



Midpeninsula Regional
Open Space District

PLANNING AND NATURAL RESOURCES COMMITTEE

R-15-85
June 2, 2015

AGENDA ITEM 1

AGENDA ITEM

Development of the Bear Creek Redwoods Preserve Plan and Status Update of the Alma College Site Rehabilitation Plan and Bear Creek Stables Site Plan

GENERAL MANAGER'S RECOMMENDATIONS

1. Review public feedback received to date, including that from the Bear Creek Redwoods Preserve Plan (Preserve Plan) Public Workshop;
2. Review a proposed outline of the Preserve Plan elements that will be included in the Project Description for the purposes of environmental analysis under the California Environmental Quality Act (CEQA).
3. Receive status updates on other Preserve planning efforts, namely the Alma College Site Rehabilitation Plan and Bear Creek Stables Site Plan.

SUMMARY

The Bear Creek Redwoods Preserve Plan (Preserve Plan) will identify phased public access improvements and prescribe stewardship actions for the Preserve over the next ten to twenty years, including specific actions focusing on long-term management of Bear Creek Stables and the former Alma College site. Public feedback on the Preserve Plan gathered at a recent neighborhood workshop is provided. In addition, a detailed outline of the various Preserve Plan elements is provided for Committee review and confirmation prior to incorporating as part of the CEQA project description that will be included in the Notice of Preparation of an Environmental Impact Report. Finally, staff will present progress to date on focused planning efforts for Bear Creek Stables and the Alma College site.

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. The Preserve Plan Project furthers the goals of Project Portfolio #21 as it identifies and plans for new facilities, including trails and parking areas to open Bear Creek Redwoods Open Space Preserve to general public access.

BACKGROUND

Since its acquisition in 1999, Bear Creek Redwoods Open Space Preserve (Preserve) has been the subject of discrete use and management planning processes that have largely focused on immediate stewardship concerns while maintaining status-quo public use patterns pending a more comprehensive planning process. A comprehensive vision for the Preserve will establish preserve-wide goals and identify long-term management actions to protect and enhance its unique natural and cultural resources and special character, and define the level and extent of allowable uses that are compatible with the land and the goals established for the Preserve.

DISCUSSION

Preserve Vision

The Bear Creek Redwoods Preserve Plan will allow the District to balance the responsibility of natural and cultural resource protection with the desire to open the Preserve for public enjoyment. The Preserve Plan builds upon previous planning efforts and will be guided by the vision developed during the Sierra Azul/Bear Creek Redwoods Master Plan (2005-2009) process, which states:

Hosting Santa Clara County's best preserved, second growth redwood forest, Bear Creek Redwoods Open Space Preserve contains a rich historical past that has served to influence and shape the surrounding landscape. The Preserve shall provide the public with a South Peninsula opportunity for tranquil nature study and exploration in a cool, heavily forested canopy environment. The stewardship of this public open space preserve shall be of highest priority, followed by an extended trail system with greater access. Focus will be placed on restoring native habitats; reducing erosion and sedimentation for improved water quality; interpreting the land's historical and cultural resources; providing new staging opportunities to allow for greater public access; and expanding the interior trail connections within the Preserve.

Preserve Goals

The following proposed Preserve Plan goals have been developed based on the original goals of the prior Master Plan with refinements to better reflect a current understanding of the needs and values of the public:

- Create a long-term vision to guide decisions and management;
- Catalog and prioritize future site improvement needs;
- Involve the public and raise awareness of this valuable resource; and
- Uncover issues and adopt policies to address them.

Preserve Plan Elements

Management actions and projects are proposed to be grouped into the following four Preserve Plan elements:

- Public Use and Facilities
- Natural Resources
- Cultural Resources
- Maintenance and Operations

Each Preserve Plan element will include a wide-range of management actions to address both short-term and long-term needs and goals as well as site-specific and programmatic improvements. A detailed outline of the Preserve Plan elements is provided in Attachment 1. Pending confirmation from the Committee, this outline will form the basis for the CEQA Project Description and for the full Preserve Plan document, which will be developed concurrently with the environmental review. This outline includes all subject headings that will be discussed in detail in the Preserve Plan.

Public Engagement and Comments

As part of the general public engagement, the District held a public workshop to provide an overview of the Preserve Plan planning process and the steps needed to complete the long-term plan that builds upon the previous Master Plan work. Approximately 150 members of the public attended the Preserve Plan workshop and provided valuable comments regarding the project. Attendees were primarily interested in potential trail use and parking scenarios, and the continued use and management of the Stables. A smaller number of attendees, including nearby residents, voiced concerns over the potential for increased traffic and potential safety impacts associated with opening the Preserve to general public use. These comments and concerns have been and will continue to be incorporated into the planning process. A summary of the feedback received at the workshop will be presented to the Planning and Natural Resources (PNR) Committee on June 2.

Following the public workshop and as of this printing, staff received ten written communications in support of a multi-use through trail connection, with seven of the ten also requesting expanded or Preserve-wide mountain bicycle access. An additional four communications in support of mountain bicycle use were forwarded directly to the Board and were included as written communications in the May 27 Board Packet. One additional communication from the Silicon Valley Mountain Biker Association expressing support for both the through connection and expanded use on the west side of the Preserve was received on May 28. Four letters expressing safety concerns about bicycle use or requesting a separate bicycle trail through the lower portion of the Preserve were received from equestrian groups, including the Friends of Bear Creek Stables, the Santa Clara County Horseman's Association, Lazy P Bar Ranch and Rescue, and Summit Riders. Written communications to the Board received since the May 27 meeting are included as Attachment 5.

