

Coyote Ridge Open Space Preserve Public Access Improvement Project

Board of Directors

April 14, 2022



Agenda

1. Project Overview
2. CEQA Process and Conclusions
3. Permitting Overview
4. Discussion

Tonight's Resolutions for the Coyote Ridge Public Access Improvement Project

Resolution 1: Adopt the Malech Road Public Access Improvement Project IS/MND and Mitigation and Monitoring and Reporting Program.

Resolution 2: Approve the Coyote Ridge Open Space Preserve Public Access Improvement Project Environmental Checklist and Addendum and Adopt CEQA Findings and Mitigation Monitoring and Reporting Program.

Resolution 3: Approve of the Coyote Ridge Open Space Preserve Public Access Improvement Project and Authorize Execution of the Participating Special Entity Agreement.

Approach

“Light on the Land Approach”: The Authority is committed to protecting the sensitive natural and cultural resources at the Preserve while balancing visitor use and access and experience.





Previous Public Meetings

- October 26, 2017: U+M Meeting
- November 14, 2019: U+M Meeting
- July 27, 2020: CAC Meeting
- August 27, 2020: Board of Directors Meeting
- February 25, 2021: U+M Meeting
- May 24, 2021: CAC Meeting
- June 24, 2021: Board of Directors Meeting



Project Brief

The Coyote Ridge Open Space Preserve Public Access Improvement Project includes the development of a staging area including parking off Malech Road, a central gathering area and restroom, hiking trails, picnic area, rest areas and overlooks with benches, and interpretive signage.

