

# Portfolio 21

## Bear Creek Redwoods Public Recreation and Interpretation Projects



Bear Creek Redwoods Open Space Preserve (Frances Freyberg)

### DESCRIPTION

- Open for hiking, equestrian activities.
- Provide parking areas, trails; upgrade stables.
- Restore and protect habitats for various species.
- Repair roads and trails to reduce sediment.
- Rehabilitate Alma College site.

Portfolio Allocation: \$17,478,000

Portfolio Expenditures Through 6/30/2023: \$13,603,921

### NOTABLE ACCOMPLISHMENTS

#### MAA21-003 Bear Creek Redwoods Stables Water System

##### Prior Years

Combined with MAA21-004 Bear Creek Stables Site Plan Implementation.

#### MAA21-004 Bear Creek Stables Project

##### Fiscal Year 2023

Completed a use permit resubmittal, held negotiation meetings with the Santa Clara County Fire Marshal, prepared and submitted a variance request for a modified fire suppression system.

##### Prior Years

Submitted a use permit application and hosted an interdepartmental coordination meeting with Santa Clara County and design team. Received comments from the county requiring additional work with the design team and resubmittal of the permit package.

Confirmed the use permit path to secure county permits for the repairs and began the permit application.

Conducted extensive consultation with Santa Clara County Planning, Building and Fire departments regarding permit requirements and permitting paths. Identified critical permitting challenges associated with legal nonconforming site status.

Completed construction document set to 50%, including the water system design. Developed temporary construction operations plan.

Combined MAA21-003 Bear Creek Redwoods Water System project with MAA21-004 Bear Creek Stables Site Plan Implementation.

Board approved the funding source and the final design direction to focus exclusively on repairs.

Completed an assessment of water source options and associated cost estimates for the preserve, concluding that the most cost effective and secure option is to execute an agreement with SJWC to complete the water line installation from their main line as the new source of water for the preserve and Bear Creek Stables.

Established and filed pre-1914 water rights for the preserve, installed meters and completed required annual reporting.

Advanced maintenance and repairs in the near-term and the stables site plan as a long-term solution.

Developed the stables site plan alternatives and secured board selection of the preferred alternative for CEQA review purposes.

### **MAA21-005 Bear Creek Redwoods Public Access**

#### **Prior Years**

Submitted notice of completion to County of Santa Clara.

Completed restroom construction, final punch list items, repairs of damaged loop trail sections and final payments for the parking.

Completed construction of a new parking lot, bridge, retaining wall improvements, vault toilet restroom, ADA pathway and road/trail improvements, opening 6 miles of new trail to public access.

Completed second (final) year of cultural resource evaluations for 19 sites within the preserve. Final report completed. Provided archaeological monitoring for parking lot and trail construction.

Completed installation of two interpretive signs for the new main parking area at Upper Lake.

Completed an archaeological resources curation guidelines report.

Completed archaeological studies in advance of ground disturbance activities.

Conducted an engineering feasibility study to identify the preferred location for a Bear Creek Road trail undercrossing as an option for connecting visitors between the new parking area and the western area of the preserve.

Completed geologic assessment, geotechnical drilling and fault trenching. Completed regulatory/code assessment.

Completed cultural resource assessments. Prepared a request for qualifications and proposals, selected and contracted with consultant to complete a final survey/assessment reports for 10 sites, parking lot area and Mud Lake improvements.

Completed Phase 1 public access road and trail construction, upgrades and drainage improvement, including constructing two segments of new trail to complete the westside loop.

### **MAA21-006 Bear Creek Redwoods—Alma Cultural Landscape Rehabilitation**

#### **Fiscal Year 2023**

Completed the site construction, interpretive element design, restoration fencing installation and incorporated soil amendments in preparation for year 1 native plant installations.

#### **Prior Years**

Substantially completed construction, including a concrete overflow weir at Upper Lake; site improvements at the St. Joseph's shrine; new accessible walkways; hazardous materials abatement; site grading; and masonry/architectural rehabilitation.

Completed demolition of the majority of nonhistorical structures and installation of bat exclusion measures.

Completed a successful rebid of the site improvement and structure rehabilitation/stabilization work.

Presented Alma cultural landscape plan to Santa Clara County Historical Heritage Commission for a landmark alteration permit. County of Santa Clara Planning Department issued a landmark alteration permit for the rehabilitation project.

Completed 90% of plans and specifications and prepared permit package for submission to the County of Santa Clara planning department. Completed conversion of mansion ruins to bat habitat.

Conducted a recreation planning analysis for potential reuse of the Alma College chapel.

Completed an earthquake fault rupture hazard study to determine if the Alma College chapel could be occupied.