Update on Focused Site Planning Projects

Public Access Plan

In order to open the Preserve, or a portion thereof, to general public access in the immediate term, one or more new parking areas, a trail circulation plan and associated maps and signage, as well as critical safety and security improvements will be required. Furthermore, allowable uses for the Preserve trails that are compatible with the surrounding sensitive resources and the goals for the Preserve must be evaluated and subsequently approved by the Board. To date, a preliminary public access plan has been prepared and is included as Attachment 2. This preliminary map is provided to illustrate general concepts of public access phasing and potential trail use for the purpose of generating feedback from the Committee and public. As part of this public access plan, a potential multi-use trail (includes hiking, horseback riding and bicycling) is currently being evaluated. The overall concept for the multi-use trail, as well as the phasing of public access improvements, will be presented to the PNR Committee on June 2.

Bear Creek Stables Site Plan

In 2000, the District acquired a 260-acre property as an addition to Bear Creek Redwoods Open Space Preserve (Preserve) that included an equestrian stables. The Preliminary Use and Management Plan for the property called for the continued operation of the stables, which has been operating on a month-to-month lease since 2000. The District is interested in entering into a long-term lease to facilitate tenant investment in long-term site improvements. Prior to executing a long-term lease, a Site Plan is needed that specifies the District's resource management and public access goals. The Site Plan for Bear Creek Stables is being developed to meet the following site-specific goals that have been identified for this facility:

- 1) Emphasize the protection of the site's natural resources;
- 2) Maximize public benefits by broadening public access and use of the facility; and
- 3) Develop a viable plan that is financially feasible for both parties (tenant and District).

Three preliminary site design alternatives were presented at the April 14, 2015 PNR Committee meeting. These alternatives are being refined based on ongoing feasibility and environmental analyses, and will be returned to the PNR Committee for further input in the fall. All potential site improvements, as well as ongoing management of the Stables, will be subject to Board-approved standards and guidelines to ensure that the Site Plan goals are met. These standards and guidelines are provided as part of the Draft Site Plan (Attachment 3) and are scheduled to be considered by the full Board for approval in the winter of 2015, following the completion of the environmental review.

Alma College Landscape Rehabilitation Plan

The former Alma College site is an historic district currently listed on the Santa Clara County Heritage Resource Inventory, and is eligible for listing on the National Register of Historic Places. Given this status, any future use of the site must include the protection of cultural resources, or alternatively, mitigate for the alteration and/or removal of such resources. Because the site is located at a prominent future access point for Bear Creek Redwoods Open Space Preserve, the disposition of the site is critical to opening the Preserve to the public.

The Alma College Landscape Rehabilitation Plan will conform to National Park Service Guidelines for Rehabilitating Cultural Landscapes that: 1) retains its distinctive features and spatial relationships, 2) preserves the historic character of the property, and 3) preserves historic structures that retain integrity and significance to the cultural landscape.

At the same time, the Rehabilitation Plan must balance these objectives with the District's mission "to protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education." The identification of potential partnerships and other funding opportunities to restore and/or operate retained structures is integral to the rehabilitation plan.

On June 2, the consultant for the Alma College Rehabilitation Plan, PGA Design, will present the preliminary site-reuse schemes for PNR review and comment, which are provided as Attachment 4.

FISCAL IMPACT

The Bear Creek Stables Site Plan and the Alma College Landscape Rehabilitation Plan are included in the Board-adopted Five Year Measure AA Project List, and sufficient funding for these two projects as well as the development of the Preserve Plan are included in the Planning Department's FY2015-16 Budget. No direct fiscal impact would result from this agenda item. Development of each Plan will include a list of projects and implementation costs, which the Board of Directors will consider as part of their review and approval process. Many of these projects are expected to be eligible for Measure AA funds.

BOARD COMMITTEE REVIEW

The previous planning process for the Sierra Azul/Bear Creek Redwoods Master Plan included three stakeholder meetings and two public workshops, as well as over 10 meetings of the Sierra Azul/Bear Creek Redwoods Master Plan Ad Hoc Committee. Since the re-initiation of the Preserve Plan process in 2014, two PNR Committee meetings have been held. On April 14, 2015, the PNR Committee received an update on the planning process and schedule. On April 29, 2015, the PNR Committee attended a community workshop to gather public input.

For the Bear Creek Stables, staff presented the process for developing a long-term plan and lease to the PNR Committee on August 27, 2013 and December 2, 2014. Since then, two additional PNR Committee meetings have been held to solicit public input on March 16 and March 18, 2015. On April 14, 2015, the PNR Committee reviewed preliminary site design alternatives.

For the Alma College Landscape Rehabilitation Plan, staff is presenting the preliminary site alternatives to the PNR Committee on June 2, 2015. It is anticipated that refined alternatives will be presented in mid-July.

PUBLIC NOTICE

Property owners of land located adjacent to or within 300 feet of Bear Creek Redwoods and interested parties have been mailed written notices of this agenda item. Public notice was also provided as required by the Brown Act.

CEQA COMPLIANCE

Given that the Preserve Plan will include a range of short-term/long-term as well as site specific/programmatic site improvement recommendations, the preparation of an Environmental Impact Report is recommended to best address the required CEQA review. Pending PNR confirmation of the proposed Preserve Plan Elements, a Notice of Preparation (NOP) is scheduled to be released on June 10, 2015 for public comment to initiate the CEQA process. The purpose of the NOP is to inform the public that the District intends to prepare an EIR and to solicit very early comments on the scope and content of the environmental information that should be included in the EIR.

At their regular meeting of June 24, 2015, the full Board will consider approval of the Preserve Plan CEQA Project Description. At this time, the Board will also receive public comment on the proposed Preserve Plan elements and potential environmental concerns. It is important to note that the final Preserve Plan may be further refined or modified, based on a variety of factors,

including the findings of the environmental review process, fiscal analysis, and other pertinent factors. By approving the Project Description, the Board is not approving a project nor approving the draft Preserve Plan as the ultimate Preserve Plan. Instead, the Committee is recommending approval of the range of project elements that may be included in the final Plan and thus the elements that should be reviewed and analyzed under CEQA and other environmental laws. Final Board approval of a project developed from the Preserve Plan is expected in the winter of 2015, after the environmental review is complete and the Board considers CEQA findings for the Preserve Plan, Stables Site Plan and Alma College Landscape Rehabilitation Plan.