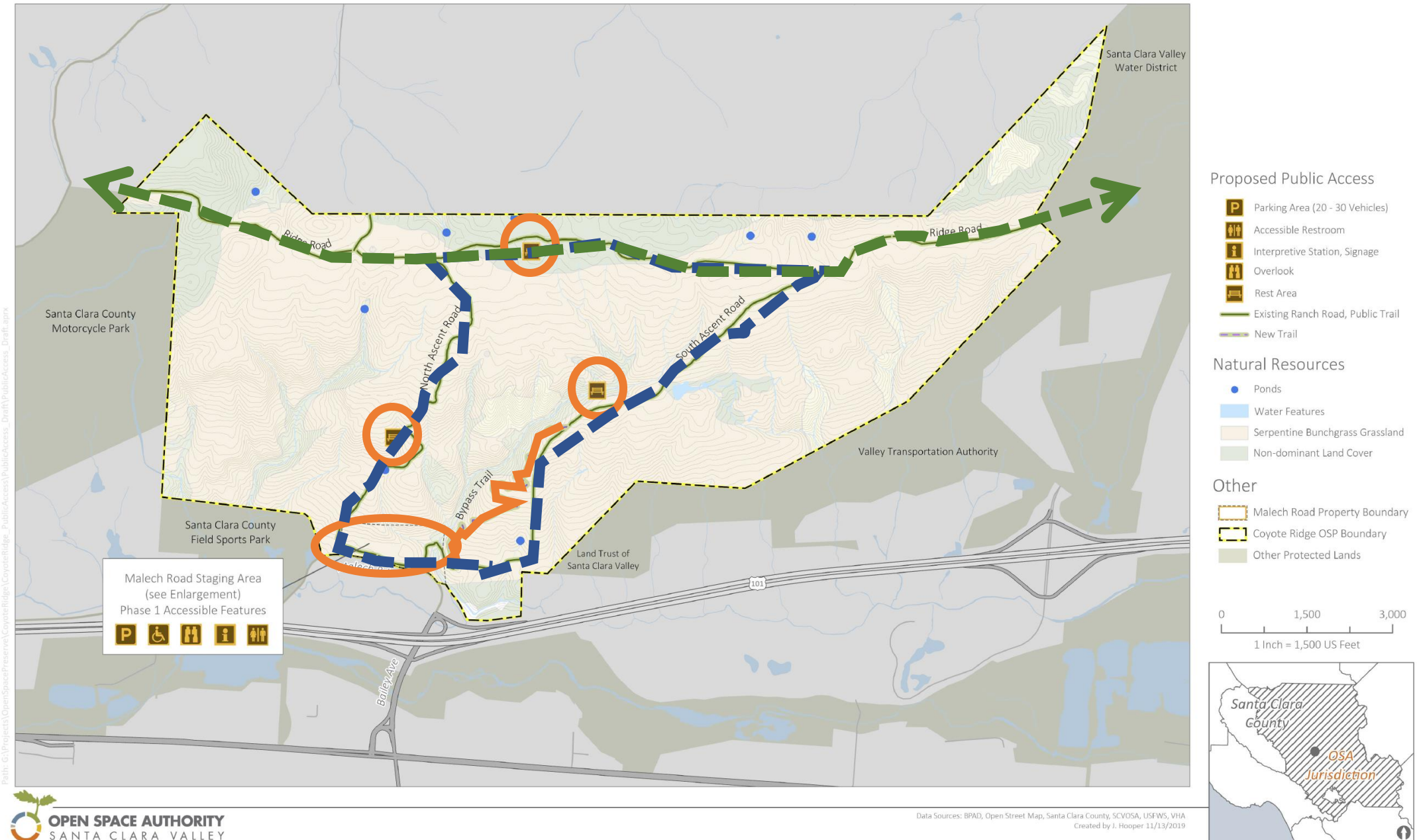


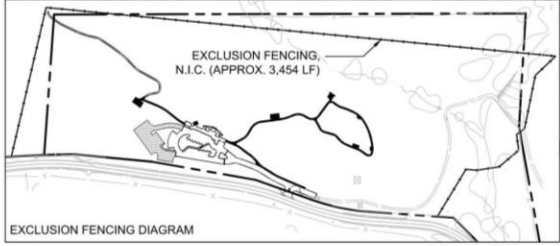
