



Midpeninsula Regional
Open Space District

Memorandum

DATE: April 15, 2016

MEMO TO: Action Plan and Budget Committee

THROUGH: Stephen E. Abbors, General Manager *SEA*

FROM: Ana Ruiz, AICP, Assistant General Manager
Jane Mark, AICP, Planning Manager

SUBJECT: La Honda Creek Open Space Preserve Master Plan Phase I Priority Actions

At the April 12, 2016 Action Plan and Budget Committee (Committee) meeting, the Committee requested additional information to understand what priority actions have been and have not been implemented for the opening of La Honda Creek Open Space Preserve (LHC). The Committee sought to understand how the opening of Bear Creek Redwoods Open Space Preserve (BCR) has impacted the timeline for the opening of LHC and what potential tradeoffs should be considered between these two major projects as well as other public access projects prior to recommending the proposed Fiscal Year 2016-2017 Action Plan and Budget to the full Board.

This FYI memorandum provides the Committee with an overview of the 2012 La Honda Creek Open Space Preserve Master Plan Phase I priority actions that have been implemented or are underway, and informs the Committee of any such actions that have been deferred to a later phase and/or remain to be implemented. As a reminder, the Phase I priority actions were scheduled to be completed within approximately the first five years of Master Plan Implementation, following the Board approval date of August 2012. The Phase I, 5-year implementation timeframe is therefore assumed to have been set from September 2012 to August 2017.

To prioritize the opening of LHC in a timely manner, the Committee seeks to evaluate the schedules for the Phase I public access improvements and the trade-offs made to date for the two priority Preserves -- LHC and BCR -- given the significant resources that have been required to address the multiple complexities associated with BCR.

BACKGROUND

At the November 17, 2015 Special Meeting, the Board requested that staff evaluate the resources and priority actions that would be necessary to complete public access improvements and open LHC without further delays caused by shifting resources to BCR. The Board's preference was to not delay the opening of LHC, yet concurrently continue to work towards completing the BCR Preserve Plan and Environmental Impact Report (EIR). Staff re-evaluated the timing of the subsequent phased implementation for opening BCR, once the Preserve Plan and EIR have been completed, and, per Board direction, focused on slowing down implementation projects in order to free up resources to work on LHC public access projects. A FYI Memorandum summarizing

the results of the October and November 2015 Board Retreats, including Board direction as discussed above, was forwarded to the Board on February 10, 2016 (Attachment 1).

DISCUSSION

In August of 2012, the Board adopted the LHC Master Plan and Mitigated Negative Declaration (R-12-83), which provides stewardship and public access prescriptions for the entire Preserve over a thirty-year period. At the time of approval, implementation of the Master Plan was intended to occur incrementally over 30 years, where the Master Plan Phasing Plan provides a general guideline for implementation with Master Plan actions grouped into five phases. Phase I actions are intended to be implemented in years 1-5 following Master Plan approval, where the targeted opening date of the Preserve would be fall of 2017. Actions were categorized by High Priority, Moderate Priority, and Low Priority. A FYI Memorandum regarding the status of several ongoing LHC Public Access Projects that are part of Phase I of the Master Plan was forwarded to the Board on February 10, 2016 (Attachment 2).

Table 1 provides the implementation status of the High Priority, Moderate Priority, and Low Priority Phase I Master Plan Action Items (i.e. action items scheduled for the first five years of implementation). Of the 14 High Priority Actions in Phase I, the District has completed six, another six are underway, and two are deferred. Of the Moderate Priority Actions, one action of five has been completed and two are partially completed, and two are deferred. Of the Low Priority Actions, one of the two actions is underway, with the second deferred.

Table 1. Status of La Honda Creek Preserve Master Plan Phase I Priority Actions

High Priority Actions	Status	Next Steps
Designate Conservation Management Units	Completed	
Prepare a Pond Management Plan	Completed	
Implement water infrastructure improvements and conservation grazing in central/northern portion of the Preserve	Underway	The proposed FY16-17 Action Plan includes completion of infrastructure improvements for the remaining Pasture #3 in the former McDonald Ranch area.
Amend Williamson Act Contracts on affected Preserve properties to permit open space and recreational uses compatible with agriculture	Underway	San Mateo County determined that the District does not need to pursue Amendments to the Williamson Act contracts for the former Wool and McDonald Ranches, providing that the District remains in compliance by maintaining active agriculture on these properties. The long term grazing leases with AgCo Hay on the Driscoll Ranch and the Markegards on the former McDonald Ranch

		satisfy the continued agricultural use requirements.
Identify and implement measures to reduce cattle impacts to water quality	Underway	
Prepare the Red Barn Area Site Plan	Underway	Project initiated in FY15-16 to begin site design and is proposed to continue in FY16-17 to complete design/engineering plans, any additional CEQA review, and permitting for the proposed new facilities.
Complete emergency maintenance repairs to the White Barn and Redwood Cabin	Initiated evaluation of Redwood Cabin maintenance repairs and presented to PNR Committee; further work deferred due to other priority actions.	Future work beyond FY16-17 would include (1) the preparation of updated Redwood Cabin repair cost estimates and a recommendation on how to proceed for review by PNR and subsequent Board approval and (2) an evaluation of repairs needed for the White Barn.
Establish two interim parking areas: one off Sears Ranch Road and the other across from the Driscoll Event Center	Underway; to be completed by 2017	Design of interim Sears Ranch parking lot underway; temporary equestrian permit parking at Event Center included as part of Preliminary Use and Management Plan. FY16-17 Action Plan includes construction of the interim parking lot.
Implement Phase I road and trail erosion treatments	Underway; to be completed by 2017	FY16-17 Action Plan includes final road improvements to the main Sears Ranch access road to be initiated summer 2016.
Implement Phase I trail improvements <ul style="list-style-type: none"> Open Main Driscoll Ranch Road 	Underway; to be completed by 2017	See schedule above – erosion treatments needed prior to opening the main ranch road.
Improve trail off the Allen Road permit parking lot as an easy access trail	Deferred	
Replace or repair bridge near Gate LH08	Completed (replaced with pedestrian bridge; no vehicle access)	
Prepare a Wildland Fire Response Plan	Deferred	Visitor Services to initiate in FY2016-17 as part of Core Functions