NEXT STEPS

The following are the next steps for the Preserve Plan (including the focused site plans):

Task	Date
Board of Directors considers approval of the Preserve Plan as the CEQA Project Description for purposes of the environmental review	June 24, 2015
Refinement made to the Preserve Plan based on environmental review and permitting feasibility.	Summer 2015
EIR Public Comment Period	Fall 2015
Board of Directors considers EIR certification and approval of the Preserve Plan	Winter 2015

Attachments

1. Outline of Preserve Plan
2. Preliminary Public Access Plan Map
3. Bear Creek Stables Site Plan Draft
4. Alma College Site Re-Use Schemes
5. Comments received from the public prior to May 29, 2015

Responsible Department Head:
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Prepared by:
Lisa Bankosh, Planner III
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Contact person:
Lisa Bankosh, Planner III

Attachment 1: Bear Creek Redwoods Preserve Plan Outline

BEAR CREEK REDWOODS PRESERVE PLAN

1. INTRODUCTION

- a. Purpose of the Preserve Plan
- b. Preserve Plan Planning and Public Outreach Process
 - i. Previous Efforts
 - ii. Current Process
 - iii. Subsequent Processes
- c. Content of the Preserve Plan
- d. How to Use this Document
- e. Acknowledgements

2. PRESERVE CONDITIONS

- a. District Overview
- b. Overall Preserve Vision
- c. Existing Land Use and Facilities
- d. Planning Framework
 - i. Applicable District Policies
 - ii. Relevant Regional Plans
- e. Overall Existing Conditions Summary
- f. Key Areas Existing Conditions Summary
 - i. Bear Creek Stables
 - ii. Alma College

3. PRESERVE PLAN

- a. Introduction
- b. Preserve Plan Goals
- c. Preserve Plan Elements
 - i. Natural Resource Management
 - ii. Cultural Resource Management
 - iii. Public Use and Facilities
 - iv. Maintenance and Operations
- d. Challenges and Opportunities
 - i. Natural Resource Management
 - 1. Geology and Soils
 - 2. Hydrology
 - 3. Vegetation
 - 4. Habitat and Wildlife Corridors
 - ii. Cultural Resource Management
 - 1. Pre-historic Resources
 - 2. Historic Structures and Facilities
 - 3. Natural Resources with Cultural Value
 - 4. Interpretation Programs

Attachment 1: Bear Creek Redwoods Preserve Plan Outline

- iii. Public Use and Facilities
 - 1. Access and Connectivity
 - 2. Trails
 - 3. Programs (Active, Passive, Educational)
- iv. Maintenance and Operations
 - 1. Erosion
 - 2. Hazards
 - 3. Pests and Diseases
 - 4. Safety and Security
 - 5. Volunteer Programs
- v. Key Areas
 - 1. Bear Creek Stables
 - 2. Alma College