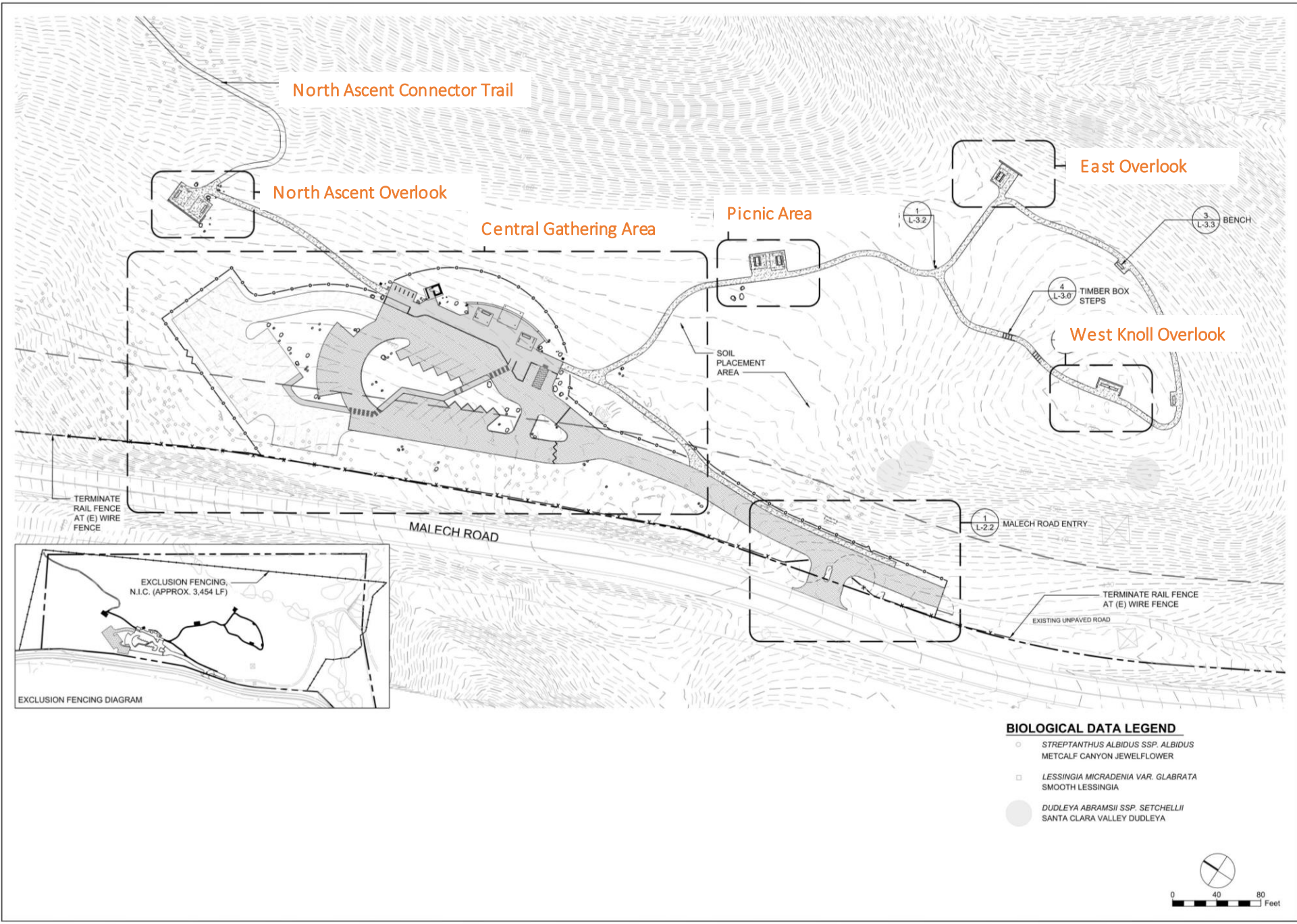
Project Features

