



Midpeninsula Regional
Open Space District

Memorandum

DATE: April 10, 2019

MEMO TO: Board of Directors

THROUGH: Ana Ruiz, General Manager *deur*

FROM: Susanna Chan, Assistant General Manager

SUBJECT: BCR Public Access Vault Toilet Construction Update

BACKGROUND

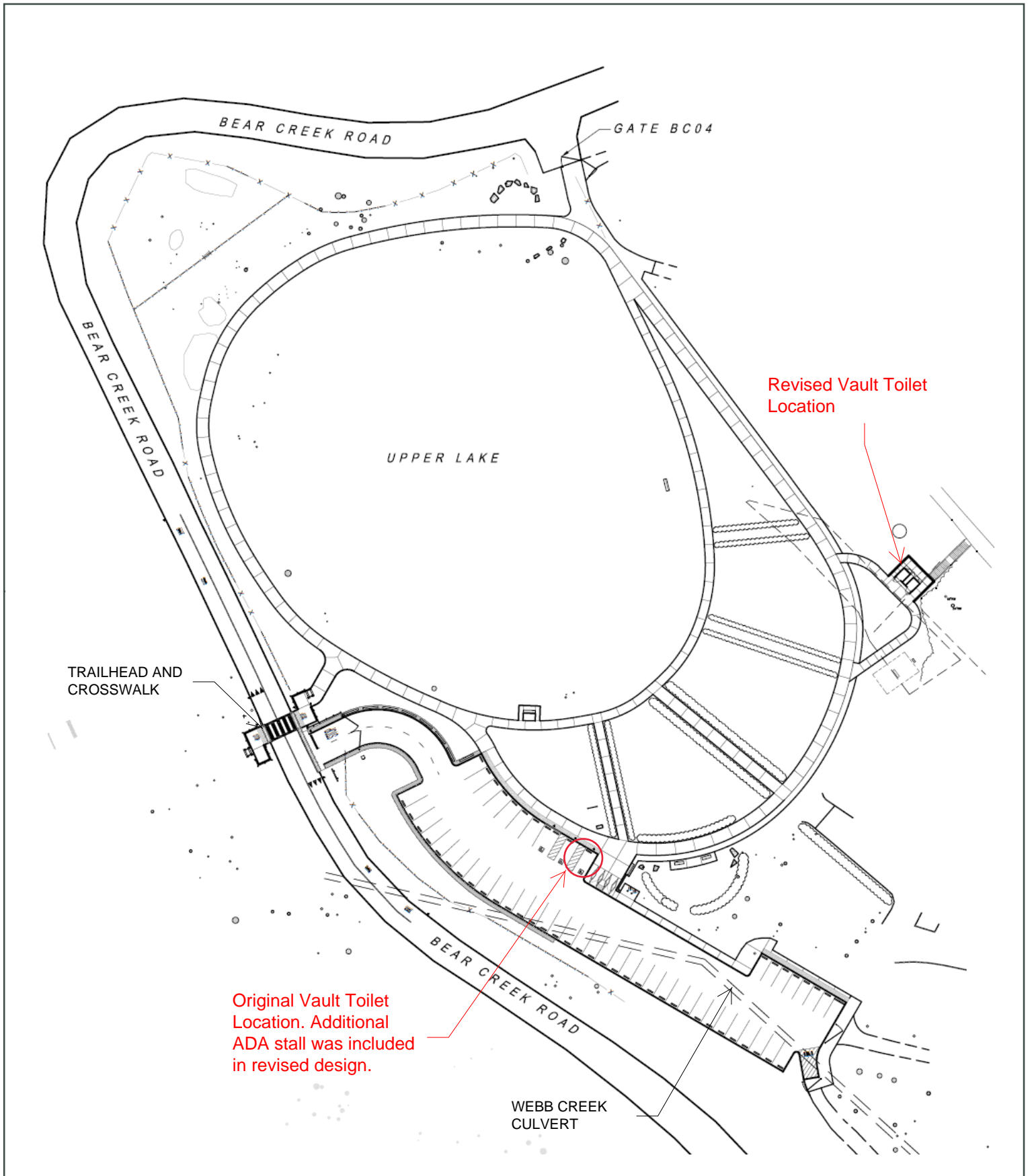
Midpeninsula Regional Open Space District (District) has been actively implementing Phase I projects of the Bear Creek Redwoods Preserve Plan, as approved by the Board of Directors on January 25, 2017 (R-17-15). Phase I includes the design and construction of a new parking area with a vault toilet restroom to facilitate the June 2019 public opening of the west area of the Preserve.

DISCUSSION

The parking area design faced many site constraints, including groundwater and surface drainage, presence of seismic faults, and protection of the surrounding cultural landscape. The original location of the vault toilet was chosen in consideration of these constraints while remaining in close proximity to the parking lot. The original location was more than 100 feet from Upper Lake as required by the County Department of Environmental Health (DEH), avoided known faults as confirmed by a geologic trench study, and was supported by the project's cultural resources consultant.

A building permit application for the restroom was first submitted to the County in November 2017. In April 2018, DEH began their review and conducted a field observation. Around May 2018, DEH notified the District that the proposed restroom location was too close to the Webb Creek Culvert, which DEH considered a water source requiring a 100-foot setback. District staff worked with the County over the next few months to seek a variance. The District was ultimately informed that a variance would only be granted if the District could demonstrate definitively that no other locations on site would work for the vault toilet location.

Following this information, District staff worked with the design consultants, DEH, and the County geologist to explore alternate locations for the vault toilet, working within the same constraints of water, faults, and the cultural landscape. An alternative location was found away from the parking lot that satisfied all requirements, but further geotechnical analysis was required to verify its acceptance. In Fall 2018, another fault trench study was performed and observed by DEH and the County geologist. Verbal approval of the location was given and the design consultant was authorized to proceed. The revised design was completed in February 2019 and submitted to the County for review. See Attachment 1 for original and revised location of the vault toilet. District staff spoke with the County permit center manager on March 26, 2019 to follow up on the permit review status and emphasize the time critical nature of the permit. Staff is now working with the County to complete their review and issue a building permit so that the vault toilet can be installed prior to the June 7, 2019 ribbon-cutting event. If the restroom is not installed in time for the event, the District will locate its two-stall restroom trailer onsite along with an ADA-accessible restroom in the interim until the new vault restroom is installed. This air-conditioned restroom trailer includes flush toilets and running water sinks.



**Bear Creek Redwoods Open Space Preserve
 Parking Area Project Site Plan
 Revised Vault Toilet Location**

ATTACHMENT 1

Midpeninsula Regional
 Open Space District
 (MROSD)
 April 2019