e. Preserve Plan

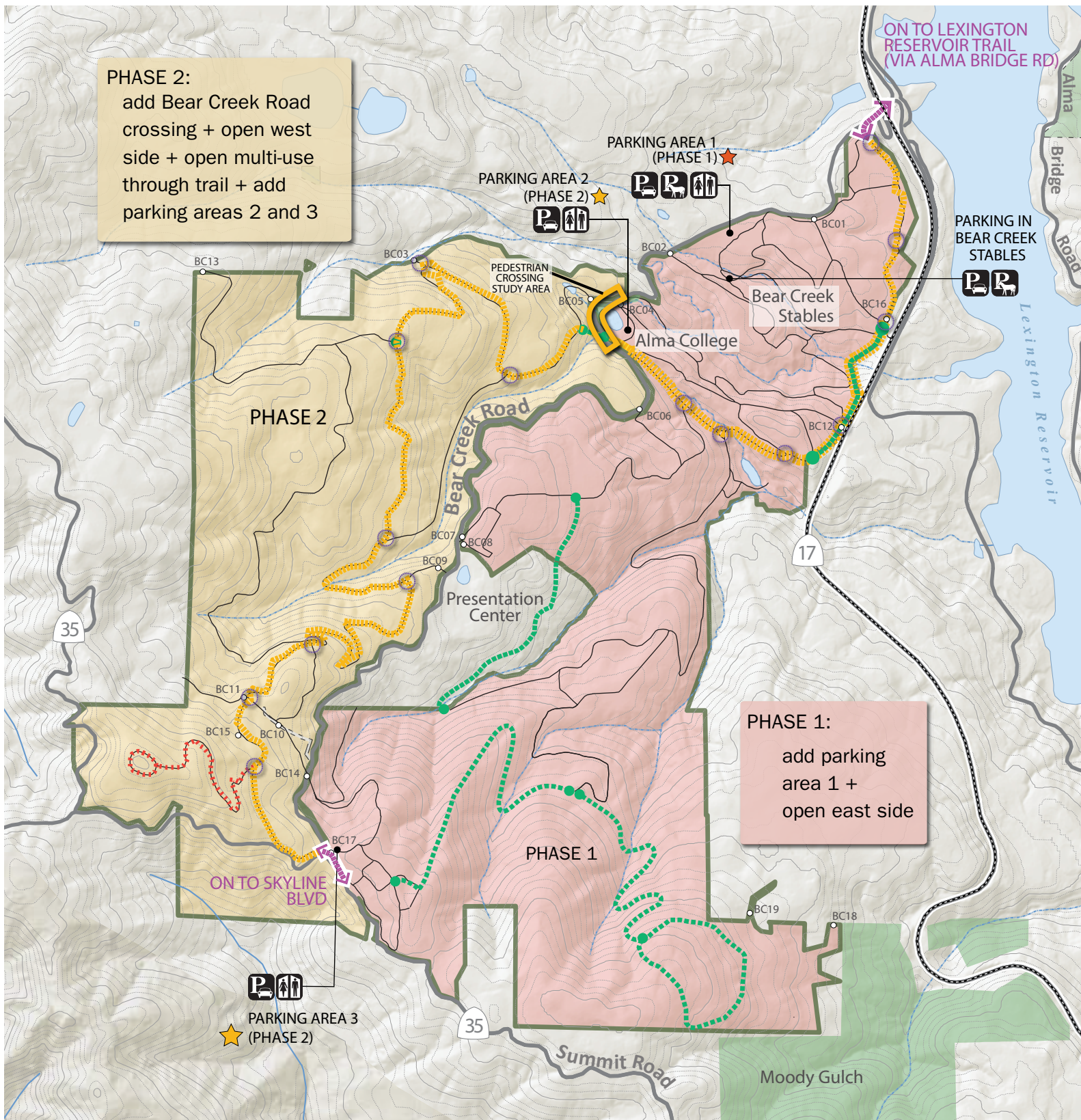
- i. Natural Resource Management Recommendations and Guidelines
 - 1. Habitat Protection
 - a. Bats
 - b. Other
 - 2. Ecologically Damaged and Disturbed Areas
 - a. Management of Invasive Species
 - b. Sudden Oak Death Mitigation
 - c. Other
 - 3. Watersheds and Waterways
 - a. Erosion Mitigation
 - b. Creek Crossings and Interface with Trails
 - c. Ponds
- ii. Cultural Resource Management Recommendations and Guidelines
 - 1. Protection/Preservation of Resources
 - a. Pre-historic Structures
 - b. Historic Structures
 - c. Natural Resources with Cultural Value
 - 2. Resource Restoration
 - 3. Interpretation
 - a. Potential Destinations
 - b. Docent Programs
- iii. Public Use and Facilities Recommendations and Guidelines
 - 1. Proposed Trail Network and Uses
 - 2. Parking Lot Prototypes
 - 3. Trailhead and Pedestrian Crossing Prototypes
 - 4. Trail Standards and Guidelines
- iv. Maintenance and Operations
 - 1. Erosion
 - a. Mitigation and Restoration
 - b. Prevention Measures

Attachment 1: Bear Creek Redwoods Preserve Plan Outline

- 2. Hazards
 - 3. Pests and Diseases
 - 4. Safety and Security
 - a. Early Phase
 - b. Long-term Policies
 - 5. Volunteer Programs
 - v. Key Areas
 - 1. Bear Creek Stables
 - a. Site Design Alternatives
 - 2. Alma College
 - a. Landscape Rehabilitation Alternatives
 - f. Implementation Plan
 - i. Overall
 - ii. Staffing Needs
 - iii. Phase 1 Key Actions
 - iv. Phase 2 Key Actions
 - v. Phase 3 Key Actions
 - vi. Key Areas
 - 1. Bear Creek Stables
 - 2. Alma College
 - g. Conclusion and Next Steps
- 4. APPENDIX
 - a. Bear Creek Stables Order of Magnitude Opinion of Probable Cost

PHASE 2:

add Bear Creek Road crossing + open west side + open multi-use through trail + add parking areas 2 and 3



ATTACHMENT 2. Preliminary Public Access Plan Map

Roads and Trails

- HIGHWAY
- MAJOR ROADS

- ▭ Preserve Boundary
- ▭ Other Public Lands

PROPOSED

- ▬ Multi-use Trail
- Hiking & Equestrian Only
- ▬ Potential New Trail Connection (Hiking & Equestrian Only)
- ▬ Potential New Trail Connection (Multi-use)
- ▬ Eliminate Trail or Close to Public Access

Phase 1

Phase 2

Regional Connection

Multi-use Trail Control Point ("No Bikes Beyond This Point")

New Pedestrian Crossing (Bear Creek Road)



0 500 1,000 2,000 Feet

Attachment 3: Bear Creek Stables Site Plan Draft

Bear Creek Stables Site Plan Draft

The final Site Plan will include each of the following elements:

- Site Design
- Stables Improvement Standards
- Stables Management Guidelines
- Public Access Programs and Improvements
- Maintenance and Operations Projects

Preliminary Site Design Alternatives

Three preliminary site design alternatives were presented at the April 14, 2015 PNR Committee meeting. These alternatives will be refined based on ongoing work to determine the permitting feasibility and water availability/reliability needed for each alternative.



Alternative A is the most basic and least cost alternative and includes the essential improvements for the Stables. 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. A new caretaker's residence would be constructed near the entrance to the Stables site to provide greater site security.

Alternative B includes the essential improvement as well as improvements that would greatly increase the public's access to equestrian facilities and programs. The improvements would include a livery stable to facilitate public trail riding program and a large public arena with bleacher seating to better facilitate equine education programs and clinics.

Alternative C includes the essential improvements as well as public access facilities for the overall community. These improvements would include a visitor center, reuse of the existing barn for a public meeting space, a farm animals barn, and a public covered arena.

Stables Improvement Standards

The following improvement standards would be implemented to improve the resource management and water quality at the site:

- Remove from use and restore pastures and hillsides to native landscape.
- Eliminate paddocks outside of "boarder area."
- Maintain vegetative filter strips between and down slope of paddocks. These areas are not to be used for horse grazing.