- Malech Road Staging Area
 - Parking Lot & Overflow
 - Central Gathering Area
 - Restroom (ADA, vault style)
 - Picnic Area
 - Knoll Trail and Overlooks + Seating
 - North Ascent Overlook
- 3 Rest Areas: North Ascent, South Ascent, and Mid-Ridge
- South Ascent Bypass Trail

COYOTE RIDGE OPEN SPACE PRESERVE

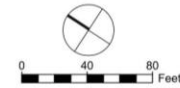
Phase One Public Access Improvements





BIOLOGICAL DATA LEGEND

- STREPTANTHUS ALBIDUS SSP. ALBIDUS
METCALF CANYON JEWELFLOWER
- LESSINGIA MICRADENIA VAR. GLABRATA
SMOOTH LESSINGIA
- DUDLEYA ABRAMSII SSP. SETCHELLII
SANTA CLARA VALLEY DUDLEYA



REVISIONS	
DATE	DESCRIPTION

PROJECT TITLE

COYOTE RIDGE OPEN SPACE PRESERVE
PUBLIC ACCESS IMPROVEMENTS

SHEET TITLE

MALECH OVERVIEW

DESIGN PHASE

65% CONSTRUCTION DOCUMENTS DRAFT

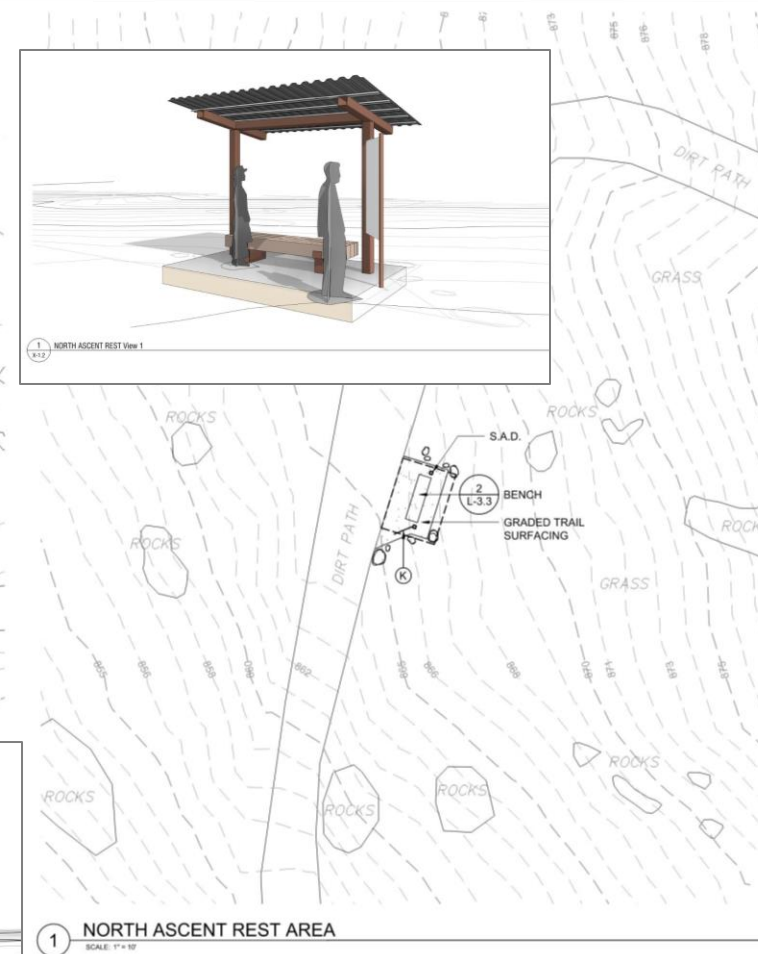
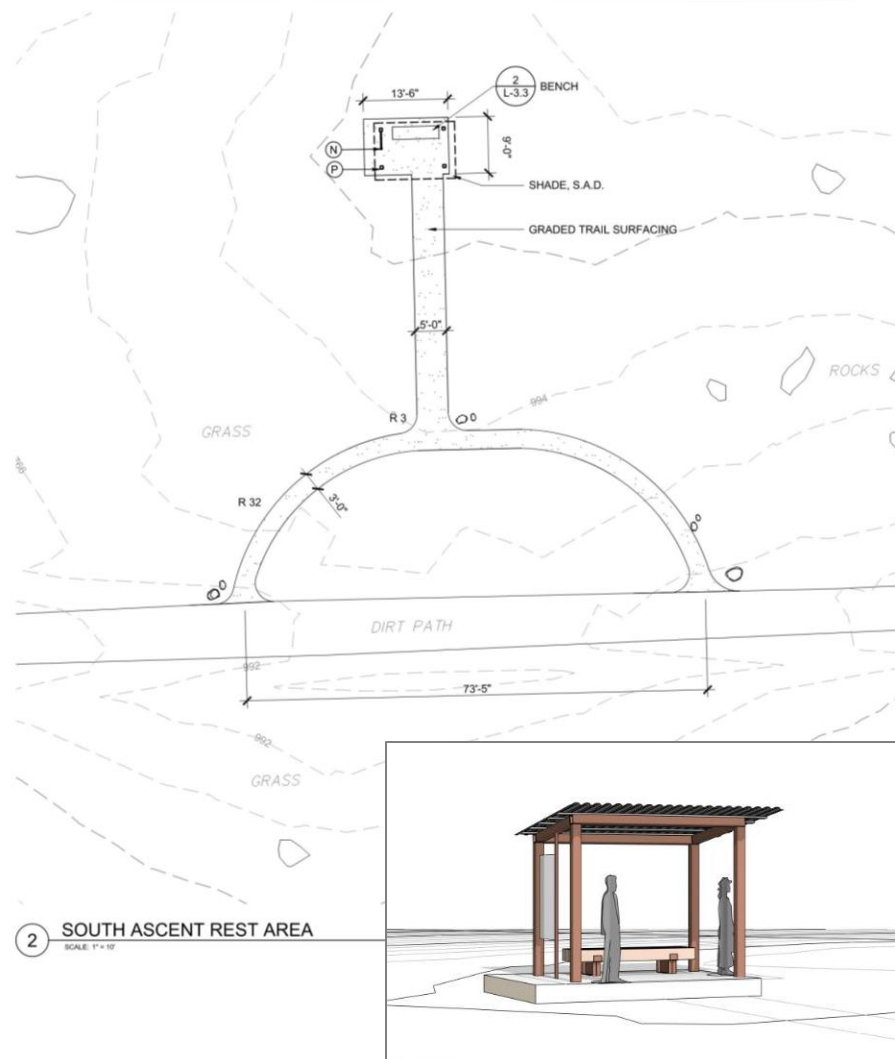
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DESIGN BY ES, AS
DRAWN BY AS, KB, NQ
CHECKED BY ES
SCALE 1" = 40'-0"
DATE APRIL 15, 2021
SHEET L-1.0