Contain contaminated areas; complete required remedial actions (complete as of 2011)	Completed	
Moderate Priority Actions	Status	Next Steps
Complete a springs and water infrastructure inventory	Partially completed	FY16-17 Action Plan includes inventory and assessment by Water Resources Specialist
Develop forest management practices	Evaluation initiated and potential site identified for pilot forest restoration project (to be confirmed by registered professional forester).	FY16-17 Action Plan includes Restoration Forestry Demonstration Project (would be implemented in conjunction with Wildland Fire Response Plan).
Complete historical and structural assessments of the White Barn and Redwood Cabin	Partially Completed (Redwood Cabin assessment done); White Barn assessment deferred.	
Non-renew Williamson Act contracts	Completed	
Make updates to the open space dedication status of Preserve parcels	Deferred	
Low Priority Actions	Status	Next Steps
Cleanup existing debris sites	Underway; to be completed by 2017	FY16-17 Action Plan includes demolition and cleanup
Identify former logging features and incorporate as part of the trail experience	Deferred	

Additional Phase I Actions Implemented at La Honda Creek Open Space Preserve

To facilitate grazing operations, public access improvements, and the opening of LHC, the District implemented additional land conservation, property management, and stewardship actions in FY2013-14, FY2014-15, and FY2015-16 that were not identified in the 2012 Master Plan. These projects were largely related to new purchases that followed Board approval of the 2012 Master Plan. In addition, approximately \$94,000 in grant resources above the District's local funding match is being applied in LHC for fisheries enhancement at the Apple Orchard site. Also, approximately \$100,000 related to the District's grazing program at Driscoll Ranch and McDonald Ranch is being applied through grazing leases (e.g. fencing and water system improvements).

Land Conservation/Property Management Actions

- Acquisition of the Apple Orchard and Event Center properties as additions to the Preserve
- Acquisition of the Cunha Trust Property as an addition to the Preserve, serving to consolidate access rights along the private extension of Sears Ranch Road (2016)
- Completion of Quit Claim negotiations with Caltrans for the tunnel under Hwy 84 that connects the Event Center to the rest of La Honda OSP (2016)
- Development of a Facilities Use Agreement for the Event Center to allow for limited equestrian activities (Interim 2014, Final 2015)

Stewardship Actions

- La Honda Creek Endangered Wildlife Protection and Habitat Restoration
- Driscoll/McDonald Water Systems Hydrologic Analysis
- Grazing Infrastructure
 - Driscoll Water Systems
 - McDonald Fencing
- Driscoll Main Water Line Maintenance
- Invasive weed treatment (2013-2015)
- Installation of wildlife-friendly fencing along Harrington Creek (2013)
- Event Center Land Stewardship Projects (2013-2015):
 - Water system improvements
 - Installation of wildlife-friendly fencing along San Gregorio Creek
 - Grading, resurfacing, and drainage improvements to the roads
- Apple Orchard Land Stewardship Projects (2014-2015):
 - Repairs to grazing infrastructure
 - Ranch road inventory and assessment for erosion reduction
 - Historical Structures Evaluation of the vacant Apple Orchard cabin and barn
 - Grazing Lease for Apple Orchard
- Upper La Honda Demolition of McDonald Ranch (2014)*
- Upper La Honda Demolitions (Paulin House and Houghton Cabin) (2015)*

*Removal of dilapidated structures are Master Plan Phase II actions, where these demolitions were done ahead of the Master Plan schedule.

Resource Loading for LHC Master Plan Phase I Implementation

In order to redirect sufficient resources to complete the Phase I priority actions for opening LHC, the District convened a Project Team with staff assigned from the Planning, Engineering and Construction, Natural Resources, Real Property, Visitor Services, and Land & Facilities Departments as follows:

- Assistant General Manager – Project Sponsor
- Planning Manager – Project Lead
- Planner III – Team Lead; Sears Ranch Interim Parking Lot and Phase I Trails
- Planner II – Red Barn Staging Area and Trails
- Capital Project Manager – demolition of structures in the former Driscoll Ranch area
- Capital Project Manager – repairs to Sears Ranch Road and Parking Lot construction
- Senior Resource Management Specialist – roads and trails inventory work
- Resource Management Specialist III – Endangered Wildlife Management and Restoration
- Senior Real Property Management Specialist – ensuring grazing operations and current lessee uses are not impacted by public access improvements
- Trails Crew – installation of signage and fencing and replacement of Harrington Creek bridge decking

Status of BCR Preserve Plan and EIR

The schedule for the BCR Preserve Plan was slowed down following the November 2015 Board Retreat to shift staff resources back to LHC. Some of the resources that do remain at BCR have been focused on evaluating potential water supply alternatives to inform the development of the Preserve Plan and EIR. Given the shift in resources and the added complexities that have been uncovered at BCR, the schedule for completing the Preserve Plan and EIR has been extended by approximately six months. At this time, the tentative date for presenting the Preserve Plan and EIR for Board approval is Fall 2016 (Q2 FY2016-17).

In addition to slowing down the timeline for completion of the Preserve Plan, design development of the Phase I parking lot at the Upper Pond area near the former Alma College has been delayed four months as part of the shift in staff resources back to LHC. Moreover, implementation actions for the Alma College Cultural Landscape Rehabilitation Plan have been deferred for a future year beyond FY16-17.

Conclusion

Upon review of the distribution of FY2014-15 and FY2015-16 Action Plan Projects for LHC and BCR, a greater number of projects have been implemented to date at LHC as compared to BCR to prepare the Preserve for public use. The distribution of projects emphasizes the District's focus on the implementation of priority actions to open LHC by fall of 2017, which is consistent with the Phase I (1-5 years) timeline in the approved Master Plan. (See Attachments 3 and 4)

The proposed FY2016-17 Action Plan Key Projects for LHC and BCR are shown in Attachment 5. The distribution of projects is similar for both Preserves (10-11 Key Projects), in order to open LHC by 2017 and BCR in a phased timeline.

NEXT STEPS

A schedule of key milestones for the LHC Public Access Projects is provided below. A conservative schedule is provided for the Sears Ranch Road Interim Parking Area, which allows time for potential permitting delays. Additional projects, including demolition and clean-up of dilapidated structures, and operational improvements, including the installation of gates, signs, and fencing, will proceed concurrently and are not shown below for simplicity.