Attachment 3: Bear Creek Stables Site Plan Draft

- Require a roof for each paddock and ensure that the orientation of the roof directs water away from the enclosure or areas of bare soil and into the filter strip areas.
- Line each enclosure with base rock and geogrid matting for stabilization.
- Stabilize and/or restore existing stables building.
- Demolish, improve and/or construct structures in accordance with the final approved site design and structure design guidelines.

These improvement standards will be finalized based on the site design alternative that the Board approves for the Stables.

Stables Management Guidelines

The following draft management guidelines will accompany a long-term lease for the stables to ensure a safe and healthy environment is provided for horses as well as a safe environment for equestrians and the general public visiting the site:

- Strive to maintain a horse capacity as close as possible to, but not exceeding, the 72 maximum allowed by the Santa Clara County Use Permit.
- Implement a manure management program that requires:
 - Paddocks to be cleaned a minimum of once daily,
 - Manure must be stored in storage enclosures that will be covered during rain and before off hauling, and
 - Drainage from storage enclosures must flow into vegetated filter strips.
- Develop, jointly between District and tenant, rules and regulations for maintaining a safe environment for visitors, riders and horses. Post the rules and regulations in prominent locations throughout the facility.
- Develop, jointly between the District and tenant, rules and regulations for parking and/or storage of horse trailers and other mobile equipment related to the horse boarding operation.
- Require quarterly visual inspections and reporting of facilities and horses by a qualified animal husbandry practitioner to ensure safety and health of horses.
- Require tenant to establish emergency plans, including Emergency Animal Evacuation and Protection Plan, providing an emergency land line phone and basic medical first-aid provisions for humans and horses.
- Establish operating hours to be during daylight hours until adequate outdoor lighting is provided in riding arenas. In accordance to District ordinance, trail system will remain closed to users between dusk and dawn.
- Require tenant to provide a qualified on-site caretaker, subject to background checks and approval of the District.
- Require tenant to provide monthly reporting of activities, such as horse population, maintenance activities, incident occurrence, complaints, public access/education activities, etc.
- Require tenant to provide a public access plan, outlining intent and planned methods of engaging the public in boarding, tours, education, clinics and other methods of public engagement.

Public Access Programs and Improvements

To maximize public benefit of the site, a safe, welcoming and inclusive public access program will be implemented.

- Designate public access areas as part of the Stables.
- Install a visitor kiosk or center with equestrian program brochures, interpretive information, and District standard signage.

Attachment 3: Bear Creek Stables Site Plan Draft

- Offer public equestrian programs and horse boarding.
- Design and install monument signage at the facility entry.
- Provide public restrooms and visitor parking.
- Designate a trail connection that would tie into the rest of the preserve's trail system as part of the Bear Creek Redwoods Open Space Preserve Plan.

Maintenance and Operations Projects

Major maintenance and operations projects include the following:

- Upgrade access roads to improve safety and reduce erosion.
- Improve and maintain roads and trails in accordance with District Road and Trail Inventory.
- Upgrade water system to provide adequate, reliable water supply.

LOOP ROAD TO PARKING. ALIGN AROUND NORTH SIDE OF LAKE

REHAB ST. JOSEPH SHRINE PICNIC AREA. RETAIN INTRODUCED SP. LONG VIEWS OF SITE

POSSIBLE PARKING, 3-6 SPACES.

NEW VEHIC. ENTRY

RETAIN INTRODUCED TREES, SPP. CLEAR ENCRUACHING NATIVE SP TO REVEAL NATIVE SP. INTRO.

DEVELOP LOOP ROAD TO PARKING.
PASSING SPACE ON ENTRY DRIVE TO TRAILHEAD/ EVENT PARKING.

GRASSES. MOW 2-4 X / YR

HOLD PEOPLE BACK FROM BREACH/ POINT OF FAILURE OF SOUTH-SIDE RET WALL.

REHAB CHAPEL, 1934 + 1950 LIB'S.

INTERPRET + REHAB MYRIAD SITE ELEMENTS
• HISTORIC - MILLING, KNOWLEDGE, FLOOD, TEVIS, JESUITS
• SCIENTIFIC - TREE BIODIVERSITY, WATER: RELIABLE SOURCE, WATER QUAL, ATTRACTS WILDLIFE
• GEOLOGIC - SAN ANDREAS FAULT. THIS SITE AS LIVING TEXT BOOK
• WATER SYSTEMS - TEVIS' 6.5 MILL GALLON SYSTEM. UPPER LAKE: 2.5 MILL GALL

VISITOR AMENITIES - IF VISITOR CTR, BATHROOMS IN BLDG, VISITOR INFO, SCIENCE CART, PARKING.

POSSIBLE PARTNER TO REHAB BLDG(S)

PARKING AT TRAIL HEAD. ADA PKG FOR EVENTS.

VEGETATION MGMT - CLEAR NATIVES FR INTRO'D SP, CLEAR INTRO'D SP FR. NATIVES.

INTERPRET LUMBER + MILLING PERIOD + JAMES S. HOWE'S MILL POND, LATER NAMED 'UPPER LAKE'

INDICATE FORMER RADIAL PATH SYSTEM W/ PLANTED SHRUBS, REBUILD PATHS, + PANELS W/ MEADOW FOR HABITAT OR W/ GARDEN (TEVIS-ERA REF). IF GARDEN, PARTNER W/ GARDEN CLUB OR SITE FARMER.

DEVELOP JETTY FOR VIEWING OF WATER-LIFE, WATER-SAMPLE COLLECTING. SCHOOL/SCIENCE EDUC.

