

APPENDIX B
Walnut Creek Habitat and Open Space Project
Concept Development Report





PROJECT TEAM

**WATERSHED CONSERVATION AUTHORITY
THE CITY OF SAN DIMAS**

AHBE LANDSCAPE ARCHITECTS

- ARAGON GEOTECHNICAL
- BONTERRA CONSULTING
- CALIFORNIA WATERSHED ENGINEERS
- JACOBUS AND YUANG
- RESTORATION DESIGN GROUP
- THE ROBERT GROUP
- TOURAINÉ RICHMOND ARCHITECTS

Prime Consultant

- Geotechnical Engineering
- Environmental Service
- Civil Engineering
- Cost Estimating
- Landscape Restoration
- Outreach
- Architecture

PROJECT APPROACH

The Walnut Creek Habitat & Open Space project scope encompasses the conceptual site planning and programming for a 60.9-acre parcel located adjacent to the City of San Dimas, California. The project is led by the Watershed Conservation Authority (WCA), a joint powers entity comprised of the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC) and the Los Angeles County Flood Control District (LACFD). AHBE Landscape Architects facilitated the process in two phases: Site Analysis and Assessment, and *Outreach and Concept Development*.

TASK 1: SITE ANALYSIS AND ASSESSMENT

In this phase, the project team’s goal was to develop a clear understanding of the issues and opportunities around the site, evaluating site characteristics that could be used as inspiration for the conceptual design development and identifying a list of key stakeholders that would be engaged in the design process. This work was summarized in the *Site Assessment Report* (See Appendix A).

TASK 2: OUTREACH AND CONCEPT DEVELOPMENT

In this phase, AHBE and the Design Team built upon the *Site Assessment Report* and conducted outreach to a larger audience to initiate the development of a *Preferred*



Conceptual Alternative for the Walnut Creek Habitat and Open Space property. The process for generating this alternative included targeted meetings with project stakeholders, regular meetings with a project steering committee, vetting of technical design issues via a technical advisory committee, meetings with the necessary regulatory agencies, three visioning workshops with the community, development of three distinct conceptual design alternatives, and a clear understanding of the necessary permit requirements and required agency approvals.

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APPENDIX

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H	BUDGETARY OPINION OF COST

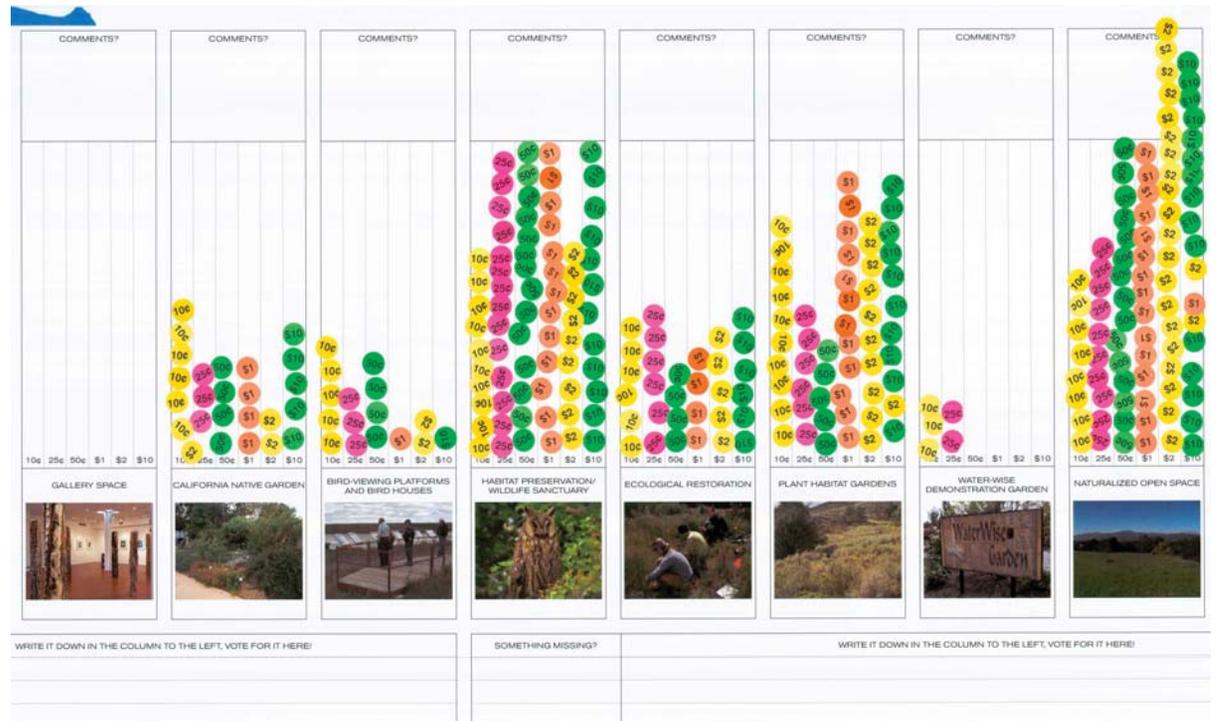
EXECUTIVE SUMMARY

The *Outreach and Conceptual Development* portion of the Walnut Creek Habitat & Open Space Project consisted of three visioning workshops which served as the basis for the development of three *Initial Conceptual Plan Alternatives*. The purpose of each plan was to provide a variety of options for consideration, opening up a dialogue between the Design Team and the sites users. Throughout the outreach effort, the Team heard feedback from stakeholders via the meetings (through question and answer sessions and comment forms), e-mail and social networking.



AHBE Landscape Architects utilized this input for the development of a *Conceptual Design* that was submitted to the WCA and the City of San Dimas for review. The conceptual plan includes a connected trail network, community derived programs and amenities, and four options for vehicular and pedestrian access onto the site.

This report will provide descriptions of each meeting, a presentation of the conceptual development process, summaries of the community comments received, and an explanation of the *Conceptual Design*. In addition, the report will outline the necessary steps for proceeding with the project along with an initial cost estimate to assist in guiding the planning process and obtain funding in the future.



Top Right: Visioning Workshops.
Bottom Right: Yard Sale Activity.

Walnut Creek Habitat and Open Space Project

The Watershed Conservation Authority in partnership with the City of San Dimas invites you to attend a Visioning Workshop on September 29th to share your thoughts on the Walnut Creek Habitat and Open Space Project.

WHAT
Join the Watershed Conservation Authority and the City of San Dimas for a community workshop to learn about the master planning efforts for the Walnut Creek Habitat and Open Space Project. Provide your thoughts on topics including recreational uses for the site, habitat and wilderness preservation, public safety, and more.

Your feedback is critical in developing a plan that enhances the site and meets the needs of community members.

The workshop will include a short presentation about the project, a Q&A session, and an interactive activity for attendees.

The Tzu Chi Foundation may present a concept master plan for their property as part of the program.

More information, including the *Site Assessment Report*, can be found by visiting:
www.watershedconservationauthority.org
www.cityofsandimas.com

WHEN
Thursday, September 29th, 2011 from 6:30 pm to 8:00 pm
Refreshments will be provided.

WHERE
San Dimas City Hall,
Stanley Plummer Community Building
245 E. Bonita Avenue
San Dimas, CA 91773

PLEASE RSVP TO
Paige Prager
Email: pprager@therobergroup.com
Phone: 323.669.7653

Walnut Creek Habitat and Open Space Project

The Watershed Conservation Authority in partnership with the City of San Dimas invites you to attend the **Second Visioning Workshop** on November 15th and share your ideas and vision for the project site.