North and South Rest Areas



THEME	MATERIAL	FACES / QTY
NATURE PRESERVERS	METAL MESH FRAME/ METAL CUTOUTS WITH CONTENT	2
ENDANGERED SPECIES	TRADITIONAL PANELS	2
ENDANGERED SPECIES	SOUND TUBES/ / WIND TUBES	4

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PROJECT TITLE

COYOTE RIDGE OPEN SPACE PRESERVE
PUBLIC ACCESS IMPROVEMENTS

SHEET TITLE
TRAIL REST AREAS

DESIGN PHASE
65% CONSTRUCTION DOCUMENTS DRAFT

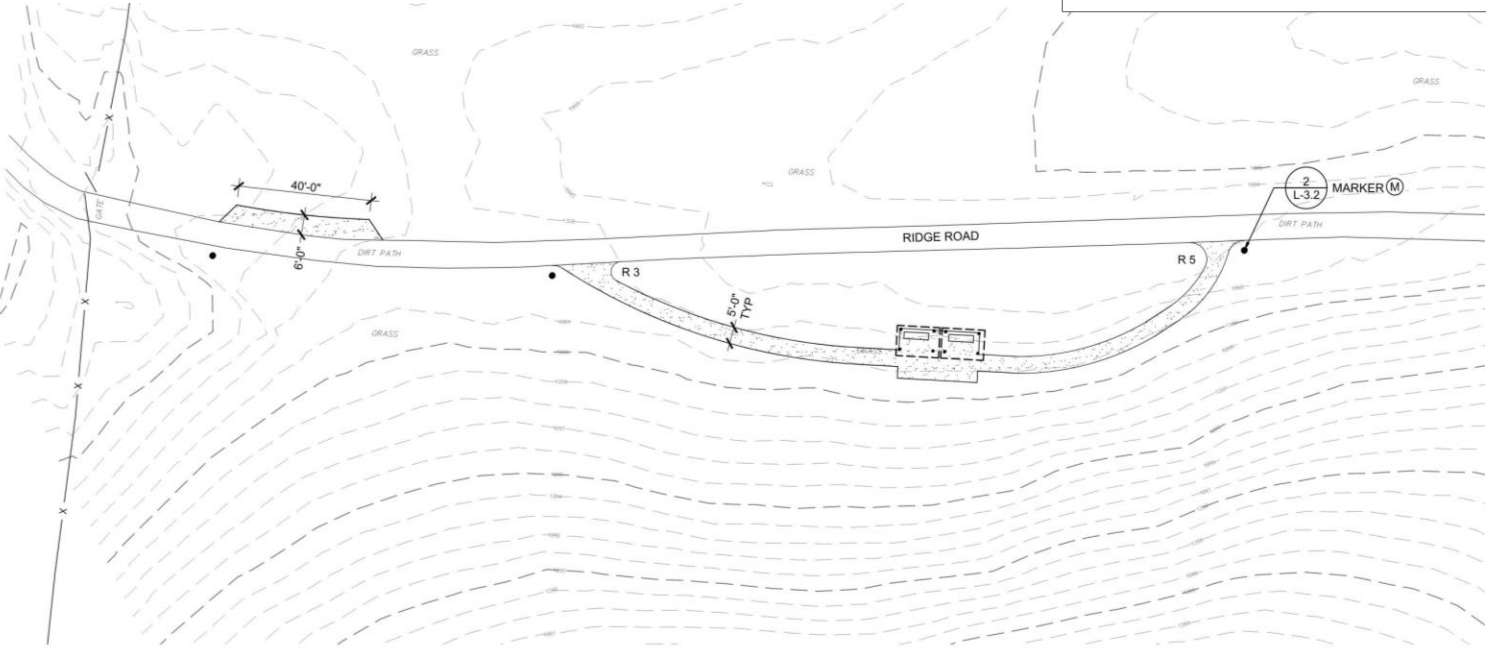
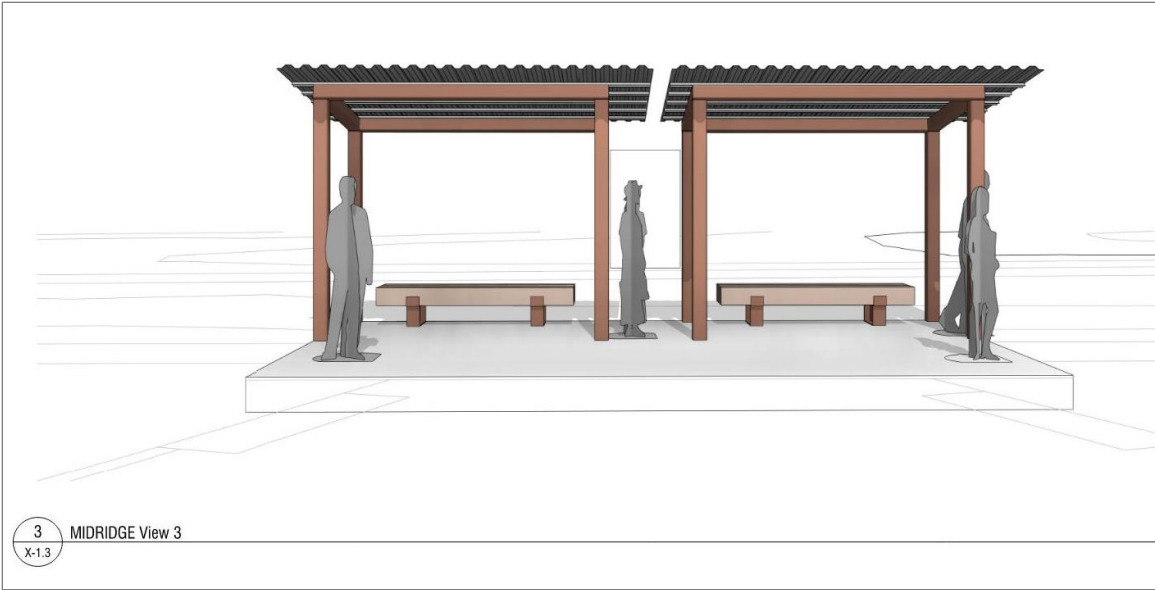


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L-2.3



Mid-Ridge Rest Area



Approximate Project Costs Through Completion

Project Component	Amount
CEQA Compliance: cultural and biological resources surveys and reports, pre-construction biological and cultural surveys and training, CEQA documentation, County and State filing fees	\$0.3M
Pre-Construction Planning and Design: planning, design, engineering, County and State Water Board permit fees	\$0.8M
Habitat Agency Permit Fee: impact fee for Malech Road property*	\$0.5M
Project Construction: hard construction including materials, labor, and contingency funds for unexpected conditions**	\$2.9M
TOTAL Estimated Project Cost includes previous years' expenditures AND projected future FY expenditures	\$4.5M

Grant Funding	Amount
Gordon and Betty Moore Foundation	\$400,000
MTC Priority Conservation Area	\$400,000
State Parks RIRE	\$2,520,441
TOTAL Grant Revenue	\$3.3M

Notes:

* The Authority may recoup this fee in the future through the sale of a conservation easement at Coyote Valley Open Space Preserve . This item will be brought to the Board of Directors for future review and approval.