Constructed two structures to provide alternative bat roosting habitat in anticipation of demolition work at Alma College.

## **MAA21-007 Bear Creek Redwoods Preserve Plan: Invasive Weed Treatment and Restoration**

### **Fiscal Year 2023**

Invested over 2,500 hours on resource management work to control invasive weed species. Top target species include French broom, Italian thistle and stinkwort.

### **Prior Years**

Removed mature French broom, cape ivy and periwinkle, totaling just under 3,600 hours of resource management work.

Priority invasive species within both Phase 1 and Phase 2 areas of Bear Creek Redwoods were treated using approved methods under the Integrated Pest Management (IPM) Program.

Proceeded with year three of invasive weed management with disruptions from county-issued shelter-in-place orders.

Completed treatments as planned and selected contractor for final two years of project through a request for proposals process.

Completed all work under a task order with Valley Water for the implementation of grant-funded invasive species work.

Implemented the first year of a targeted invasive species treatment to restore native habitat throughout the preserve.

Received a grant from Valley Water for \$200,000 per year for five years with a possible five-year extension for another \$1 million.

## **MAA21-008 Bear Creek Redwoods Ponds Restoration and Water Rights**

### **Prior Years**

Completed the Mud Lake Improvements Project, including the replacement of the Mud Lake spillway and outlet, installation of 115 linear feet of storm water swale improvements, replacement of 200 linear feet of storm water culverts and the replacement of a 60-foot-long culvert under Bear Creek Road.

Executed a funding agreement with the County of Santa Clara in September 2019, which reimburses Midpen for the Bear Creek Road culvert replacement work.

Project plans were reviewed and approved by the U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and County of Santa Clara.

Completed construction documents and began the permitting process to improve drainage from Mud Lake to Briggs Creek.

Completed a pond assessment and management plan to determine the water needs for wildlife and habitat values at aquatic sites.

Began the first year of the western pond turtle population study and developed a western pond turtle management plan.

Completed the Mud Lake drainage improvement project plans to 60%, which allowed for pre-permitting meetings to be held with the USACE, RWQCB and California Department of Fish and Wildlife (CDFW) to determine the permit and review timeframe required before construction. The project will improve the stormwater drainage system for Mud Lake.

### **MAA21-009 Bear Creek Redwoods Webb Creek Bridge**

#### **Prior Years**

Completed the removal of an existing bridge and installation of a new bridge to provide safe public access and patrol route.

Designed the Webb Creek Bridge replacement foundation.

Submitted CDFW and RWQCB permits for the Webb Creek Bridge replacement.

### **MAA21-010 Bear Creek Redwoods Landfill Characterization and Remediation**

#### **Fiscal Year 2023**

Completed hazmat cleanup work plan, prepared bid package and began the cultural resources reports and artifact collection and curation to protect historical items of significance that are buried in the landfill site.

#### **Prior Years**

Contracted with historic and hazmat consultants to recover resources prior to the cleanup of the legacy landfill.

Completed site investigations and preliminary historic resource evaluations.

Completed a landfill characterization and developed the project remedial approach.

Investigated a legacy landfill at BCR to determine size and potential constituents of concern. Scoped project, prepared RFPQ and selected consultant.

### **MAA21-011 Phase 2 Trail Improvements, Bear Creek Redwoods**

#### **Fiscal Year 2023**

Hired a contractor to complete the replacement/construction of culverts, bridges, retaining walls and waterlines. Conducted botanical surveys prior to ground disturbance activities. Began construction in June 2023.

#### **Prior Years**

Completed geotechnical investigations and 65% design plans for the Northeast trailhead. Completed construction documents and the bid package for the two slide repairs.

Crew completed improvements to the all-season patrol access route.

Crew continued with improvements to the Phase 2 trail network.

Submitted permits to the California Department of Fish & Wildlife and U.S. Army Corps of Engineers.

Completed construction of Briggs Creek Trail and reroute, public stables loop trail improvements and segments of the multiuse trail.

Completed traffic studies and used the results to hire an engineering team to finalize design of the trail crossing and northeast trailhead.

Completed trail feasibility analysis, basis of design document, preliminary design for trail structures, protocol botanical surveys, cultural/biological resources report and contract amendment with consultant team.

Secured traffic consultant to begin analyzing multiuse trail crossings near the summit and over Highway 17.

## MAA21-012 Bear Creek Redwood Tree Restoration

### Prior Years

Removed all abandoned ornamental trees within the project area and installed native trees.

### In Support of MAA21

#### Fiscal Year 2023

Finalized the concessionaire agreement and monitored new lease operation at Bear Creek Stables.

Completed planning and technical studies for conceptual design alternatives for the Bear Creek Redwoods North Parking Area.