WHAT
Join the Watershed Conservation Authority and the City of San Dimas for a second community workshop to learn about the master planning efforts for the Walnut Creek Habitat and Open Space Project. We will present 3 concept alternatives for the site based on community comments given at the first visioning workshop, and attendees will have the opportunity to share their thoughts and provide input on each alternative.

Your continued feedback is critical in developing a plan that enhances the site and meets the needs of community members.

The workshop will include a short presentation by the design team followed by a break-out session where the community will be asked to comment on the proposed alternatives.

More information, including the *Site Assessment Report*, can be found by visiting:
www.watershedconservationauthority.org
www.cityofsandimas.com

For regular updates, "like" us on FACEBOOK www.facebook.com/walnutcreekhabitat

WHEN
Tuesday, November 15th from 6:30 pm to 8:00 pm
Refreshments will be provided.

WHERE
San Dimas City Hall,
Stanley Plummer Community Building
245 E. Bonita Avenue
San Dimas, CA 91773

PLEASE RSVP TO
Paige Prager
Email: pprager@therobergroup.com
Phone: 323.669.7653

Walnut Creek Habitat and Open Space Project

The Watershed Conservation Authority in partnership with the City of San Dimas invites you to attend the **Final Presentation** on March 6th to learn about the preferred schematic plan development and progress.

WHAT
Join the Watershed Conservation Authority and the City of San Dimas for the final and final community meeting to learn about the outcome of the master planning efforts for the Walnut Creek Habitat and Open Space Project. We will present the preferred schematic plan for the site based on community comments, site analysis, and input from local agencies. Attendees will have the opportunity to respond to the schematic plan and ask questions of the project team, including staff from the Watershed Conservation Authority and the City of San Dimas.

We would like to thank all of you that previously attended the Visioning Workshops and shared your thoughts with us. Your participation in developing the plan is valued as part of a planning process that seeks to engage the community and provide a final concept that both enhances the site and preserves natural and open space.

More information, including the previous community meeting presentations, can be found by visiting:
www.watershedconservationauthority.org
www.cityofsandimas.com

For regular updates, "like" us on FACEBOOK www.facebook.com/walnutcreekhabitat

WHEN
The Community Meeting will include a presentation followed by a Q&A session.
WHEN
Tuesday, March 6th, 2012
6:30 pm to 8:00 pm
Refreshments will be provided.

WHERE
San Dimas City Hall,
Council Chambers
(please note location change from previous meetings)
245 E. Bonita Avenue
San Dimas, CA 91773

OUTREACH METHODS

A number of outreach methods were utilized to ensure community awareness regarding the visioning workshop process. Noticing for each of the community meetings was done through several forms of media:

RADIUS MAILING

Approximately 1,000 postcard notifications were mailed to project stakeholders, including all addresses within a 1,000-foot radius of the site, the Watershed Conservation Authority (WCA) master database, The Robert Group (TRG) project stakeholder list, and mailing addresses collected through sign-in at the first two visioning workshops.

FLYER DROP-OFF

160 postcard flyers were distributed to the following community locations:

- Bonita Unified School District
- Frank G. Bonelli Regional Park & Equestrian Center
- San Dimas Equestrian Center
- San Dimas Library
- San Dimas Fire Department
- San Dimas Sheriff's Department
- San Dimas Senior Citizen/Community Center
- Supervisor Antonovich's San Gabriel Valley Office

E-MAIL NOTIFICATION

An initial list of e-mail addresses was provided by the WCA for the first community workshop. This list was added to and edited after each meeting with the input from attending individuals:

- Workshop #1: An initial e-mail notice was sent on September 15, 2011 to 287 addresses along with a reminder on September 27, 2011.
- Workshop #2: An initial e-mail notice was sent on November 1, 2011 to 301 addresses along with a reminder on November 14, 2011.
- Workshop #3: An initial e-mail notice was sent on February 24, 2012 to 313 addresses followed by a reminder on March 5, 2012.

SOCIAL NETWORKING

Announcements of the meetings were posted on the project's Facebook page, along with the invitation/postcard announcing the details of the meeting.

NEWSPAPERS

The following newspapers were contacted and asked to run an article about the project or place the meeting dates in their event calendars:

- Inland Valley Daily Bulletin
- San Dimas Community News
- San Gabriel Valley Examiner
- San Gabriel Valley Tribune & local Highlander edition

ADDITIONAL COMMUNITY OUTREACH

Announcements of the meetings were broadcast on San Dimas' public television station, KWST and through the City newsletter. Bulletins were placed on the City of San Dimas website.

Left: Flyers and E-Blasts sent throughout the community for all three Visioning Workshops.

01

VISIONING WORKSHOP #1

WORKSHOP OVERVIEW: SEPTEMBER 29, 2011

Prior to visioning workshop #1, a range of community stakeholders and leaders participated in a series of sixteen interviews designed to solicit feedback about their visions for the site, identifying their priorities and concerns as the planning process commenced (see Appendix A *Site Assessment Report*). Information gathered from these dialogues served as a basis for the workshop process. The first visioning workshop for the Walnut Creek Habitat and Open Space Project was held on September 29, 2011 in the Stanley Plummer Community Building in San Dimas from 6:30-8:00 PM. Approximately 86 people signed in and attended the workshop.

FORMAT

The community meeting was formatted to include a brief video tour of the site and a presentation by AHBE Landscape Architects that reviewed the *Site Assessment Report*, followed with a question and answer period.

After the question and answer session was completed, participants were invited to stay and engage in an interactive *yard sale* activity wherein they placed money stickers on posters that featured various amenities and site uses. This allowed workshop participants to engage with the project team, learn, ask questions and identify their priorities for the site plan via a spending exercise. Participants were invited to spend their activity money on thirty-four different site features. Many of the proposed features grew out of the initial stakeholder interviews. The community participants also had the opportunity to add amenities to the *yard sale* list (the results of the *yard sale* activity are outlined in on page 11).



Top: Presentation and question and answer session lead by AHBE.

Bottom Left: Participation in the *yard sale* activity.

Bottom Right: Posters providing information gathered during the Site Assessment were available for participant review.

COMMENTS?	COMMENTS?	COMMENTS?	COMMENTS?	COMMENTS?	COMMENTS?	COMMENTS?	COMMENTS?	COMMENTS?									
																	
SOMETHING MISSING?	WRITE IT DOWN IN THE COLUMN TO THE LEFT, VOTE FOR IT HERE					SOMETHING MISSING?	WRITE IT DOWN IN THE COLUMN TO THE LEFT, VOTE FOR IT HERE					SOMETHING MISSING?	WRITE IT DOWN IN THE COLUMN TO THE LEFT, VOTE FOR IT HERE				

AHBE
 Designing Parks for and with The Community
 Walnut Creek Habitat and Open Space Park Planning Workshop



Top: Yard sale activity poster.
 Bottom: Money stickers used for casting votes, along with a blow-up of the yard sale poster.

10 c	25 c	50 c	\$1	\$2	\$10
HABITAT PRESERVATION/ WILDLIFE SANCTUARY					
					

10 c	25 c	50 c	\$1	\$2	\$10
ECOLOGICAL RESTORATION					
					

10 c	25 c	50 c	\$1	\$2	\$10
PLANT HABITAT GARDENS					
					

10 c	25 c	50 c	\$1	\$2	\$10
WATER-WISE DEMONSTRATION GARDEN					
					

COMMUNITY PARTICIPATION

In addition to the question and answer period and *yard sale* activity, participants were given a written comment form to fill out and submit before leaving the meeting. Thirteen comment sheets were received in total (see Appendix B). These reflected comments and concerns raised in the stakeholder interviews, as well as the *yard sale* activity of the public meeting.