Table 2. Tentative Schedule for LHC

LHC Milestones	Sears Ranch Road Interim Parking and Interim Trails	Red Barn Parking and Trails
Design/Engineering Consultant Selection	February 2016	June 2016
Initiate Public and Stakeholder Outreach/Agency Consultation	March 2016	October 2016
Tentative Board approval of Design/Initiate CEQA	Completed – as part of the Master Plan Mitigated Negative Declaration	June 2017 (potential Subsequent IS/MND)
Submit Planning/Regulatory Permit Applications	July 2016	January 2018
Initiate Construction Documentation	October 2016	June 2018
Submit Permit Applications*	NA	January 2019
Initiate Construction Bidding Process	January 2017	January 2020
Construction	Summer 2017	Summer 2020
In Service	Fall 2017	Fall 2020

*If required

Per the Board's direction, staff is focused on a key milestone for BCR, which is the completion of the Preserve Plan and EIR for Board approval, in accordance with the revised timeline (see Table 3). In addition, the overall timeline and project phasing for BCR implementation actions will be reviewed by the Board during the Annual Action Plan and Budget cycle.

Table 3. Tentative Schedule for BCR

Presentation of the Phased Improvement Plans and/or Minimal Site Design Alternatives for Bear Creek Stables	May 2016
BCR Preserve Plan EIR Hearing and Alma College Presentation	Summer 2016
EIR Certification and Preserve Plan Approval (including Stables and Alma College Site Plans)	Fall 2016
Implementation of Phase I Parking Lot, Pedestrian Crossing on Bear Creek Road and Trails on west-side of Preserve (pending Board approval)	Late 2016/2017

ATTACHMENTS:

Attachment 1: February 10, 2016 FYI Memorandum, RE: Board Retreat Debrief

Attachment 2: February 10, 2016 FYI Memorandum, RE: La Honda Creek Open Space Preserve
Public Access Projects

Attachment 3: Board Approved FY2014-15 Action Plan Projects for LHC and BCR

Attachment 4: Board Approved FY2015-16 Action Plan Projects for LHC and BCR

Attachment 5: Proposed FY2016-17 Action Plan Key Projects for LHC and BCR



Memorandum

DATE: February 10, 2016

MEMO TO: MROSD Board of Directors

THROUGH: Stephen E. Abbors, General Manager *SEA*

FROM: Jennifer Woodworth, District Clerk

SUBJECT: Board Retreat Debrief

In October and November of 2015, the Board of Directors held two Board retreats to discuss upcoming projects for the 2016-17 fiscal year and later years, provide policy direction, and provide feedback on current District projects. The General Manager has met with staff to complete a preliminary assessment of current resources, proposed FY2016-17 Action Plan projects, and current projects and commitments to determine the next steps for implementing the Board's direction. The direction provided by the Board and the next steps as determined by the General Manager and staff have been compiled in a single document for your review and information (Attachment 1). The document is divided into three categories:

1. **FY2016-17 Proposed Action Plan Projects** - Items within the FY2016-17 Proposed Action Plan Projects were included as part of the draft Action Plan presented at the 11/17/15 Board Retreat. Preliminary steps for some projects are currently underway.
2. **Policy Decisions** - Items proposed for future Board discussion and/or study sessions related to modifying existing District policy or creating new policy.
3. **Miscellaneous Items** - Items which did not fall into either of the first two categories. Some are being acted on immediately, and others may be included in the FY2016-17 Action Plan or later.

Staff will continue to provide updates on all items included in the document as they progress through a variety of methods, such as biweekly reports, study sessions, FYI memos, etc.

Item/Project	Board Direction	Next Steps
FY2016-17 Proposed Action Plan Projects		
Visitor Usage Survey	<p>Gather information regarding who is using District preserves</p> <ul style="list-style-type: none"> - Demographics of users - Preserve preferences (location, accessibility, dog access, etc.?) 	<ul style="list-style-type: none"> • Public Affairs - Summer 2017 • Operations can potentially have intern to do 2016 • All departments will need to have input in the planning/design of survey • Operations - wants counters for number of visitors • Public Affairs - demographics of who is visiting • Planning - establishing a baseline of public use prior to opening new public access facilities to monitor future visitor usage of road
El Sereno Dog Access	Staff to look into limited parking issues	<ul style="list-style-type: none"> • Planning taking the lead. In FY2016-17 Action Plan - Use & Management Plan Amendment. • CEQA Review (Neg Dec) - need neighborhood meeting
El Sereno Dog Access	Contact San Jose Water Company regarding dog access on their property	Allen Ishibashi contacting SJWC. FY2015-16
Madonna Creek Stables Plan and Lease	Requesting more information on stable expansion project	Real Property Committee meeting 3/22/16. To the Board in FY2016-17
Stevens Creek Fish Passage	Requested update on Stevens Creek fish passage project	Continue work with RCD and report back. If no progress, consider inclusion in FY2017-18
Staff Directory	Updated organizational chart and staff directory with staff name, position and photo	Jen creating directory with staff ID photos and current job titles
Acceptance of Alpine Road by the District	<p>Determine the District's conditions for accepting Alpine Road</p> <ul style="list-style-type: none"> -Begin preliminary scoping of required repairs -Meeting with SMC Parks before Sup. Horsley -begin discussions with Supervisor Horsley's office re: funding, resources, and coordination 	<ul style="list-style-type: none"> • AGM Ruiz to determine project lead • Repairs delayed to FY2016-17

Item/Project	Board Direction	Next Steps
La Honda OSP	No further delays on project, especially delays caused by the additional staff/resources that were redirected to expediting Bear Creek Redwoods OSP projects -Do not delay Red Barn to FY2016-17	Inclusion of two new positions, Planner II and Construction Capital Project Manager, in FY2015-16 midyear budget
La Honda OSP	Provide update to residents on progress of projects and trails	Neighborhood public meetings as part of implementation roll out
Bear Creek OSP	<ul style="list-style-type: none"> • May need to delay various implementation projects at Bear Creek Redwoods now that staff and Board have a better understanding of the complexity of the projects. Slowing down Bear Creek Redwoods would be necessary to allow La Honda Creek OSP Master Plan implementation work to continue without delay. Opening of the west side of the preserve to the public is the priority. • Will need to reevaluate the overall timeline and project phasing before proceeding with implementation of projects 	<ul style="list-style-type: none"> • CEQA –Tentative EIR approval in May/June 2016 • Trails on western side being evaluated by Matt B. Determining which trail upgrades are necessary and discretionary before public access. • Fall 2018 – Revised Preserve opening date. Goal to open western side to public access. • Addition of OST in FY2015-16 midyear budget • Pedestrian Crossing – Evaluate other feasible options for safe pedestrian crossing at Bear Creek Road
Policy Decisions		
Cost recovery for programs Reconfirm Board's policy that the public does not pay for services (Rancho San Antonio so no fees, Concessionaires policy, Property management policy)		<ul style="list-style-type: none"> • Higher intensity public uses study session • Update of facility management plans on a case by case basis