VINES AT GRADE W/ FOOTPRINT OF DORMITORIES

PED CIRCULATION EMULATES HIST CIRC. PATTERN

ORCHARD TREES AT GRADE W/ FOOTPRINT OF CLASSRM BLDG

REHABILITATE 1 OR 2 BUILDINGS - CHAPEL AND OR 1934 LIBRARY. STABILIZE 1950 LIBRARY (AND 2ND BLDG IF ONLY 1 IS REHAB'D). FOR REHAB'D BLDGS - POSS PARTN. PARTNER OR REHAB CHAPEL AS VISITOR CTR. W/ BATHROOMS FOR PUBLIC USE. REHAB WATER SEWER/SEPTIC, POWER.

REHAB WALKWAY. PROVIDE CABLE RAIL 42" FOR PED SECURITY.

STABILIZE NORTH-SIDE RETAINING WALLS W/ TIEBACKS

RETAIN TEVIS-ERA TERRACED AS PICNIC SPACE AREAS.

STABILIZE BROKEN END OF SOUTH-SIDE RETAINING WALL

REHAB MARIAN SHRINE - RETAIN ITALIAN CYPRESSES.

VEG AS BARRIER.

FOOTPRINT OF FORMER TEVIS MANSION. HIGH TRELLIS DEMARKS 1 WING OF MANSION - EVENT SPACE, GROUP PICNIC GROUND. INCORP RUINS OF STRUCTURE INTO PICNIC SHELTER. STABILIZE REMAINING ELEMENTS (POSS + TRELLIS OR SOLID ROOF).

COLUMNS IDENTIFY EXTENT OF MANSION. NO ROOF. INTERPRET MANSION. MARK THRESHOLD TO MANSION

ADA PKG FOR EVENTS

PROCESSIONAL ROUTE FOR WEDDINGS

REINSTATE INTRODUCES VEG.

REINSTATE BILATERALLY SYMMETRICAL VIEW

POSSIBLE ACCESS TO PT 17 FOR EVENTS - FLOOD'S CARRIAGE RD

PARKING - 20 CARS, 4 HORSE RAILES. PKG FOR TRAIL HEAD EVENTS.

INTERPRETIVE OVERLOOK. GARAGE BLDG FORMS PART OF RETAINING WALL. PROTECT FROM DEGRADATION BY STABILIZING BROKEN ENDS. NO TIEBACKS AT SOUTH-SIDE R.W.

CLEAR INVASIVE SP. AT MEADOW, LILY POND + PLUNGE. REHAB + INTERPRET LILY POND/ PLUNGE SUITABLE FOR WEDDINGS, PICNICS, GATHERINGS. REINSTATE ARBOR, OUTLINE OF LILY POND, STEPS, LOW RETAINING WALLS. (NOT PLUNGE). REHAB LEVEL CHG W/ ADA ROUTE AROUND IT.

PROGRESS DRAWING

ALMA COLLEGE REHABILITATION | SCHEME A

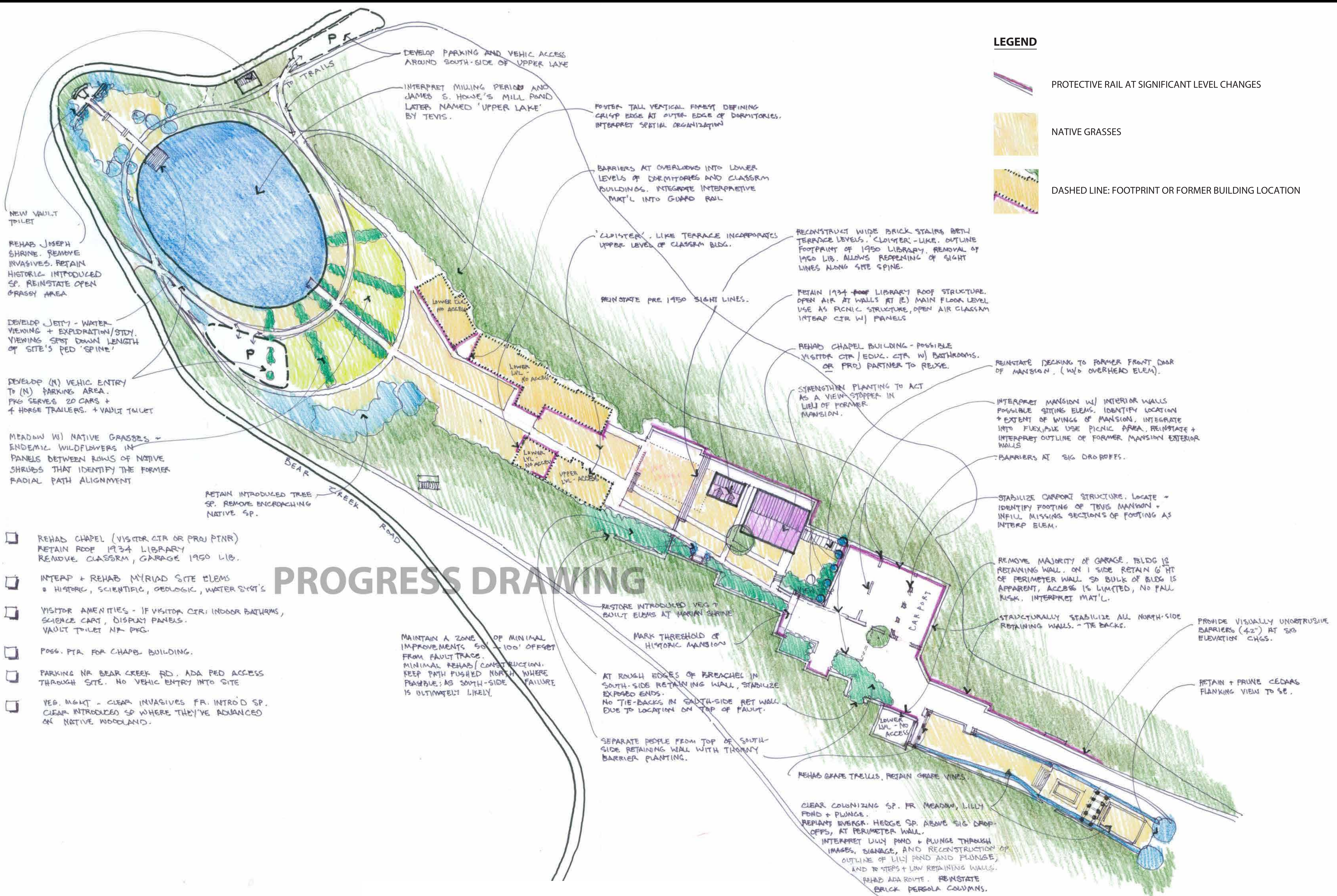
REHAB 1-2 BLDG. STABILIZE 1-2 BLDG.