Major concerns were the issue of access, traffic impacts, safety, and providing a buffer zone between the site and surrounding homes. Suggestions on the comment forms included the preservation of open space, wildlife and habitat preservation, hiking trails, picnic tables, educational centers and restrooms. Overwhelmingly, as seen by the *yard sale* activities, attendees expressed that they wished to see the site preserved as an open space resource, and for the habitat and wildlife (including native plant species) to be protected.

WHAT WE HEARD FROM THE COMMUNITY

Upon completion of the first visioning workshop, the Design Team tallied the results of the *yard sale* activity (opposite page) and compiled their notes from the question and answer session and written comment forms. Below is a list of the communities' top concerns, ideas and desired program amenities for the project site:

CONCERNS

- Increased traffic caused by the project
- Types and amount of programs to be inserted within the project
- How the site will be monitored and maintained
- How and where public access will be granted
- Delinquent activity, particularly at night and during the summer
- Increased pollution and fire risk by increasing site accessibility
- Interface between humans and wildlife
- Homeowner privacy maintained with the proposed public interaction
- Public Safety

IDEAS

- Site should be maintained as a natural open space
- Habitat should be preserved and enhanced
- Design should take advantage of the natural beauty of the site
- Site should maintain a "natural" look
- Design should provide places for families to experience nature
- Design should provide education on California native plants
- Traffic calming devices should be installed to help mitigate the effect on the community
- Project should include nighttime security or locked gates to discourage unwanted behavior

- Programed amenities should be located away from the residential interface

COMMUNITY DESIRED PROGRAM AMENITIES

- Restrooms
- Picnic Tables
- Walking Track
- Parking Lot
- Trails
- Separate Equestrian Trails
- Trail Connectivity to Surrounding Paths
- Cell Phone Tower
- Ranger Station (regularly staffed)
- Native California Plant Habitats
- Environmentally Based Educational/Interpretive Signage
- Botanic Garden
- Bird Walk
- Nature/Interpretive Center

PREPARATION OF DESIGN ALTERNATIVES

Based on the feedback provided by the community at the first Visioning Workshop, the Design Team developed three design alternatives for the site. The alternatives focused on providing different levels of intervention, from low to high, in an effort to spark discussion and feedback with the community in the second workshop. While the plans were each uniquely different, they had underlying elements that were common throughout:

COMMON TO ALL PLANS

- Public access is provided onto the Walnut Creek Site
- All existing native plant habitats and communities are maintained
- Site is kept clean and clear of invasive and non-invasive species, including the tributary ephemeral drainages
- Environmental education specific to local environmental issues is provided
- Visual screening of adjacent properties is provided
- Connection to the Michael D. Antonovich Trail and County Multi-Use Trail System is provided
- A multi-purpose trail system is provided through the site



Above: Community participation in the *yard sale* activity and through written comment forms that were available for attendees to voice their comments, ideas and concerns.

Left: Highest ranking program elements in the *yard sale* activity.

Right: Final monetary breakdown for the *yard sale* activity.

Program Element	Money Spent	Percentage
Traditional Playground with Swings	\$ -	0.00%
Public Transportation	\$ 0.10	0.00%
Tree House	\$ 0.25	0.01%
Cave/Fort	\$ 0.50	0.02%
Children's Day Camp Programs	\$ 0.55	0.02%
Gallery Space	\$ 1.00	0.04%
Bike Racks	\$ 1.00	0.04%
Public Observation Binoculars	\$ 1.25	0.05%
Ropes Course	\$ 2.00	0.09%
Picnic and BBQ Areas	\$ 6.20	0.27%
Restaurant/Café	\$ 10.20	0.44%
Outdoor Fitness Area	\$ 10.25	0.44%
Natural/Interpretive Children's Play Space	\$ 10.50	0.45%
Multi-Purpose Deck Area	\$ 11.10	0.48%
Outdoor Educational Facility	\$ 11.45	0.49%
Parking Area	\$ 14.55	0.63%
Water-Wise Demonstration Garden	\$ 16.75	0.72%
Outdoor Theater	\$ 24.25	1.04%
Bird-Viewing Platforms and Bird Houses	\$ 31.25	1.34%
Multi-Purpose Lawn Area/Gathering Space	\$ 42.60	1.83%
Nature Center	\$ 50.60	2.18%
History Walk	\$ 53.85	2.32%
Ranger Station	\$ 71.85	3.09%
Interpretive Walks with Educational Signage	\$ 80.95	3.48%
California Native Garden	\$ 91.95	3.96%
Restrooms	\$ 100.15	4.31%
Ecological Restoration	\$ 110.05	4.73%
Orchard	\$ 114.95	4.95%
Connection to Antonovich Trail	\$ 123.45	5.31%
Plant Habitat Gardens	\$ 142.95	6.15%
Horse Staging Area and Equestrian Trails	\$ 193.75	8.34%
Hiking and Mountain Biking Trails	\$ 205.55	8.84%
Habitat Preservation/Wildlife Sanctuary	\$ 366.15	15.75%
Naturalized Open Space	\$ 422.55	18.18%
Total Community Investment	\$ 2,324.50	100.00%

02

VISIONING WORKSHOP #2

WORKSHOP OVERVIEW: NOVEMBER 15, 2011

The second visioning workshop for the Walnut Creek Habitat and Open Space Project was held on November 15, 2011 in the Stanley Plummer Community Building in San Dimas from 6:30-8:00 PM. Approximately 70 people signed in and attended the workshop. Of these 70, approximately 43% were repeat participants from Workshop #1. The community meeting included a short presentation by the Design Team outlining the results and feedback from the first visioning workshop, a presentation of three conceptual design alternatives for the project site, and a brief question and answer period.

PLAN A SUMMARY: NATURALIZED OPEN SPACE

- Proposed program is limited to trails, outlooks at key vistas, picnic areas, a naturalized play area, a demonstration garden and outdoor classrooms
- Disturbed areas are proposed to be revegetated with a native California plant palette that is representative of the local plant communities
- A nursery is planned on site to assist in native plant propagation
- Maintains limited vehicular access at the Calle de Bandera gate
- A relocated horse staging area (proposed by the Tzu Chi Foundation) is provided off Valley Center Avenue
- Pedestrian access to be provided with a gate at Calle de Bandera and Loma Vista Park
- Multi-purpose trail access to be provided on the northwestern corner of the site, connecting the Walnut Creek site with the Michael D. Antonovich Trail and County Multi-Use Trail System
- Existing site buildings to be removed
- Access to the existing coastal sage scrub habitat on the eastern side of the site is not provided