Item/Project	Board Direction	Next Steps
Higher intensity public uses	<p>Board members have differing opinions regarding the level of use by low to moderate is the maximum to be allowed. Needs further study and discussion</p> <ul style="list-style-type: none"> - Trash cans - Picnic tables - Shade structures - Restrooms - Best to look on a case by case basis - Avoid interpretive/visitor centers but signage is ok 	<ul style="list-style-type: none"> • Study Session in April • Facilitator needed?
District-wide Dog Access		<ul style="list-style-type: none"> • FY2017-18 Potential policy work?? • Potential impact on wildlife • Talk to EBRPD about their experience and knowledge • Focus now on increased access at El Sereno
Increase partnership opportunities	<ul style="list-style-type: none"> • Identify partners in the Action Plan, where applicable • Be sure to outline reason for partnership 	Include in FY2016-17 Action Plan Scope Column
Increase partnership opportunities	Regional trail coordination and connections, where possible	Bring attention to partnerships where it makes sense - Biweekly report, Board reports, etc.
Diversity policy	GM Direction - Policy is the way for the organization's intent to embrace diversity to live on beyond the current Board's terms of office	Draft diversity policy for review by LFPAC on 2/9/16
Miscellaneous Items		
Diversity Advisory Committee	Explore creation of committee	Define and explore options as part of outreach strategic plan FY2016-17
Youth Partnership Committee	Explore creation of committee	Define and explore options as part of outreach strategic plan FY2016-17

Item/Project	Board Direction	Next Steps
Diversity in hiring	Reach out more in recruitments including internships to attract more youth	<ul style="list-style-type: none"> • End of CY2016 - multi-county internship program for spring/summer 2017. • Job Shadowing Program February 2017 • Renee already doing outreach to schools • Ranger Aide Program hiring in Spring 2016 • What is HR currently doing as part of recruitments • Department requests for interns will be favorably looked upon
Cooley Landing	Do more to help move project along? - Help East Palo Alto find a partner for project - Involve the District's docent program	MOU with East Palo Alto re: Measure AA funding.
Board member outreach	Shelly to meet with Board members to determine the level of outreach they want to do and the level of support they want	Done
Board member outreach	Jen to include additional information in Board member candidate binders - not a specific job description or requirements but examples of current outreach activities	Work with LFPAC/Public Affairs to include information in potential candidate binder for November 2016 election
San Mateo Coast Work	Include information provided at the retreat on the District's website	Summary memo and attachment from first retreat
San Mateo Coast Work	Consider a periodic newsletter specific to the area	FY2016-17 Public Affairs Action Plan
Bayland restoration and land management, including watersheds and streams	Complete a gap analysis to determine where District can be most effective	<ul style="list-style-type: none"> • SF Bay Restoration Authority doing field trips as part of election. Provide information to Board members to attend field trips • Current work on Stevens Creek
FOSM Implementation, onboarding of new staff	Ensure new staff members are properly onboarded	FY2015-16 Midyear Action Plan to start work



Midpeninsula Regional
Open Space District

Memorandum

DATE: February 10, 2016

MEMO TO: Board of Directors

THROUGH: Stephen E. Abbors, General Manager *SEA*

FROM: Lisa Bankosh, Planner III

SUBJECT: La Honda Creek Open Space Preserve Public Access Projects

This FYI memorandum provides the Board with an overview of the general scope and schedule for implementation of Measure AA Project 7-6, La Honda Creek Sears Ranch Road Interim Parking Area, and Measure AA Project 5-5, Red Barn Parking Area and trail connections. Both are Key Projects listed in the Fiscal Year 2015-16 Action Plan.

DISCUSSION

The 3,681-acre former Driscoll Ranch, now the southern portion of La Honda Creek Open Space Preserve (Preserve), is a working ranch supporting a productive beef cattle operation and is currently closed to public use. In 2012, the Board adopted the La Honda Creek Master Plan (Master Plan; see R-12-83) which provides stewardship and public access prescriptions for the entire Preserve over a thirty-year period. The Master Plan prioritizes rangeland and natural resource management actions at the former Driscoll Ranch, followed by facility improvements to allow for hiking, equestrian, and limited bicycle use. A number of these actions have been completed and include:

- **Implementation of a conservation grazing program;**
- **Pond repairs;**
- **Riparian habitat protection;**
- **Road improvements to reduce erosion (Attachment 1, resource management photos).**

As part of the District's implementation of the Board-approved Five-Year Measure AA Projects List, public access improvements are now underway to open the southern portion of the Preserve to the public by 2017, and greatly expand access in the northern Preserve by 2020. These improvements will ensure that increased visitor use will be safely and successfully integrated into the ranching operations.

Sears Ranch Road Interim Parking Area

Measure AA Project 7-6 will provide a small gravel parking area at the end of Sears Ranch Road near the southern Preserve boundary, adjacent to the town of La Honda (Attachment 2, Interim Staging and Trails Map). Preliminary design of the parking area, which was formerly used for staging construction equipment, includes minor grading and installation of compacted base rock and wheel-stops to provide capacity for approximately 10 vehicles. A portable restroom, additional cattle fencing, and Preserve wayfinding and educational signage will also be installed. A permanent, paved parking lot will be constructed at Sears Ranch in a later phase. A potential

use of the interim gravel lot once the permanent lot is constructed would be as an equestrian parking area.

Construction of the interim parking area will allow approximately six miles of the Driscoll Ranch main access road to be open to public use. Operational improvements to the unpaved road, including drainage improvements, fencing, gates and signage, and bridge repair, must be implemented prior to opening the full length of the road. Furthermore, demolition and clean-up of dilapidated structures and debris along the ranch road is required to maintain public safety. New trails will be opened to the public as they are constructed.

Since the majority of public engagement regarding the La Honda Creek Master Plan occurred more than 5 years ago, introducing public access to the former Driscoll Ranch will include additional community outreach. A neighborhood/Planning and Natural Resources Committee meeting will be scheduled in Spring 2016. Furthermore, the project will require planning permits from San Mateo County as well as consultation with the San Mateo County Farm Bureau. Due to uncertainties inherent in this planning process, staff anticipates that the interim lot and trail access will be available for public use by Fall 2017. Projected schedule milestones are provided in the table below.