LEGEND

PROTECTIVE RAIL AT SIGNIFICANT LEVEL CHANGES

NATIVE GRASSES

DASHED LINE: FOOTPRINT OR FORMER BUILDING LOCATION



PROGRESS DRAWING

ALMA COLLEGE | SCHEME B
REHAB 1 BLDG. RETAIN ROOF 1 BLDG. REMOVE OTHERS



Silicon Valley Mountain Bikers



May 27, 2015

MROSD Board of Directors
330 Distel Circle
Los Altos, CA 94022-1404

Re: Bear Creek Redwoods Preserve Master Plan

To the Board of Directors:

We are writing to follow-up on the April 29 public meeting regarding the Bear Creek Redwoods preserve.

SVMTB and our members are pleased with the public outreach by MidPen with respect to development of Bear Creek Preserve and we strongly agree with MROSD's mission to 'maximize the public benefit by broadening public access'. Our hope is that this preserve can serve multiple user groups through careful attention to good trail design that enhances safety, resource protection and access to this beautiful area. We believe that the proposed visitor/learning center offers opportunities to extend our outreach efforts to children by providing a meeting space where we could organize outings with 'Trips for Kids' (<http://www.tripsforkids.org/>) or similar community groups.

In light of this effort to complete the Plan for the preserve, SVMTB would like to see the following elements included in the plan:

1. Development or designation of a trail that allows cyclists to travel from the bottom of the preserve at Lexington Reservoir to Summit Rd./Skyline Blvd. This route would be an important regional connector for cyclists between the many parks and trails in the area. And, importantly, it would provide a safe route for cyclists as an alternative to Bear Creek Road which is likely to see an increase in traffic (especially on the lower reaches) when Bear Creek Redwoods Preserve is opened.
2. Designation or development of trails on the side of the preserve west of Bear Creek Road as full multi-use allowing bicycle access.

With the ever-increasing growth of population and traffic in Santa Clara Valley, SVMTB is a proponent of trail access for mountain bikers closer to where the population centers are. With a mostly complete bike path from San Jose, through Campbell and Los Gatos all the way to Lexington Reservoir there is the potential for cyclists to access Bear Creek Redwoods without relying on a car. Cyclists are somewhat unique among the user groups of the preserves in their ability to access trails without needing a car to get to the trailheads. This is particularly important to youth who can experience a natural environment, have some fun, and get some exercise even if they don't have a car. A trail from Lexington Reservoir to the top of the preserve and access to a variety of trails on the preserve would complete this picture for young and old cyclists alike.

As you finalize the plan for Bear Creek Redwoods, we ask that you consider improved bicycle access to the trails. We believe that expanding access is important to the health of the community and know that any potential user conflicts can be mitigated with good design as well as cooperation and understanding between the preserve users.

Sincerely,

/s/ Sean McKenna, President

/s/ Alex Anderson, Board Member at Large

/s/ Charles Krenz, Board Member at Large

Silicon Valley Mountain Bikers
P.O. Box 1723 Campbell, CA 95009-1723

About: Silicon Valley Mountain Bikers (SVMTB) is a non-profit 501(c)(3) organization promoting responsible mountain bike recreation and establishing sustainable trail access in Santa Clara and San Mateo counties. SVMTB is a regional chapter of the International Mountain Bike Association (IMBA).

May 28th, 2013

By email

Ms. Jane Marks
MROSD Planning Manager
330 Distel Circle
Los Altos, CA 94022

Hello Jane,

Thank you so much for organizing the terrific MROSD community meeting April 29th. The participants seemed very excited to be there and to be part of the planning process of the future Bear Creek Redwoods Preserve!

At that meeting, there were three maps under consideration for potential multi-use trail alignments. As supporters of the area, Friends of Bear Creek Stables, would like to ask you to consider the map that only allows multi-use on the West side of the Preserve. Friends preferred map attached.

We are concerned that at the same time we will be trying to expand the public presence at Bear Creek Stables we will be dealing with safety issues both at the stables and on the trail. Our board feels that there should be a strong delineation (i.e. Bear Creek Road) between the mountain bike enthusiasts and the expanding family equestrian activities.

At the Bear Creek Stables boarder meeting on May 3rd, the biggest objections to allowing bicyclists on the East (stables) side of the Bear Creek Redwoods Preserve came from the boarders who are also avid mountain bikers and parents. Speeding bicyclists on the other preserves and worry about bicyclists who will be tempted to stray off designated trails and explore have created an atmosphere of distrust of bicycle behavior. All the families agreed that the two potential multi-use trail alignments that allow bicyclists on the stables side of the Preserve could create hazardous conditions for equestrians, as well as hikers and bicyclists alike. As we try to expand the use of Bear Creek Stables we will include more novice and beginner riders who would be most susceptible to accidents.