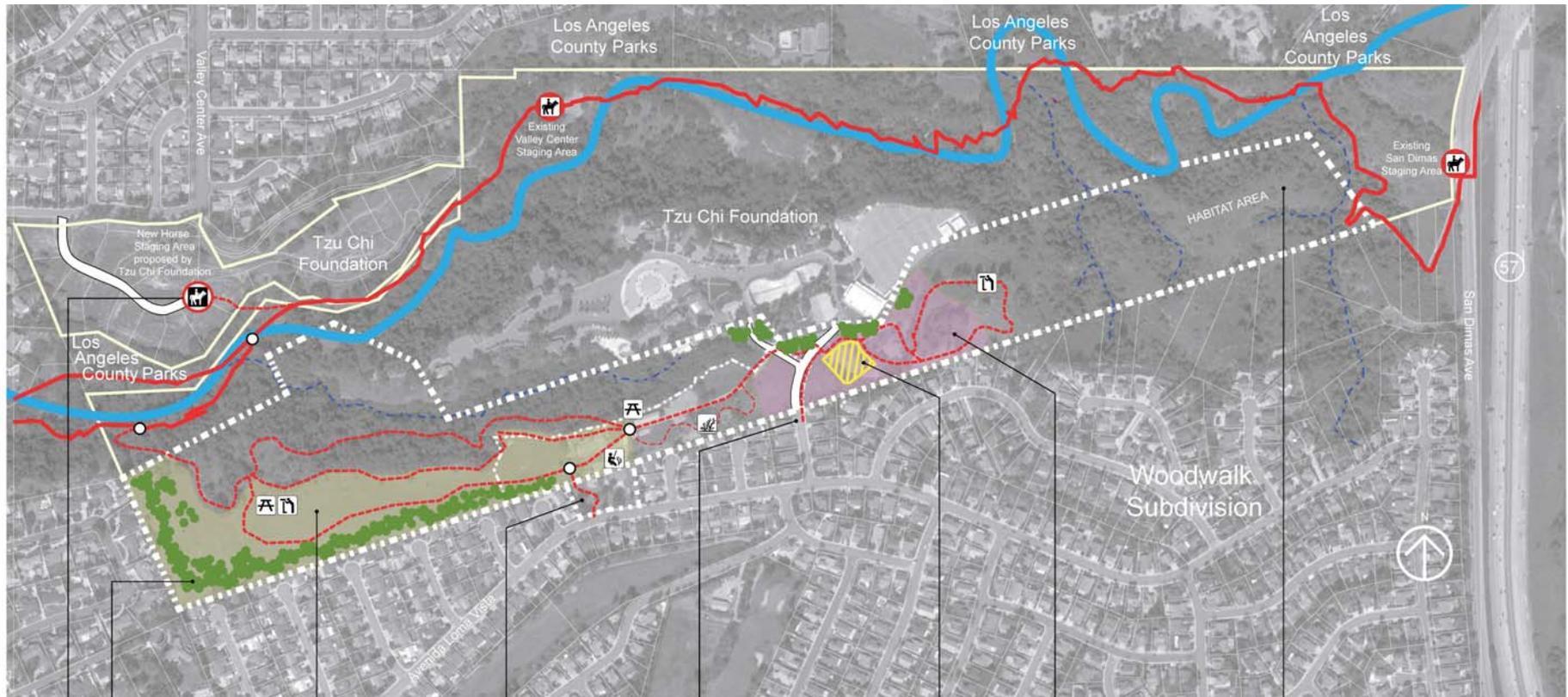


Above: Existing condition.
Left: Illustrative view of separated pedestrian and equestrian trail system.



Above: Existing condition.
Left: Illustrative view of overlook deck with educational signage.

PLAN A CONCEPTUAL SITE PLAN: NATURALIZED OPEN SPACE



- Native Plant Buffer (inclusive of flowers, shrubs and trees)
- Open field area transformed into Native California Meadow/Grassland
- Loma Vista Park to remain as is with an additional pedestrian access into the Walnut Creek site
- Pedestrian Access added to Calle de Bandera gate. Calle de Bandera current vehicle access conditions to remain as is
- Native Plant Nursery and Propagation Center
- Coastal Sage Scrub Habitat
- Area to have no trail access and maintained as habitat area

Legend

Antonovich Trail (Existing)	Overlook Area
Walnut Creek (Existing)	Demonstration Garden
Ephemeral Drainage (Existing)	Natural Play Area
Multi-Purpose Trail	Picnic Area
Horse Staging Area	Trail Junction
Existing Horse Staging Area	
Proposed Horse Staging Area	

The main objective of this scheme is to revert the site back into a naturalized site, maintaining the existing habitats of oak/walnut woodlands, and coastal sage scrub and transforming the disturbed areas of the site into native vegetation communities. Public access to the site would be limited to pedestrian access through the Calle de Bandera Gate and at Loma Vista Park and pedestrian, bicycle and equestrian access along the multi-purpose trail on the north western edge of the open space site. The existing site buildings are to be removed.

PLAN B SUMMARY: EDUCATIONAL OPEN SPACE

- Site interventions to be strategically located to highlight and educate the site visitors about the site's cultural and environmental history
- Public vehicular access to be provided at the Calle de Bandera gate. Gate to remain. Streetscape to be redesigned as a demonstration *Green Street* project
- Two potential hiking connections made to the Michael D. Antonovich Trail and County Multi-Use Trail System at the northwestern corner of the site
- Choreographed self-guided educational walks with educational signage and digital QR codes, including a history walk and habitat walk (oak woodland and coastal sage scrub)
- Proposes a community garden space along the Loma Vista Park and Walnut Creek boundary
- Repurposes the former auto shop building to become an educational center and uses building relics as garden follies
- Proposes a 20-car parking lot

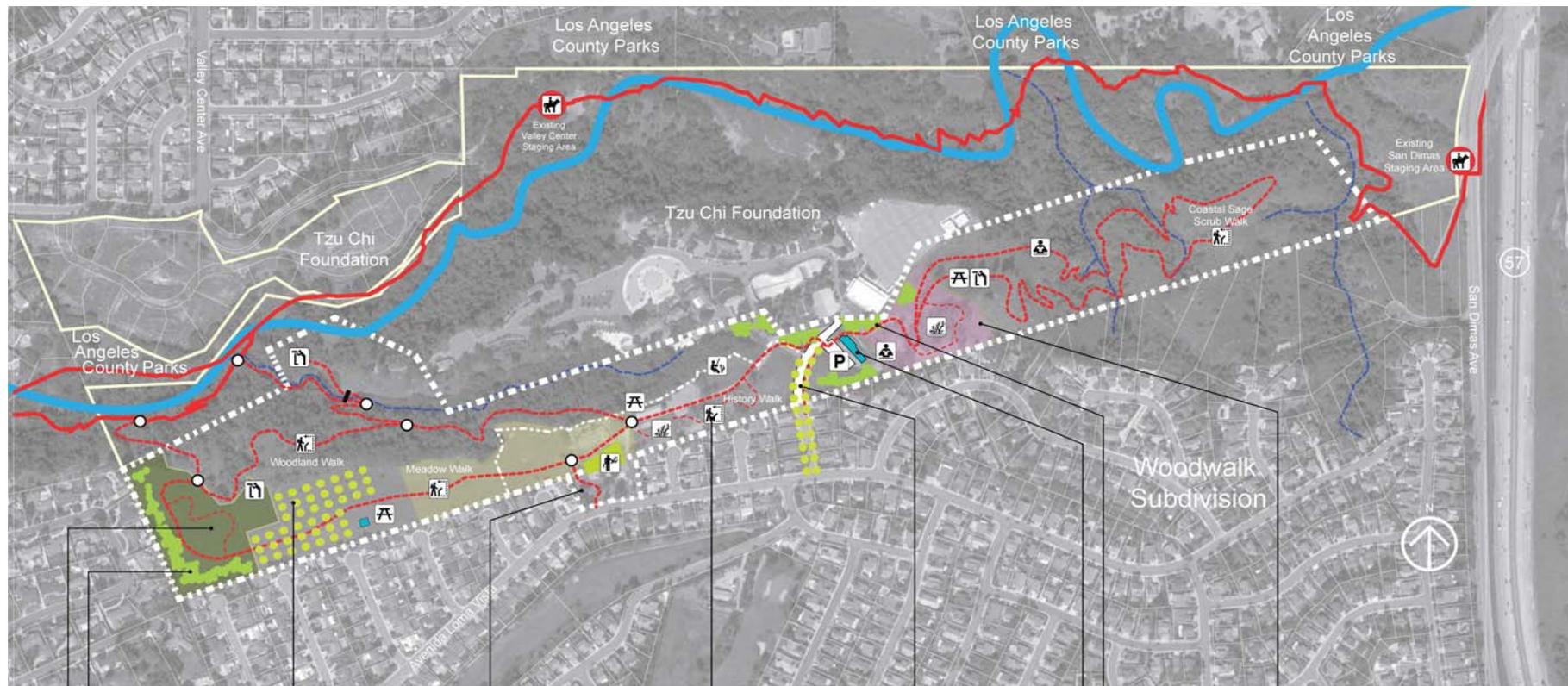


Above: Existing condition. Left: Illustrative view of the proposed community orchard, a reference to the orchards formerly grown on the site as a part of Cal Poly's agricultural campus.