Red Barn Parking Area and Trails

Measure AA Project 5-5, the Red Barn Parking Area and Trails Project, will create a visitor destination at the site of the historic Red Barn, including a paved parking lot, an accessible loop trail, and a connection to the eventual Bay Area Ridge Trail extension. Additional site amenities such as picnic tables and interpretive materials may also be considered. The Red Barn location is integral to the active grazing operation at the former McDonald Ranch, as it currently includes the main access driveway and cattle processing site. New public access facilities and uses will be sensitively planned and sited to avoid impacting the viability of the grazing operation and sensitive species and habitats. Pending the Board's approval of a new Planner II (Midyear FY15-16 Budget position), additional Planning staff would help augment the Red Barn Parking and Trails project delivery process. A Request for Proposals (RFP) will be prepared to select a consultant team to lead the public and stakeholder outreach, design, and permitting process for this complex project. It is anticipated that the facility construction will be completed by 2020.

NEXT STEPS

Schedule milestones for the La Honda Creek Open Space Preserve Public Access Projects are provided below. A conservative schedule is provided for the Sears Ranch Road Interim Parking Area, which allows time for potential permitting delays. Additional projects, including demolition and clean-up of dilapidated structures, and operational improvements to gates, signs, and fencing, will proceed concurrently but are not shown below for simplicity.

Milestone	Sears Ranch Road Interim Parking	Red Barn Parking and Trails
Design/Engineering Consultant Selection	February 2016	June 2016
Initiate Public and Stakeholder Outreach/Agency Consultation	March 2016	October 2016
Submit planning/regulatory permit applications	July 2016	October 2017
Initiate construction documentation	October 2016	June 2018

Submit construction permit applications*	NA	January 2019
Initiate construction bidding process	January 2017	January 2020
Construction	Summer 2017	Summer 2020
In Service	Fall 2017	Fall 2020

*If required

Attachment 1. Resource management photos



Photo 1. Harrington Creek in 2007



Photo 2. Harrington Creek after installation of cattle exclusion fencing



Photo 3. Culverted stream crossing, before restoration

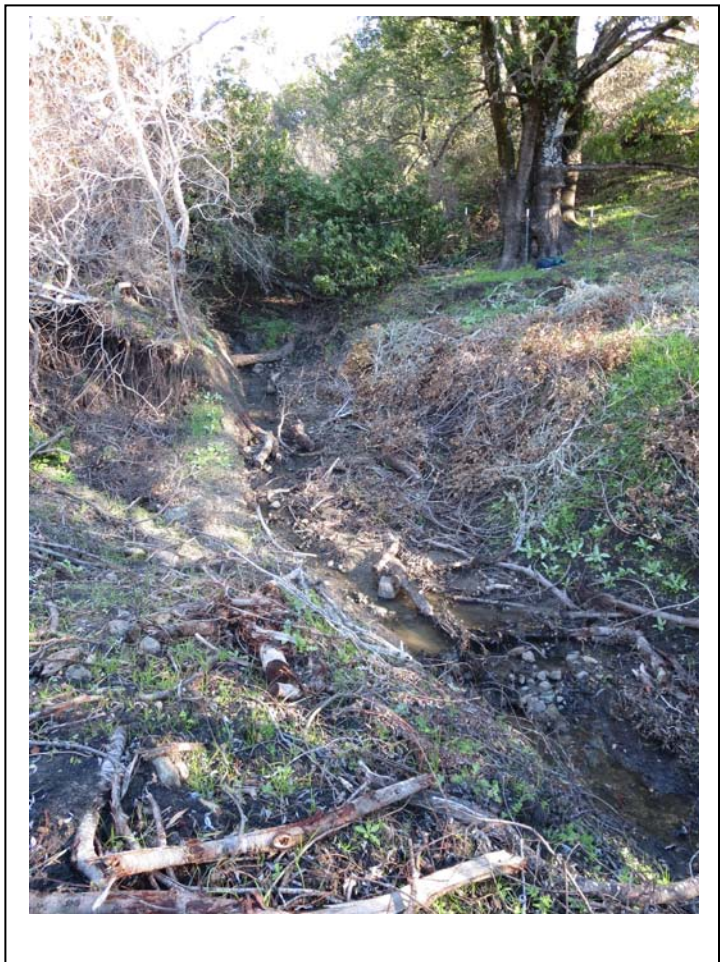
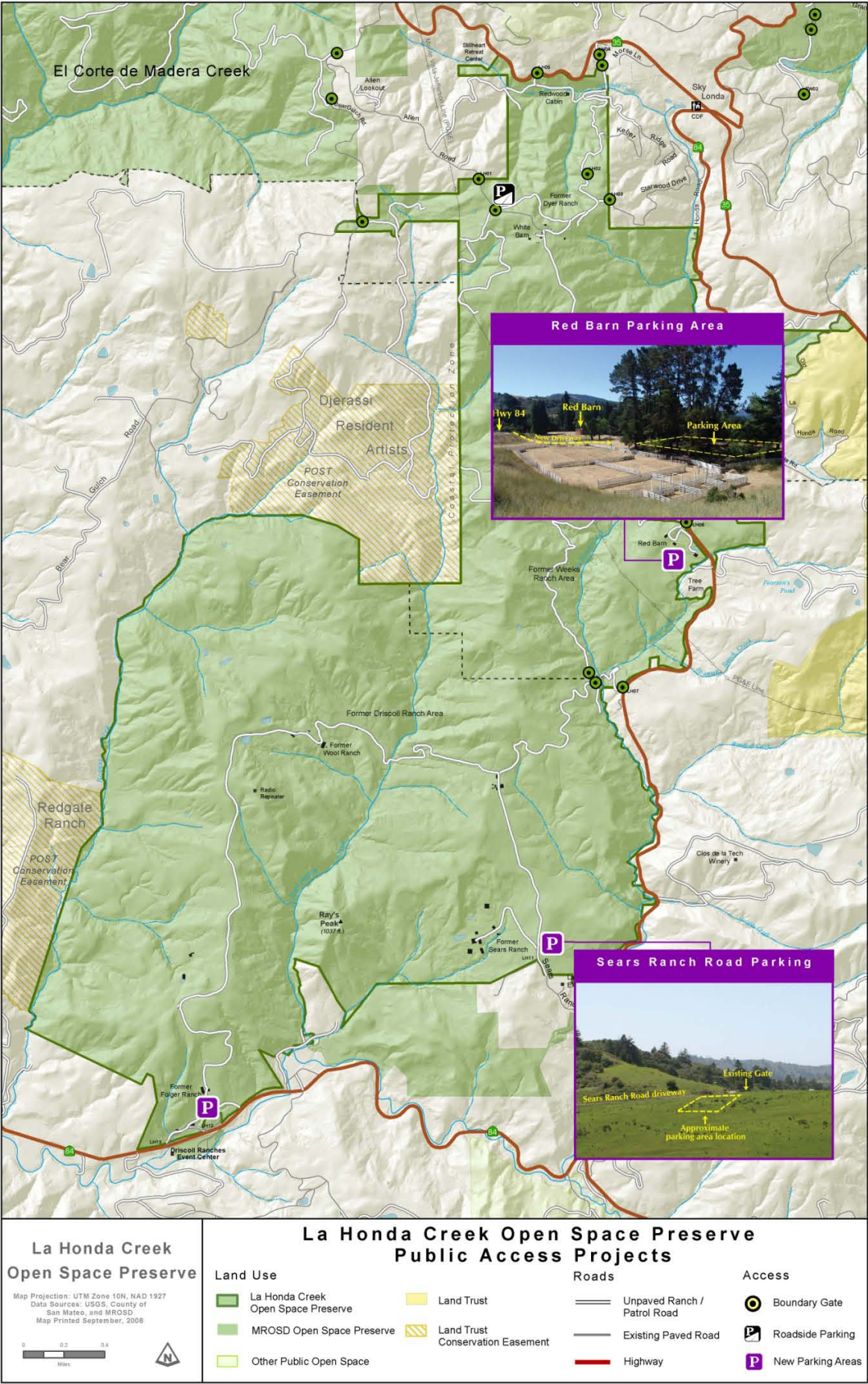