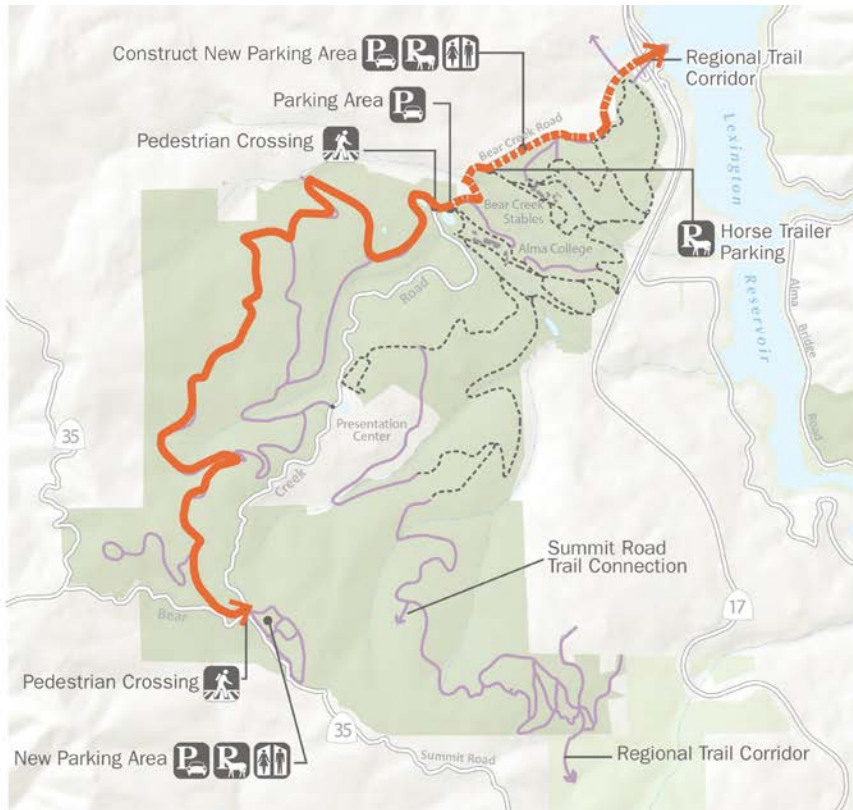
We have discussed the three potential multi-use trail alignments presented at the April 29th meeting with the boarders and members of the surrounding community and find agreement between all. We present this to you as a representation from the larger community.

As we continue to expand our community programs at Bear Creek Stables, we are eager to embrace trail use that allows all of our community to enjoy and connect to the great outdoors in the safest way possible. Perhaps we can go through the preserve with those planning the trails and examine the areas we think would be incompatible and explain our concerns?

Thank you for considering our concerns as you plan the future of the Preserve.

Sincerely,

Friends of Bear Creek Stables



Lazy P Bar Ranch and Rescue
20535 McKean Road
San Jose, California 95120

April 27, 2015

To Whom it May Concern:

Like Bear Creek Stables, the Lazy P Bar Ranch and Rescue provides a safe place for abused and abandoned horses to be rehabilitated and rehomed when appropriate. Such a service is essential for our community. Bear Creek Stables is involved in two different programs that aid both Mustangs and race horses. Most horses can then go on and have normal healthy lives in new homes where they are loved and cared for. Surely it is within the scope of your plans in your agency to help provide a safe place for this necessary service to occur.

Within the scope of the Stable's goals is to be able to offer safe trails for people to ride. In this day in age, it is essential to provide service for as many compatible users as possible. However, safety for all trail usage must be tantamount to any agency that serves the public. With that goal in mind, it is critical to provide trails that are designed in such a manner that all users can have a safe and stress free experience. Within the community and your staff are people skilled to aid in this project.

Thank you for your interest in providing safe and well planned trails for all non-motorized users.

Yours truly,

A handwritten signature in cursive script that reads "Butch Kittle".

Butch Kittle



April 25, 2015

Dear Mid-peninsula Open Space:

The Santa Clara County Horsemen's Association was established in 1939 as an entity dedicated to fostering the relationship of building a sound relationship with horses and participating in the development of trails for their enjoyment. Towards that end, this organization is in total support of maintaining the existence of Bear Creek Stables and keeping it a vital part of the horse community.

As an organization that sponsors the adoption of Mustangs as one of our many community services, we are pleased to acknowledge the wonderful contribution the Stables has made in helping adopt, train, and provide suitable homes for Mustangs. In addition to Mustangs, Bear Creek Stables also rescues race horses and provides the same worthy service for them.

The press has made us quite aware of the tremendous contribution that horse therapy has made to the mentally and physically challenged community as well as provided a healthy activity for young adults and children at risk.

Therefore, it is our express wish to request that the Bear Creek Stables remain providing the services that it does including a boarding stable and work with its occupants and concerned citizens to insure that all trails can remain safe for horses, hikers, and bicycles should they be added to the trail plan.

Respectfully submitted,

Pat Potter McAndrews, Trail Chair for SCCHA

SINCE 1967



April 26, 2015

To the Board at MROSD,

The Summit Riders Horsemen's Association (SRHA) wishes to express the club's concerns regarding the best use of the Bear Creek Preserve. SRHA requests that the Bear Creek Preserve remain as equine and pedestrian use only on the trails surrounding the stables. The trails adjacent to the stable should be "horse only", especially if there will be young riders out on the trails. When Midpen first opened up their trails to bikes there were many incidents between bikes and hikers/horses. The accidents may have improved over the years, however there will always be the few who will want the thrill of speed, rather than enjoying the peace and quiet of the forest.

The ecological impact from horses has proven to be consistent with the Midpeninsula Regional Open Space District's goals of preserving the integrity of the natural environment and trail system at Bear Creek Stables. Please consider maintaining the current use of trails by horses and pedestrians only.

Thank you for your consideration,

Sincerely, Summit Riders

SUMMIT RIDERS. www.summit-riders.com
25000 Hutchinson Rd, Los Gatos, Ca 95033
Non Profit tax ID #94-2502303