Above: Existing condition. Left: Illustrative view of the proposed Coastal Sage Scrub Trail and Educational Walk Far Left: Proposed *Green Street* demonstration project along Calle de Bandera.

PLAN B CONCEPTUAL SITE PLAN: EDUCATIONAL OPEN SPACE



<p>Native Plant Buffer (inclusive of flowers, shrubs and trees)</p> <p>Oak and Walnut Woodland Habitat with Plant Identification Signage</p>	<p>Symbolic Orchards of site's history with small shed (Citrus, Avocado and Pistachio trees are potential species.) Trees with similar water needs will be planted adjacent to each other)</p>	<p>A Community Garden incorporated into the Loma Vista Park and project site boundary. A (lockable) pedestrian gate to provide access into the Walnut Creek site. Existing park amenities impacted by site design to be relocated within the Walnut Creek site</p>	<p>Memory Garden/History Walk and Succession Demonstration Garden. Buildings to be partially demolished to maintain building ruins as garden follies and educational site elements</p>	<p>New (lockable) Vehicular and Pedestrian Site Entrance and demonstration green street streetscape at Calle de Bandera</p>	<p>Native Plant Buffer (inclusive of flowers, shrubs and trees)</p> <p>Education Center and Exhibit Space</p>	<p>Coastal Sage Scrub Habitat and Native Demonstration Garden</p>
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<p>Legend</p> <ul style="list-style-type: none"> — Antonovich Trail (Existing) — Walnut Creek (Existing) - - - Ephemeral Drainage (Existing) - - - Multi-Purpose Trail Horse Staging Area Building Self Guided Educational Trail 	<ul style="list-style-type: none"> Overlook Area Demonstration Garden Natural Play Area Picnic Area Trail Junction Outdoor Garden Community Garden Stream Crossing
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The main objective of this scheme is education, including the history of the site and the natural ecological environment. Trails with educational signage, wi-fi docents/qr-codes, and outdoor classrooms will help tell the story of the site to both the individual visitor or group. The Calle de Bandera Gate will provide vehicular access to the site, the Education Center and the 20 car parking lot. As part of the vehicular entrance this scheme is proposing re-designing Calle de Bandera as a "Green Street" demonstration with storm water BMP's incorporated into the parkway design.

PLAN C SUMMARY: DESTINATION OPEN SPACE

- A wide variety of program activities for a diverse group of users
- Public vehicular access to be provided through Loma Vista Park. Existing program amenities impacted on the park are relocated within the Walnut Creek site
- Calle de Bandera current vehicular access to remain as is
- Three potential hiking connections to be made to the Michael D. Antonovich Trail: two (2) at the northwestern corner of the site and one (1) at the southeastern corner
- Proposed program to include self-guided walks, an amphitheater, a fitness circuit, a mountain bike park, open green areas, picnic areas, outlooks, a dog park, a children's playground and a restroom
- Repurposes three of the site's existing buildings as a Welcome Center, Educational Center and Mountain Bike/Hiking Staging Area, and a ranger residence.
- Proposes two (2) 20-car parking lots

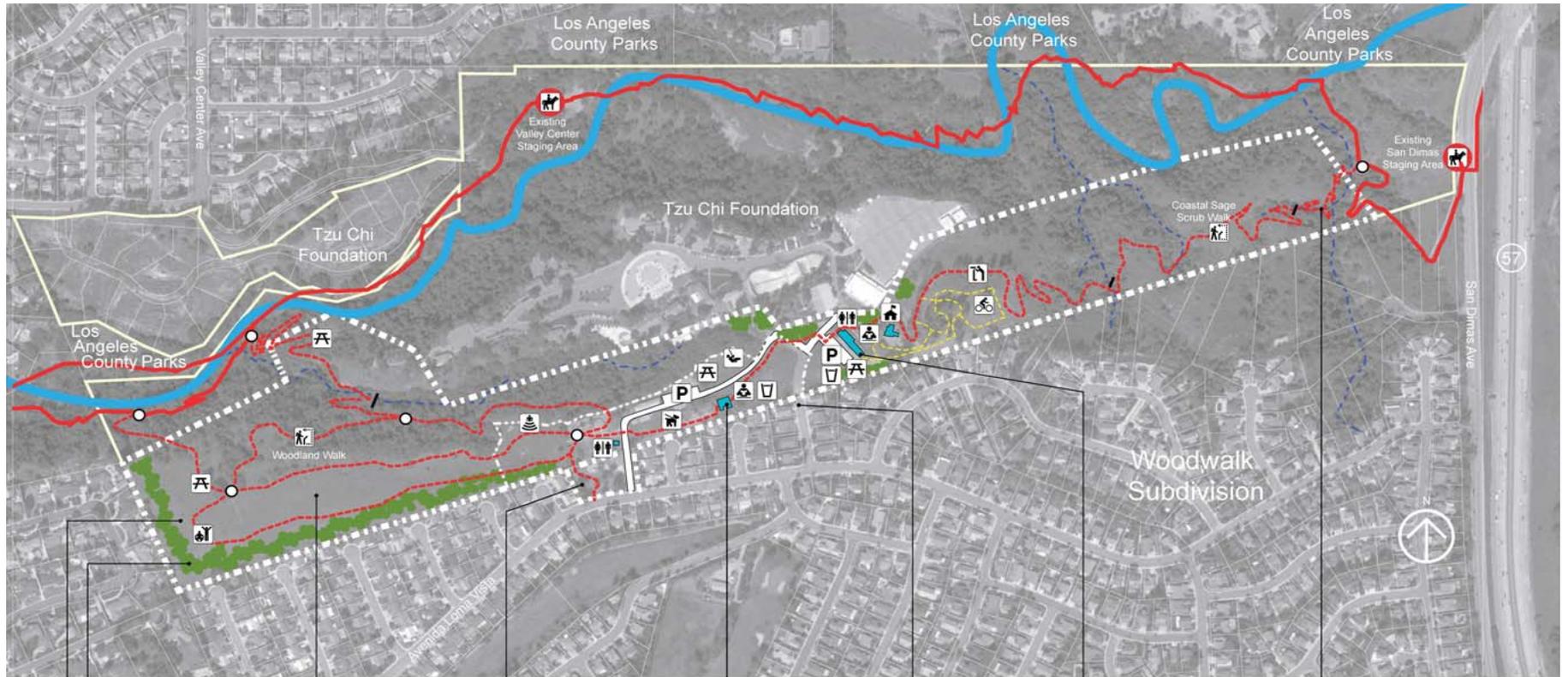


Above: Existing condition.
Left: Illustrative view of the repurposed Welcome Center.



Above: Existing condition.
Left: Illustrative view of repurposed auto shop as a mountain bike/hiking staging area.