Photo 4. Abandoned crossing and restored streambanks

Attachment 2 Project Location



Attachment 3: Board Approved FY2014-15 Action Plan Projects for La Honda Creek and Bear Creek Redwoods Open Space Preserves

LA HONDA CREEK	Annual FY2014-15	Midyear FY2014-15	BEAR CREEK REDWOODS	Annual FY2014-15	Midyear FY2014-15
DISTRICT-WIDE PROGRAM: AGRICULTURAL LAND MANAGEMENT					
La Honda Creek Event Center/Apple Orchard	\$10,000				
Subtotal	\$10,000				
NATURAL RESOURCES DEPARTMENT					
La Honda Creek Master Plan Phase I Implementation - Roads Watershed Protection Upgrade	\$50,000				
Rebuild Pond DR05 (implementation of the Driscoll Ranch Pond Management Plan)	\$170,000				
La Honda Creek Grazing Infrastructure	\$135,000				
Subtotal	\$355,000	\$0	Subtotal	\$0	\$0
OPERATIONS DEPARTMENT					
none					
Subtotal	\$0		Subtotal	\$0	\$0
PLANNING DEPARTMENT					
none					
Subtotal	\$0	\$0	Subtotal	\$0	\$0
REAL PROPERTY DEPARTMENT					
none			Bear Creek Redwoods, Water Agreement with Presentation Center	\$100,000	
			Bear Creek Stables RFP/Lease	\$10,000	
Subtotal	\$0		Subtotal	\$110,000	\$0
FY14-15 TOTAL FUNDING	\$355,000	\$0	FY14-15 TOTAL FUNDING	\$110,000	\$0

Attachment 4. Board Approved FY2015-16 Action Plan Projects for La Honda Creek and Bear Creek Redwoods Open Space Preserves

LA HONDA CREEK	Annual FY2015-16	Midyear FY2015-16	BEAR CREEK REDWOODS	Annual FY2015-16	Midyear FY2015-16
NATURAL RESOURCES DEPARTMENT					
Upper La Honda Creek Grazing Infrastructure (MAA 5-2)	\$285,000	\$60,000	Bear Creek Redwoods: Public Access, Roads and Trails Upgrade (MAA 21-5) [NEW PROJECT]	\$0	\$50,000
La Honda Creek Endangered Wildlife Protection (MAA 7-4)	\$28,000	\$28,000	Bear Creek Redwoods Preserve Plan: Invasive Weed Treatment Plan (MAA 21-7) [NEW PROJECT]	\$0	\$75,000
La Honda Creek Grazing Infrastructure (MAA 7-5)	\$132,000	\$0	Bear Creek Redwoods: Ponds Restoration (MAA 21-8) [NEW PROJECT]	\$0	\$75,000
La Honda Creek Watershed Protection Program (MAA 7-2)	\$503,000	\$730,000	Bear Creek Redwoods Preserve Plan and CEQA: Water Resources Inventory [NEW PROJECT]	\$0	Budget under PL
Driscoll/McDonald Water Systems Hydrologic Analysis [NEW PROJECT]	\$0	\$12,000			
La Honda Creek Event Center and Apple Orchard Purchase: Access Road Repair (MAA 7-1) [NEW PROJECT]	\$0	Budget under RP Cunha			
Subtotal	\$948,000	\$830,000	Subtotal	\$0	\$200,000
OPERATIONS DEPARTMENT					
Upper La Honda Demolitions - Paulin and Houghton Cabins	\$390,000		none		
Subtotal	\$390,000		Subtotal	\$0	\$0
PLANNING DEPARTMENT					
Sears Ranch Interim Parking Area and Trail Connections (MAA 5-4)	\$107,000	\$104,000	Bear Creek Redwoods Preserve Plan and CEQA	\$273,000	\$223,000
Red Barn Parking Area and Trail Connections (MAA 5-5)	\$98,000	\$60,000	Bear Creek Stables Site Plan and CEQA	\$86,000	\$86,000
La Honda Creek Sears Ranch Road Repairs Phase II (MAA 5-6)	\$0	\$154,000	Bear Creek Redwoods Alma College Site Rehabilitation Plan and CEQA (MAA 21-6)	\$270,000	\$200,000
			Bear Creek Redwoods Public Access (Phase 1 Implementation) (MAA 21-5)	\$293,000	\$183,000
			Bear Creek Water System Improvements (MAA 21-3) [NEW PROJECT]	\$0	\$176,000
Subtotal	\$205,000	\$318,000	Subtotal	\$922,000	\$868,000
REAL PROPERTY DEPARTMENT					
La Honda Creek Upper Area Land Conservation (MAA 5-1)	\$811,000	\$1,751,000	Bear Creek Stables RFP/Lease	\$0	\$10,000
Event Center and Apple Orchard Purchase (MAA 7-1)	\$6,087,677	\$6,087,677	Bear Creek Redwoods -Water Infrastructure (MAA 21-3)	\$79,999	\$79,999
La Honda Creek Driscoll Ranch Area (Cunha)	\$0	\$3,528,000	Bear Creek Redwoods - Moody Gulch	\$122,500	\$0
La Honda Creek/Russian Ridge Land Conservation (MAA 8-1)	\$302,500	\$0			
La Honda - McDonald Point of Diversion 17 Water Line Replacement	\$125,000	\$125,000			
La Honda - Driscoll Point of Diversion 36 Water Line Replacement	\$75,000	\$25,000			
Subtotal	\$7,401,177	\$11,516,677	Subtotal	\$202,499	\$89,999
FY15-16 TOTAL FUNDING	\$8,944,177	\$12,664,677	FY15-16 TOTAL FUNDING	\$1,124,499	\$1,157,999
FY15-16 TOTAL FUNDING (without Land Conservation)	\$1,743,000	\$1,298,000	FY15-16 TOTAL FUNDING (without Land Conservation)	\$1,001,999	\$1,157,999