**Estimate only based on project construction cost estimate. Actual construction cost will be approved separately by the Board of Directors following a public bidding process and award of contract.



Schedule

Spring 2022

- Secure permits
- Complete construction document plans and specifications
- Prepare bid package and request for bids
- Contracting with California Conservation Corp

Summer 2022

- Release Request for Bids (RFB) for Malech Road staging and rest areas
- General construction contract award by Board of Directors

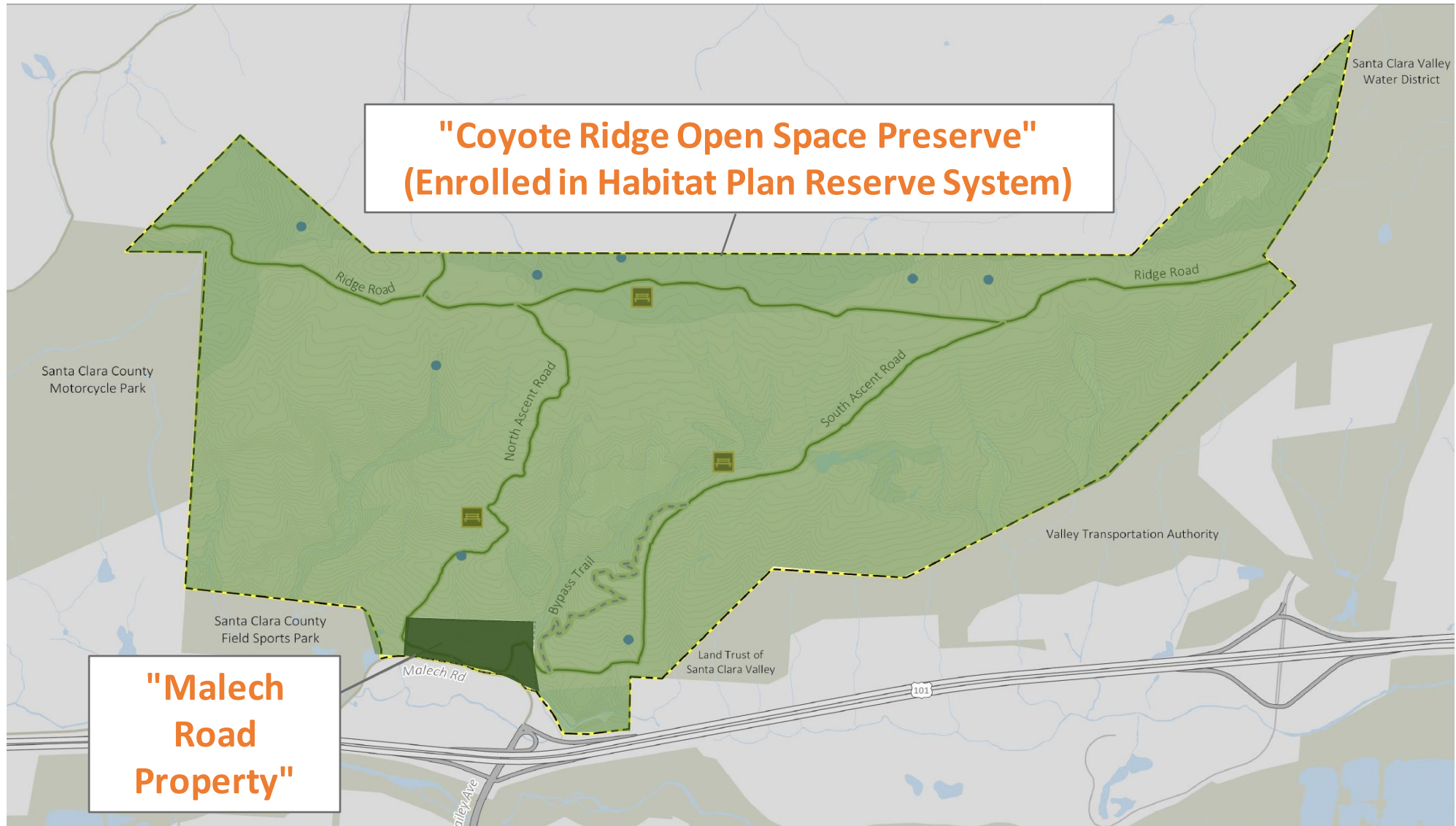
Fall/Winter 2022

- Begin Construction

Note: schedule is subject to change based on permit requirements and construction start date feasibility.