PLAN C CONCEPTUAL SITE PLAN: DESTINATION OPEN SPACE



Native Plant Buffer (inclusive of flowers, shrubs and trees)
 Fitness Circuit
 Open Green Area for multi-purpose recreation
 Loma Vista Park to be redesigned to become primary vehicular entrance into the site. Impacted amenities relocated into Walnut Creek Site site
 Welcome Center
 Calle de Bandera current vehicle access conditions to remain
 Education Center upstairs, Picnic Area and Bike Repair and maintenance downstairs
 Bronze animal sculptures that are representative of wildlife found in the area and plant identification signs located along path

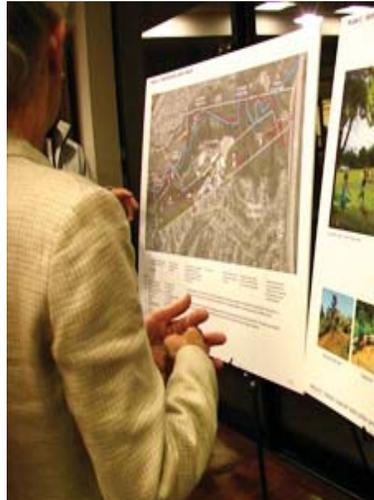
- | | |
|---|---------------------------|
| Legend | |
| — Antonovich Trail (Existing) | Overlook Area |
| — Walnut Creek (Existing) | Dog Park Area |
| — Ephemeral Drainage (Existing) | Playground |
| — Multi-Purpose Trail | Picnic Area with BBQ Pits |
| — Bike Only Trail | Trail Junctions |
| Building | Outdoor Classrooms |
| Self Guided Educational Trail | Fitness Equipment |
| Stream Crossing | Mountain Bike Park |
| Restroom | Ranger Residence |
| | Amphitheater |
| | Drinking Water |

The main objective of this scheme is to create a destination with numerous activities and programs for a wide variety of user groups. A selection of site buildings will be “recycled” and transformed into a Ranger Residence, a Nature Center and a Welcome Center. Loma Vista Park would be redesigned to incorporate a 20’ wide vehicular access into the Walnut Creek Site. The existing park amenities impacted by the proposed vehicular and pedestrian entrances would be relocated within the Walnut Creek site.

COMMUNITY DISCUSSION: WHAT WE HEARD

After the presentation and question and answer session was completed, participants were invited to stay and engage in small group discussions about each of the three proposed alternatives. Participants were seated at tables of approximately 8-12 individuals, with each group facilitated by a member of the Design Team. In the groups, attendees were asked to identify what features they liked and disliked about the three alternatives and then to create an original plan of their own in a *Build Your Open Space* exercise based on what they would like to see on the site. The site plans drawn by each table were then presented to the larger group audience by team facilitators.

The feedback received during the activity was analyzed, and a summary of the liked/disliked features is summarized in Table 2 (right). The numbers of *likes* and *dislikes* in each category was arrived at through a qualitative analysis of group discussion summaries provided by the team facilitator of each small group (for full discussion summaries of each table and the proposed Community plans, see Appendix B). This method of analysis allowed for inclusion of themes that were verbally touched upon in the group discussions but may not have been recorded in writing on the site plan sheets at the meeting. However, group discussion summaries provided by team facilitators were also checked against the scanned copies of workshop activity sheets to ensure accuracy and inclusion of feedback.



Above and Opposite Page: Photos of Community Meeting #2.

Likes	#	Dislikes	#
Naturalized Open Space	12	Access via Calle de Bandera	12
Green Buffer	10	Picnic Area	8
Parking Lot	10	Mountain biking park	6
Trail loops	9	Lack of residential buffer	5
Trails (mode not specified)	8	Overlook area	5
Equestrian Staging Area	8	Visitor street parking nearby residences	5
Ranger Station	8	Access via Loma Vista Park	4
Access via Loma Vista Park	8	Dog Park	2
Connection to Antonovich trail	7	Equestrian Staging Area	2
Restrooms	7	Existing structures	2
Lockable gates to site entrance	6	Fitness circuit	2
Orchards	5	Light pollution	2
Picnic Areas	5	Non-looped trails	2
Pedestrian-only access	4	Bike Repair Center	1
Multi-modal trails	4	Community Garden	1
Re-use of existing structures	4	Multi-modal trails	1
Overlook Area	3	Trails nearby homes	1
Cell Phone Tower	3		
Educational Signage	3		
Education Center and Exhibit Space	3		
Biking trails	2		
Community Garden	2		
Hiking Trails	1		
Equestrian Trails	1		
Demonstration Garden	1		
Welcome Center	1		
Recycling Facilities	1		
Oak/Woodland Habitat	1		
Access via Calle Bandera	1		
Amphitheater	1		

TABLE 2: Program Likes and Dislikes.



There was consensus among those who attended the visioning workshop that they would like to see the space preserved as naturalized open space. Placing a green buffer between the site and adjacent homes received very positive feedback. It was recommended by several groups that the project be phased so that the buffer would have time to grow into place before the site was opened for public use.

Other ideas among attendees included an on-site parking lot (due to concern that visitors would otherwise park on residential streets), trails (particularly trail *loops*), an equestrian staging area (which was recommended by several groups to be moved away from Valley Center and onto the Tzu Chi Foundation's *Butterfly Property*), multi-modal access via Loma Vista Park, connection to the Michael D. Antonovich Trail, and restrooms in nearby Loma Vista Park.

Attendees were also concerned with public safety, and approved of the idea of having gates at the site entrance to control visitor hours, a ranger station, and a cell phone tower. In a reiteration of the public's preference for a naturalized open space, the site amenities approved by attendees, such as orchards and picnic areas, tended to be in line with imagining a low-impact, passive recreational open space.

PLAN A: COMMUNITY INPUT

Plan A was the most preferred alternative of the three plans by those attending the workshop. It was apparent that the participants appreciated the minimal impact to the site and felt it was the least invasive to the surrounding residential houses. Many residents wanted to see amenities incorporated into the final design that were proposed in Schemes B and C, including more trails, educational signage, a vegetated buffer, and site access. The below list summarizes the overall feedback received on Plan A (see Appendix C for full group summaries and worksheets for each team):

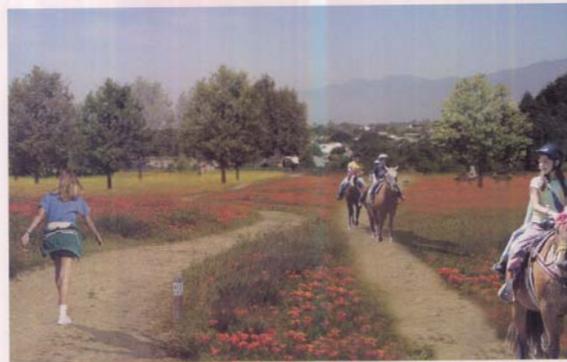
PARTICIPANTS LIKES:

- Minimal impact to the site
- Maintains the natural character of the site
- Emphasis on native plants

PARTICIPANTS DISLIKES:

- Overlook area at the top of the knoll
- Picnic Area
- Lack of loop trail
- No parking on site
- Lack of continuous vegetated buffer along residential interface
- Lack of extensive trail network

PLAN A: NATURALIZED OPEN SPACE



Illustrative view of Oak Savanna, Trails and Picnic Area from Meadow.



Illustrative view of Overlook with educational signage highlighting the sites flora and fauna.



- Native Plant Buffer (inclusive of flowers, shrubs and trees).
- Open field area transformed into Native California Meadow/Grassland.
- Loma Vista Park to remain as is with an additional pedestrian access into the Walnut Creek site.
- Pedestrian Access added to Calle de Bandera gate. Calle de Bandera current vehicle access conditions to remain as is.
- Native Plant Nursery and Propagation Center.
- Coastal Sage Scrub Habitat.
- Area to have no trail access and maintained as habitat area.

WHAT DO YOU LIKE ABOUT THIS PLAN?