FY 2016-17 ACTION PLAN KEY PROJECTS

Key Project	Purpose	Project Description				BCR	LHC
		FY2016-17 Scope	Schedule (Quarterly Milestones & Completion Date)	Budget & Funding Source	Department		
LAND ACQUISITION AND PRESERVATION							
PROGRAM: NATURAL RESOURCES PROTECTION AND RESTORATION							
La Honda Creek Endangered Wildlife Protection: Fisheries Enhancement, Apple Orchard (MAA 7-3)	Implement steelhead and Coho salmon restoration project within San Gregorio Creek Watershed.	Working with partner, San Mateo County Resource Conservation District, construct nine in-stream large woody debris structures to restore and improve spawning and rearing habitats within San Gregorio Creek. <i>Project is funded through California Department of Fish and Wildlife, Fisheries Restoration Grant Program.</i>	Q1: Permitting assistance to RCD. Q2-Q3: Construction, biological monitoring.	\$17,250 CapEx - MAA	Natural Resources		\$17,250
La Honda Creek Demolitions (MAA 7-7)	Remove hazardous structures and debris from La Honda Creek OSP prior to opening Preserve for public access.	Remediate and demolish four dilapidated barns, the Wool Ranch house compound, the former residence at 900 Sears Ranch Road, and assorted debris throughout the former Driscoll Ranch area. Project must be complete prior to public access.	Q1: Award of Contract Q2: Remediation & Demolitions.	\$348,150 CapEx - MAA	Engineering & Construction		\$348,150
Bear Creek Redwoods: Public Access, Roads and Trails Upgrade (MAA 21-5)	Roads and trails improvements necessary for opening preserve for public access.	Develop geotechnical and engineering recommendations for priority project sites. Prepare bid documents, release bids, select contractor.	Q1-Q2: Conduct assessments. Q3: Prepare bid docs. Q4: Select contractor	\$288,000 CapEx - MAA	Natural Resources Engineering & Construction	\$288,000	
Bear Creek Redwoods Preserve Plan: Invasive Weed Treatment/Restoration Plan (MAA 21-7)	Implement targeted treatments under Integrated Pest Management (IPM) Plan to control invasive weed populations at Bear Creek Redwoods to facilitate opening preserve for public access.	Implement first year of targeted weed treatments at Bear Creek Redwoods to restore native habitats and roads and trails. Project is expected to require five years of treatment before habitats are restored to maintenance levels.	Q1-Q4: Continue treatment.	\$91,080 CapEx - MAA	Natural Resources	\$91,080	
Bear Creek Redwoods: Ponds Restoration (MAA 21-8)	Determine water needs/availability for wildlife and develop and implement restoration plans for pond habitats at Bear Creek Redwoods to facilitate opening preserve for public access.	Determine water needs/availability for wildlife and habitat values at aquatic sites. Assess potential impacts from water development project(s). Assess geotechnical stability of pond infrastructure and develop and implement restoration plans for pond habitats at Bear Creek Redwoods OSP.	Q1-Q2: Prepare recommendations and restoration plans for priority pond habitats.	\$105,900 CapEx - MAA	Natural Resources	\$105,900	

FY 2016-17 ACTION PLAN KEY PROJECTS

Key Project	Purpose	Project Description				BCR	LHC
		FY2016-17 Scope	Schedule (Quarterly Milestones & Completion Date)	Budget & Funding Source	Department		
Bear Creek Redwoods: Public Recreation and Interpretive Projects - Water Infrastructure Improvements for Existing Uses	Establish Water Rights for anticipated water use and water resources at Bear Creek Redwoods Open Space Preserve. <i>This project facilitates MAA 21-3 project implementation.</i>	Hire consultants to develop water rights data and file water rights applications for ongoing and anticipated future uses. Monitor and report annual water use at Bear Creek Redwoods Open Space Preserve.	Q1-Q2: Compile existing water use data, file water rights application. Q3: Ongoing study, submit annual use reports to RWQCB	\$120,000 CapEx - GF	Natural Resources General Counsel	\$120,000	
Upper La Honda Creek Grazing Infrastructure (MAA 5-2, taxable bond)	Complete fencing and water system upgrades to implement conservation grazing program.	Repair water infrastructure and make any adjustments needed to newly installed grazing infrastructure within Pasture 3 of Upper La Honda Creek OSP (McDonald Ranch).	Q1: Field reviews and develop bid documents. Q2: Complete construction.	\$72,785 CapEx - MAA	Land & Facilities		\$72,785
La Honda Creek Grazing Infrastructure (MAA 7-5, taxable bond)	Complete fencing, water system, and corral upgrades to implement conservation grazing program.	Develop plans for Wool Ranch Corral rebuild following house demolition at La Honda Creek OSP (Driscoll Ranch), including necessary additional fencing and water system infrastructure and hire contractor to complete construction.	Q3: Complete field reviews, develop bid documents. Q4: Complete construction.	\$69,878 CapEx - MAA	Land & Facilities		\$69,878
PROGRAM: PUBLIC ACCESS AND EDUCATION							
La Honda Creek Red Barn Parking Area and Trail Connections (MAA 5-5)	Phase I implementation of Board approved Master Plan and adopted CEQA document.	Complete design, engineering and permitting of public trail access and parking area at the Red Barn. Conduct focused stakeholder outreach and involvement. Coordinate with Land & Facilities on design and installation of gates, fencing, and signage.	Q1-Q4: Design Development. Q1: Stakeholder Outreach Q3: PNR review	\$165,000 CapEx - MAA	Planning		\$165,000
La Honda Creek Sears Ranch Interim Parking Area and Trail Connections (MAA 7-9)	Phase I implementation of Board approved Master Plan and adopted CEQA document: Improve Roads and install signage as needed for Interim Trail Access, Driscoll Ranch Area of La Honda Creek.	Secure permits for minor grading and improvements for interim staging area at Sears Ranch Road. Design and install gates, fencing, and signage for interim trail access at the Driscoll Ranch area.	Q1: Permitting Q2: Signage plan Q3: Evaluate road improvements needed Q4: Road/Trail Improvements, order/install signs	\$98,900 CapEx - MAA	Planning Land & Facilities Engineering & Construction		\$98,900
La Honda Creek Sears Ranch Road Repairs, Phase III (MAA 7-10)	Complete the final road improvements and repairs prior to public access to provide patrol and maintenance access	Construct Sears Ranch Road and Wool Ranch Road repairs. Construct 5-8 pedestrian access gates. Coordinate with Land & Facilities on design and installation of gates and fencing.	Q1-Q2: Begin Construction Q3: Final Inspection, Project Close Out	\$265,000 CapEx - MAA	Engineering & Construction		\$265,000
Bear Creek Redwoods Water System (MAA 21-3)	Provide water infrastructure at Bear Creek Redwoods OSP for Bear Creek Stables and other Preserve water needs.	Pending Board approval of the Preserve Plan and CEQA and water needs at the Preserve, initiate the design development for the preferred water system.	Q1: Board approval of Site Plan and CEQA Q2-Q4: Design	\$367,500 CapEx - MAA	Engineering & Construction	\$367,500	