CEQA and Permitting

Coyote Ridge Open Space Preserve





CEQA Overview

Property	CEQA Documentation
Malech Road Property <ul style="list-style-type: none">• Approx. 29 acres• <i>Not</i> enrolled in Habitat Plan Reserve System	Initial Study Mitigated Negative Declaration (IS/MND)
Coyote Ridge Open Space Preserve <ul style="list-style-type: none">• Approx. 1,831 acres• Enrolled in Habitat Plan Reserve System	Environmental Checklist and Addendum to the 2012 Santa Clara Valley Habitat Plan Program EIR/EIS



CEQA Public Outreach Process

Malech Road Property IS/MND

- Notice of Intent + 30-day Public Comment Period
 - County and State Filing
 - Extended 32-day Comment Period (Dec. 14, 2021 – Jan. 14, 2022)
 - Interested Parties, Responsible Agencies, and Preserve Neighbors
 - SJ Post Record
 - Administrative Office
 - Website

Coyote Ridge Environmental Checklist/Addendum

- None Required
 - Interested Parties and Preserve Neighbors
 - Administrative Office
 - Website



CEQA Determinations

Malech Road Property IS/MND

- Less than significant impacts with mitigation:
 - Biological Resources
 - Cultural Resources, Tribal Cultural Resources, and Geology and Soils

Coyote Ridge Environmental Checklist/Addendum

- Less than significant impacts with mitigation:
 - Hazardous Materials
 - Cultural Resources, Tribal Cultural Resources



Habitat Agency Permitting Overview

Property	Permit Mechanism
Malech Road Property <ul style="list-style-type: none">• Approx. 29 acres• <i>Not</i> enrolled in Habitat Agency Reserve System	Participating Special Entity (PSE) Agreement
Coyote Ridge Open Space Preserve <ul style="list-style-type: none">• Approx. 1,831 acres• Enrolled in Habitat Agency Reserve System	Certificate of Approval



Habitat Agency Permitting

Application Process

- Biological resource surveys
- Design impact calculations and mapping
- Fee calculations
- Application submittal
- HA + Wildlife Agencies review



Habitat Agency Permitting

Conditions of Approval

- Water Quality BMPs
- Road Maintenance
- Fuel Buffers
- Avoid Direct Impacts to Special Status Species
- Serpentine Land Cover and Species Impact Avoidance and Minimization
- Oak Woodlands Impact Avoidance and Minimization
- Covered Plant Impact Avoidance and Minimization
- Plant Salvage (Not Required)



Other Permits

Santa Clara County

- Building Permits
- C.3 Stormwater Permit
- ✓ Grading and Stormwater Permit
- ✓ Fire Code Construction Permit
- ✓ Encroachment Permit

State Water Resources Board

- ✓ Construction General Permit/SWPPP

Bay Area Air Quality Control Management District

- Serpentine-Asbestos Dust Mitigation Permit



Next Steps

CEQA

- Board Approve and Adopt CEQA Documents
- Board Approve Project

Permitting

- Board Authorization to Execute PSE Agreement
- Santa Clara County Permitting
- BAAQCB Asbestos Dust Mitigation Permit

Design

- 100% Design Documents/Bid Documents
- Interpretation Development including Muwekma Ohlone Tribe

Construction

- Request for Bids (General Construction Contract)
- California Conservation Corps Contract (South Ascent Bypass Trail)
- Construction Contract Approval by Board of Directors
- Construction

Discussion