*trails
multipurpose - bike, hike, equestrian
staging area for antonovich trail
affordable
native plant nursery
stays local, keep traffic down*

WHAT DO YOU NOT LIKE ABOUT THIS PLAN?

more vegetative buffer

PLAN C: COMMUNITY INPUT

There was an overall consensus that Plan C was too program heavy. The attendees liked the full connectivity the plan provided to the Michael D. Antonovich Trail and County Multi-Use Trail System and the safety component of a ranger station, however the remainder of the proposed amenities were perceived as too invasive to the site and surrounding residences. The below list summarizes the overall feedback received on Plan C (see Appendix C for full group summaries and worksheets for each team):

PARTICIPANTS LIKES:

- Ranger residence
- Loop trail
- Connectivity to the Michael D. Antonovich Trail and County Multi-Use Trail System
- On-site parking
- Welcome Center

PARTICIPANTS DISLIKES:

- Amount of program
- Fitness circuit
- Mountain bike area
- Dog area
- Picnic and BBQ areas
- Lack of continuous vegetated buffer

PLAN C: DESTINATION OPEN SPACE



Illustrative view of Open Green Area.



Illustrative view of Horse Staging and Bike Repair Area.



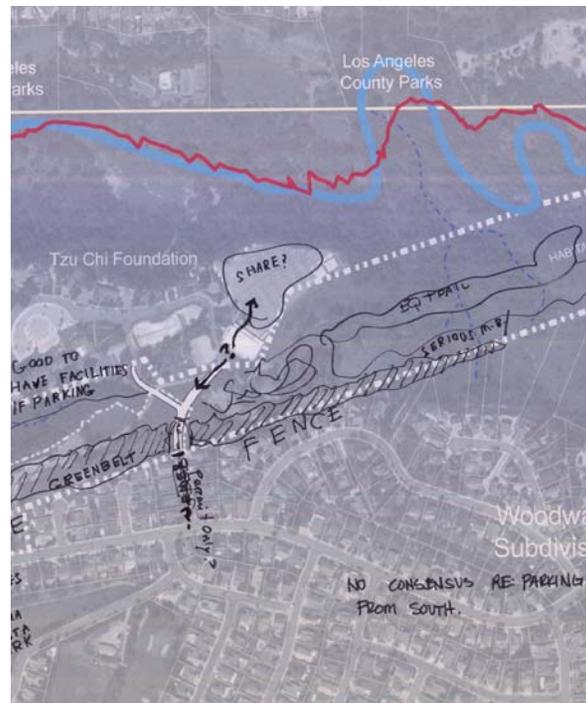
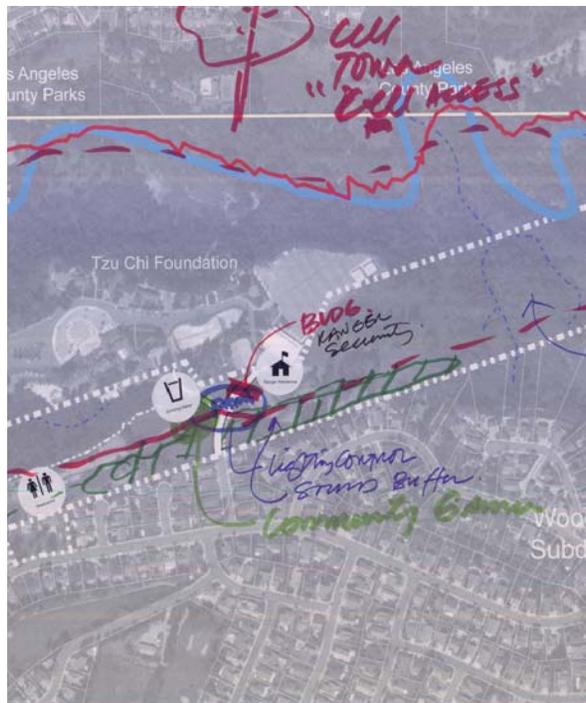
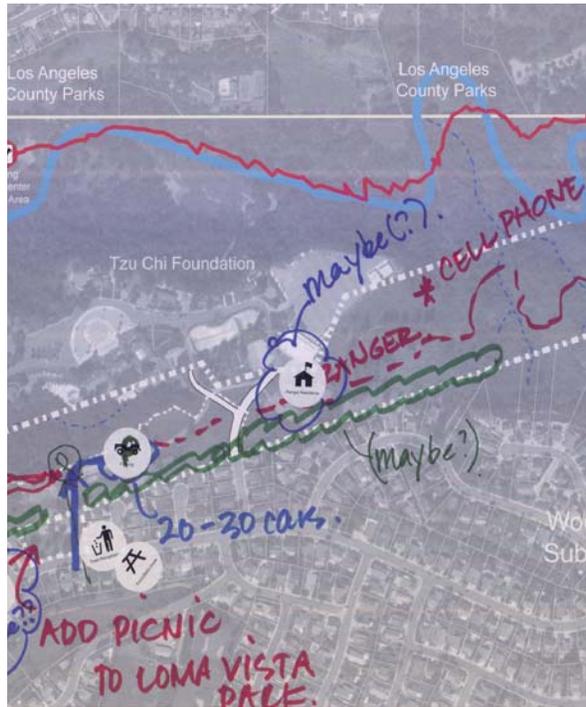
- Native Plant Buffer (inclusive of flowers, shrubs and trees).
- Open Green Area for multi-purpose recreation.
- Loma Vista Park to be redesigned to become primary vehicular entrance into the site. Impacted amenities relocated into Walnut Creek Site.
- Welcome Center.
- Calle de Bandera current vehicle access conditions to remain.
- Education Center upstairs, Picnic Area and Bike Repair and maintenance downstairs.
- Bronze animal sculptures that are representative of wildlife found in the area and plant identification signs located along path.

WHAT DO YOU LIKE ABOUT THIS PLAN?

vehicular access off Loma Vista
Parking inside the WCH
like the big loop trail

WHAT DO YOU NOT LIKE ABOUT THIS PLAN?

Don't like cutting the park for vehicular access
prefer access from east access from San Diego Ave



COMMUNITY FEEDBACK SUMMARY

It is important to note that there was not always consensus among the discussion groups, several features that received high scores had opposition, and vice-versa. For example, although picnic space scored well overall, it also received negative feedback due to concerns that a picnic area would disturb nearby homes, encourage delinquent use, attract unwanted wildlife, and the presence of BBQ pits would pose a fire hazard. In addition, an overlook area scored very negatively due to concerns that it would impact homeowner privacy. The below lists summarize where the participants were in agreement and/or opposition to the treatment of the site:

COMMON GROUND

- Need for a vegetated buffer along the residential property edges
- Maintain natural character
- Loop trail
- Need for parking
- Minimal passive recreational activity only
- Ranger residence

DIFFERING VIEW POINTS

- Need for restroom facilities
- Picnic areas
- Access into and from the site

ADDITIONAL CONCERNS AND QUESTIONS

- How will the open space be patrolled?
- Who is paying for this open space and when will it be open?

Left: Community members had the opportunity to comment and locate amenities where they thought best in the *Build Your Open Space* exercise. See Appendix C for a full review of each groups design proposals.

03

VISIONING WORKSHOP #3

MEETING SUMMARY

The third community meeting for the Walnut Creek Habitat & Open Space Project was held on March 6th, 2012 in the Council Chambers of San Dimas City Hall from 6:30-8:00 PM. Approximately 101 people signed in and attended. Of these 101 attendees, it is estimated that 57% were first time participants in the project workshops, 21% had attended a total of two meetings, and 22% attended all three meetings. The workshop included a presentation outlining the details of the preferred conceptual plan for the site, followed by a brief presentation and additional comments by the San Dimas Assistant City Manager Community Development.

The *Conceptual Plan* presented incorporated the feedback received through the first two visioning workshops, as well as targeted input from the WCA and the City of San Dimas, into one *Conceptual Plan* that aimed to address the needs and desires of both the community members and project stakeholders. A focus was placed on maintaining the natural character of the site and revegetating previously disturbed areas with native plant species to improve the existing flora and fauna habitat. Native plant buffers were added to provide privacy along the residential interface, and a network of trails traverse the site with potential connections to and from the Michael D. Antonovich Trail and County Multi-Use Trail System.