FY 2016-17 ACTION PLAN KEY PROJECTS

Key Project	Purpose	Project Description				BCR	LHC
		FY2016-17 Scope	Schedule (Quarterly Milestones & Completion Date)	Budget & Funding Source	Department		
Bear Creek Stables Site Plan Implementation (MAA 21-4, taxable bond)	Initiate design development for approved improvements and RFP and tenant selection process.	Pending Board approval of Site Plan, initiate design development and permitting consultation. Prepare evaluation criteria for the Request for Proposals (RFP) for solicitation of future tenant.	Q2: Award of contract for Design Development Q3 - Q4: Develop design and RFP evaluation criteria	\$139,000 CapEx - MAA	Planning Land & Facilities	\$139,000	
Bear Creek Redwoods Public Access (Phase 1 Implementation) (MAA 21-5)	Provide new parking lot, pedestrian crossing of Bear Creek Road and other visitor-serving amenities for opening the Preserve.	Pending Board approval of the Preserve Plan and adoption of CEQA document, complete design and permitting for Phase 1 public access improvements. Issue bid package for roads and trails improvements. Agency consultation with County of Santa Clara and Caltrans on proposed roadway crossing and signage.	Q1-Q3: Design phase; permitting; coordination with County & Caltrans Q4: Issue bid package	\$228,000 CapEx - MAA	Planning Engineering & Construction	\$228,000	
Bear Creek Redwoods, Alma College Site Rehabilitation Plan (MAA 21-6)	Complete plan and supporting studies to allow for phased implementation work. Future actions include demolition and building permitting, pending Board approval of implementation schedule, funding and resources.	Complete development of the Alma College Landscape Rehabilitation Plan and environmental review for CEQA compliance and Board approval.	Q1: Board approval of Site Plan and CEQA	\$126,000 CapEx - MAA	Planning Engineering & Construction	\$126,000	
Bear Creek Redwoods Preserve Plan and CEQA	Complete Preserve Plan and environmental review to open Preserve to public use. <i>This project facilitates MAA implementation.</i>	Complete development of Preserve Plan and Environmental Impact Report for Board approval. Includes CEQA for MAA Projects 21-4, 21-5, 21-6.	Q1: Board approval of Preserve Plan and EIR Certification	\$90,000 CapEx - GF	Planning	\$90,000	
Bear Creek Stables RFP/Lease	Conduct Request for Proposal process to determine new long term tenant for Bear Creek Stables and enter into long term lease. <i>This project facilitates MAA project implementation.</i>	Develop and issue Bear Creek Stables lease and RFP, select a tenant, and perform an appraisal to determine stable rent.	Q1: Develop Lease Q2: Conduct RFP process Q3: Sign Lease	\$10,000 OpEx - GF	Land & Facilities	\$10,000	
Bear Creek Stables Site Plan and CEQA	Complete Stables Site Plan and environmental review to facilitate implementation of stables improvements public access. <i>This project facilitates MAA implementation.</i>	Complete development of the Bear Creek Stables Site Plan and environmental review for CEQA compliance and Board approval. Project is associated with MAA 21-4.	Q1: Board approval of Site Plan and CEQA	\$14,000 CapEx - GF	Planning	\$14,000	
La Honda Creek Harrington Creek Vehicle Bridge Redecking	Redeck and construct new railings on a vehicle bridge to provide safe access for visitors and staff.	Replace degraded vehicle bridge decking and install new rails, pending engineering assessment.	Q1-Q2: Permitting and Materials Purchasing Q3: Construction	\$23,400 CapEx - GF	Land & Facilities Engineering & Construction		\$23,400

FY 2016-17 ACTION PLAN KEY PROJECTS

Key Project	Purpose	Project Description					
		FY2016-17 Scope	Schedule (Quarterly Milestones & Completion Date)	Budget & Funding Source	Department	BCR	LHC
PUBLIC OUTREACH							
PROGRAM: VEHICLES, EQUIPMENT, FACILITIES, AND OTHER INFRASTRUCTURE							
La Honda Creek Point of Diversion 17 Water Line Replacement	Replace Main Water Line for McDonald Ranch.	Coordinate with neighbors for water line replacement, replace main line from spring to residences/grazing, add adjunct water line for grazing, replace water tank at spring, install 2 new tanks at water line junction.	Q4 FY16-17	\$155,250 CapEx - GF	Land & Facilities		\$155,250
4150 Sears Ranch Road Water and Road Improvements (Cunha)	Complete repairs to access driveway for 4150 Sears Ranch Road and install 5,000 gallon storage tank on current water system.	Install new 5,000 gallon water tank for additional water storage for the residence of 4150 Sears Ranch Road. Resurface current driveway from Sears Ranch Road to residence including any necessary drainage improvements for longevity.	Q1: Complete field reviews, develop bid documents. Q2: Complete construction.	\$110,350 CapEx - GF	Land & Facilities		\$110,350
						* \$1,579,480	\$1,325,963
No. of Projects						11	10

* Does not include grant resources or improvements done through grazing leases