#### Prior Years

Completed the Bear Creek Redwoods online story map.

Celebrated completion of Phase 1 public access improvements and progress on natural resources restoration projects with partner ribbon-cutting and tours, media outreach and extensive public educational outreach during the opening weekends.

Received board approval of the Bear Creek Redwoods Preserve Plan and certification of the accompanying EIR.

Hosted a groundbreaking for the preserve parking area project on May 1, 2018.

Completed construction of the Alma College site fencing in April 2018 to improve site safety and security.

## PROJECT CHALLENGES

Securing a use permit from the County of Santa Clara for the Bear Creek Stables repairs requires additional time and consultant services, extends opportunity for additional public review and comments and requires discretionary approval from the County Planning Commission with a likely increase in the final permitting conditions and related costs.

Land acquisition requires a willing seller.

The planting soils around Alma College were tested and found to not meet standards for new plantings. Soil amendments were necessary and require a maturation period prior to plantings.

## POTENTIAL NEXT STEPS

Finalize construction plans for high priority repairs of the stables site and secure a use permit from Santa Clara County.

Install native plantings within the Alma cultural landscape area.

Installation of interpretive signage at the Alma cultural landscape area has been delayed due to production and fabrication issues with the panels. Installation of Phase 1 panels projected for late fall 2023. Phase 2 panels will be installed after plantings.

Implement remedial design and cleanup to close out the Landfill Remediation Project.

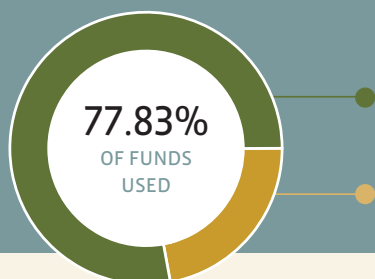
Continue integrated pest management implementation on roads and trails and in shaded fuel break.

Complete the construction of the Phase 2 Trails. Close out regulatory and local permits. Close out grant. Conduct regulatory monitoring.

Complete technical studies for the planned North Parking Area. Conduct public outreach and stakeholder engagement to inform the development of conceptual site plan alternatives. Revise the conceptual design based on public, Committee and board feedback. Confirm the need for additional CEQA review.

## Portfolio 21: Bear Creek Redwoods—Public Recreation and Interpretive Projects

Project	Expenditure Plan	Total Through Prior Period 6/30/22	Current Period 7/1/22 Through 6/30/23	Total Life-to-Date Through 6/30/23	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$17,478,000					
21-001—Moody Gulch Fence & Gate Improvements		\$847	\$0	\$847		
21-004—Bear Creek Stables Project		\$834,245	\$59,476	\$893,721		
21-005—Bear Creek Redwoods Public Access		\$5,548,003	\$0	\$5,548,003		
21-006—Bear Creek Redwoods Alma College Cultural Landscape Rehab		\$5,097,802	\$303,001	\$5,400,803		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatment		\$1,192,400	\$36,101	\$1,228,501		
21-008—Bear Creek Redwoods Ponds Restoration and Water Rights		\$681,517	\$0	\$681,517		
21-009—Bear Creek Redwoods Webb Creek Bridge		\$487,492	\$0	\$487,492		
21-010—Bear Creek Redwoods Landfill Characterization and Remediation		\$132,135	\$93,735	\$225,870		
21-011—Phase 2 Trail Improvements, Bear Creek Redwoods OSP		\$860,395	\$732,738	\$1,593,133		
21-012—Bear Creek Redwood Tree Restoration		\$90,915	\$0	\$90,915		
<b>Subtotal</b>	<b>\$17,478,000</b>	<b>\$14,925,751</b>	<b>\$1,225,051</b>	<b>\$16,150,802</b>	<b>\$1,327,198</b>	<b>92.41%</b>
21-006—Bear Creek Redwoods Alma College Cultural Landscape Rehab Grant Income		(\$666,518)	(\$748,072)	(\$1,414,590)		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatment Grant Income		(\$515,000)	\$0	(\$515,000)		
21-008—Bear Creek Redwoods Ponds Restoration and Water Rights Grant Income		(\$307,620)	(\$160,171)	(\$467,791)		
21-009—Bear Creek Redwoods Webb Creek Bridge Grant Income		(\$149,500)	\$0	(\$149,500)		
<b>Grand Total</b>	<b>\$17,478,000</b>	<b>\$13,287,113</b>	<b>\$316,808</b>	<b>\$13,603,921</b>	<b>\$3,874,079</b>	<b>77.83%</b>



Total Life-to-Date Through 6/30/23  
**\$13,603,921**

Expenditure Plan Remaining  
**\$3,874,079**