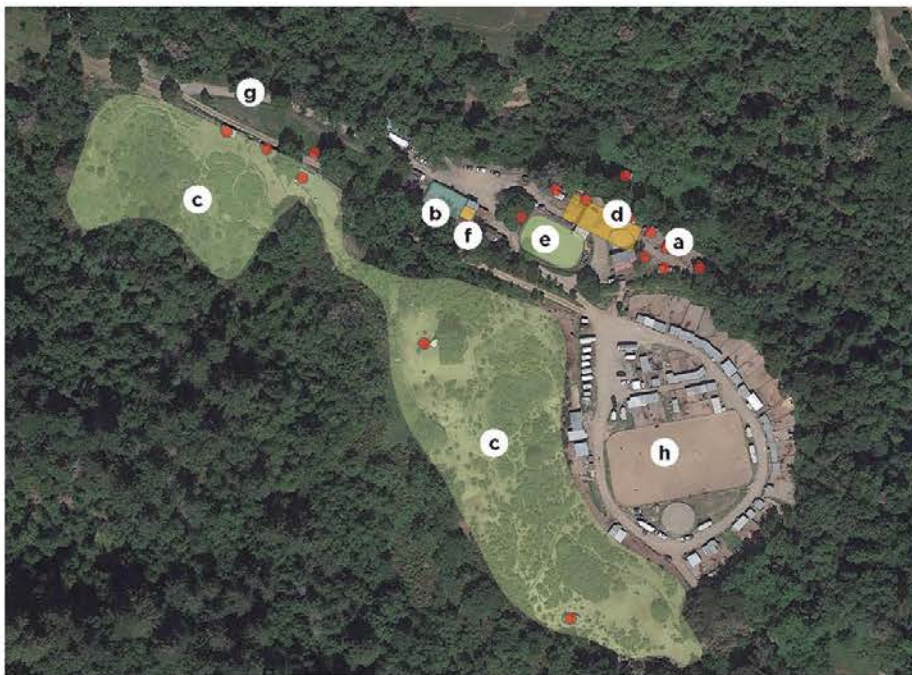
Preferred Alternative A2 Phasing

High Priority

- a** Removal of dilapidated structures ●
- b** Stabilize old stables building
- c** Hillside restoration
- d** New livery stables
- e** New public area arena
- f** New public restroom
- g** Limited improvements to roads, parking, hay barn, manure dump
- h** Limited improvements to paddocks, shelters, boarder area, maintaining the existing layout

Low Priority

- k** Replacement of caretaker house/office
- m** Additional road upgrades: asphalt roads and parking areas
- n** Replacement of hay barn
- o** New maintenance/storage building
- p** New vehicle and horse trailer parking area
- r** Restore old stables building
- s** Additional improvements to reconfigure boarder area; upgrade paddocks, shelters, boarder arena and round pen
- u** New restroom



Phased Site Design A2

High Priority Improvements	<ul style="list-style-type: none">• Demolition of structures and stabilization of old barn• Hillside restoration• Public access area restroom• New public access area livery stable and arena• Limited improvements to roads (gravel), parking, hay barn, manure dump (public area)• Interim improvements to existing boarder area (new fencing, shelters, footing, drainage improvements)
Cost	\$4.5 M (includes water system)
Low Priority Improvements	<ul style="list-style-type: none">• New hay barn, caretaker house & maintenance building• New trailer parking lot• Paved entry roads and parking areas• Additional improvements to boarder area paddocks, arena & round pen
Costs	\$3.4 M
Order of Magnitude Cost	\$7.9 M (includes water system)

Bear Creek Stables Improvements Project Schedule

Release Separate RFPs for <ul style="list-style-type: none">• Bear Creek Water System Design Development and• Stables Improvement Design Development Projects	January 2017
Board Consideration of Award of Contracts for Design Development <ul style="list-style-type: none">• Water System and• Stables Improvement	March 2017
Obtain municipal water connection to San Jose Water Company	Summer 2017
Design Development	FY 2017 - 18
Release RFP for Stables Long-term Tenant <ul style="list-style-type: none">• 50% Design Plans• Implementation Plan	FY 2018 - 19
Permitting	FY 2018 - 19
Implementation	FY 2019 - 20
Bear Creek Stables Public Access	Spring 2020



preserve plan QUESTIONS AND COMMENTS





CEQA PROCESS AND SCHEDULE

NOP Circulated	June 11, 2015
Scoping Meeting	June 24, 2015
NOP Review Ended	July 10, 2015
Draft EIR Prepared	September 16, 2016
Draft EIR Review Ends	October 31, 2016
Final EIR Prepared	January 2017
Final EIR Certification	January 2017
Preserve Plan Approval	January 2017





KEY IMPACT CONCLUSIONS

Impacts mitigated to less than significant:

- *Biological Resources*: bat colonies, special-status wildlife, wetlands, locally protected trees
- *Cultural Resources*: human remains
- *Hazardous Materials*: building materials and potential soil contamination
- *Hydrology*: dam safety





ALTERNATIVES EVALUATED IN THE EIR

- **No Project Alternative:** no demolition, environmental restoration, or public access/facilities
- **No Alma College Rehabilitation Alternative:** all of the components of the project except the rehabilitation of the former Alma College site
- **No Special Events Alternative:** all of the components of the project except special events at Bear Creek Stables and former Alma College
- **Environmentally Superior Alternative: No Special Events Alternative**





SIGNIFICANT AND UNAVOIDABLE IMPACT

Demolition of historic structures associated with the “Alma College Complex” constitutes a significant impact.

Mitigation includes documentation of the 1950 library, utility garage, and 1934 library prior to removal.

Impacts to historic structures would remain significant and unavoidable after mitigation.





STATEMENT OF OVERRIDING CONSIDERATIONS

MROSD finds that any one of the benefits set forth below is sufficient by itself to warrant approval of the proposed project, and justify the unavoidable adverse environmental impacts from the project.

• *Social and Recreational Benefits*

• *Environmental Benefits*

• *Economic Benefits*

• *Policy*





COMMENT LETTERS RECEIVED

- Traffic impacts and safety (1)
- Trail crossing (2)
- Bear Creek Stables site design (2)
- Historic Resources (1)
- Fire suppression water storage (1)
- Neighbor access easement to spring water source (1)
- County permitting process (2)





CHANGES TO THE DRAFT EIR and PRESERVE PLAN

- Public Comments did not change conclusions of the EIR; no changes necessary
- District added enhanced mitigation language to protect Western Pond Turtle
- District added trail undercrossing option to Preserve Plan
- Minor errata





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preserve plan QUESTIONS AND COMMENTS





preserve plan Fiscal Impacts and Next Steps

FY 2017 Bear Creek Redwoods (BCR) Projects	Budget
BCR Preserve Plan and EIR (GF)	\$90,000
Bear Creek Stables Site Plan (GF)	\$14,000
General Fund (GF) Subtotal:	\$104,000
BCR Water Infrastructure Improvements (AA 21-3)	\$487,500
BC Stables Site Plan Implementation (AA 21-4)	\$139,000
BCR Phase I Public Access Projects (AA 21-5)	\$516,200
BCR Alma College Site Rehabilitation Plan (AA 21-6)	\$419,250
BRC Invasive Weed Treatment (AA 21-7)	\$128,880
BCR Pond Restoration (AA 21-8)	\$87,900
MAA 21 Portfolio Subtotal :	\$1,778,730
Total FY 2017 BCR Projects Budget	\$1,882,730