Many of the educational components that were embraced in the initial Plan B were incorporated into the *Conceptual*

Plan, including an orchard, community gardens and interpretive signage. The former auto shop was proposed to be repurposed into a multi-use building that includes a *Ranger in Residence* program, public restrooms and flexible meeting space. All other buildings on the site were proposed to be demolished.

COMMUNITY COMMENTS

Following the presentation, meeting attendees were given the opportunity to ask questions and provide comments to the project team. In addition to the question and answer period, participants were provided a written comment form to fill out and submit before leaving the meeting (See Appendix D for written comment forms).

Attendees had several concerns during the question and answer session. Topics reflected themes presented in the first two meetings, including traffic impacts, access, privacy of adjacent homes, picnic areas, and a desire to keep the site as naturalized open space with very minimal programming. Concerns were raised about introducing programming on the site, including the increased vehicular traffic, disturbance of adjacent homes, and the potential for open space recreational uses to “open the door” for higher-impact uses. Overall, the consensus of attendees was that the proposed *Conceptual Plan* would provide undesired impacts to the community.

Analysis of participant attendance over the series of the

three workshops revealed that over half (57%) of the attendees at the final meeting were new to the planning process. This data may help to explain the discrepancy in consensus over preferred open space amenities and schematic plans seen among stakeholders in workshops #1 and #2, and the apparent dissatisfaction of several stakeholders that attended meeting #3.

Of the participants at meeting #3 that attended only two workshops (21%), the majority (57%) were not present at meeting #2 for the interactive *Build Your Open Space* exercise where three alternative schematic plans for the site were unveiled. Therefore, these participants did not see or provide feedback on the specific amenities and features they wished to see in the *Conceptual Plan* until the final workshop. Participants that attended two or three community meetings in total still made for the minority of participants in meeting #3 – the majority of attendees did not participate in either the interactive *yard sale* or *Build Your Open Space* exercises, and had therefore not provided input or feedback on the planning project prior to meeting #3.

Minor changes were made to the *Conceptual Plan* after receiving feedback from Visioning Workshop #3, the WCA and the City of San Dimas. The details of the revised *Conceptual Plan* are discussed in Section 04.

CONCEPTUAL PLAN



Native Plant Buffer. Shrubs, trees and groundcovers will be used to screen visibility into adjacent residential properties along the entire site boundary.

Areas of the site that have been disturbed from previous development and land uses will be planted with native plant species in an effort to recreate a native habitat on the site.

Orchards formerly found on site will be recreated to create community orchards with mandarins, navels, and blood orange varieties. A community garden is also proposed.

Loma Vista Entry Gate. In this alternative, access into the site will be provided through pedestrian and vehicular gates. See circulation plans for access alternatives.

Loma Vista Park. The existing park will be modified to incorporate a tree-lined entry drive and pedestrian path into the new park site. A native garden will surround the new path and drive and replace the former open lawn area.

Calle de Bandera Gate. In this alternative, vehicular egress from the site will be provided through this lockable gate. Pedestrian and Emergency traffic will have access. See circulation plans for access alternatives.

The former Auto Shop will be converted into a multi-purpose building for the general public and WCA use. Program includes a ranger residence, a public bathroom, outdoor gathering and flexible meeting/educational spaces.

A network of site trails will traverse the site highlighting vistas and natural resources of site. Access to and from the Antonovich Trail will be provided. Interpretive signage, benches and trash receptacles will be located along the trail system as hiker amenities.

Legend

- | | | | | | |
|-----------------------------|--------------------|--|---------------------------|------------------|--------------------|
| Antonovich Trail | Trail Amenity Area | Existing Native Specimen Tree | Overlook Area | Orchard | Horse Staging Area |
| Walnut Creek | Trail Junctions | Existing Native Habitat: Oak/Walnut Woodland | Native Plant Growing Area | Community Garden | Overflow Parking |
| Seasonal Tributary Drainage | Stream Crossing | Existing Native Habitat: Coastal Sage Scrub | Existing Playground | Picnic Area | Tree-lined Drive |
| Multi-Purpose Trail | Building | Native Vegetated Buffer | Natural Play Area | Parking | |
| Future Trail Connection | Ranger Residence | Self Guided Educational Trail | Outdoor Classrooms | Restroom | |

PRESENTATION BOARDS

In addition to the proposed *Conceptual Plan* and pedestrian and vehicular site access options, the following six boards were presented to the community in Visioning Workshop #3. The boards outlined conceptual design suggestions for a recommended park trail system, vegetation, suggested program opportunities, and the interface between the existing residences and Loma Vista Park.

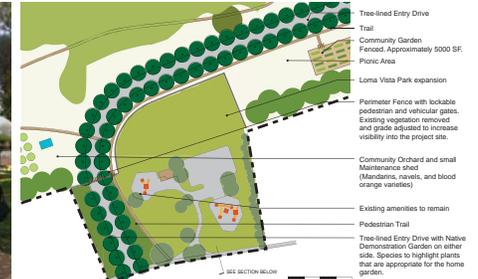
LOMA VISTA PARK ENTRY



Illustrative View of Loma Vista Park Entry

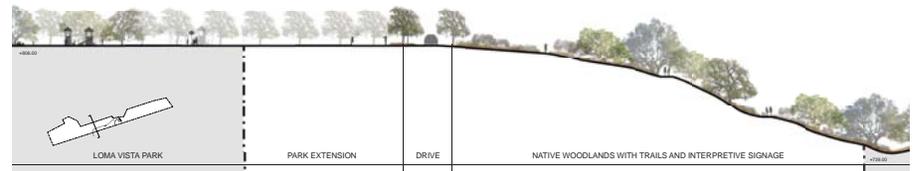
A new vehicular and pedestrian entry is proposed through the existing Loma Vista Park. The existing amenities, including the playground, picnic pavilion, and basketball court within the park will not be impacted by the proposed entries. Ample parking is provided within the new park site boundaries. The drive will be lined with large boulders and native canopy trees to discourage parking along the road. The new trees will be native specimens that were historically found in the area, such as the California Sycamore or the Engelmann Oak. The new site will be open to the public from dawn to dusk and lockable gates are proposed at points of entry/egress.

Within the new park site, the predominant activity will be passive recreation that highlights the existing natural landscape and educates the visitor about native California landscapes. Although a full restoration to a 100% native plant palette is not proposed, due to the feasibility of such an endeavor, the management of invasive species and re-vegetation using native species will be made a priority. Additional programs have been proposed based on the community input. They are concentrated in a central area as a means of focusing activity in one place, and reserving most of the property to be natural habitat. This program includes a community garden that references the sites history, a picnic area, a community garden, and a natural play area.



Conceptual Design Diagram

Additional programs have been proposed based on the community input. They are concentrated in a central area as a means of focusing activity in one place, and reserving most of the property to be natural habitat. This program includes a community garden that references the sites history, a picnic area, a community garden, and a natural play area.



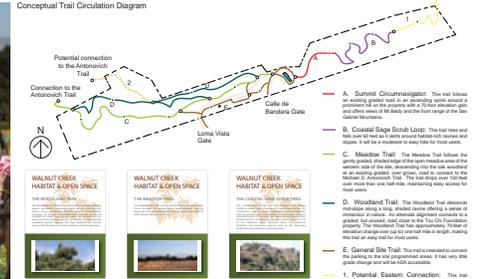
WALNUT CREEK HABITAT AND OPEN SPACE

CIRCULATION AND TRAIL SYSTEM



Illustrative View of Trail Network

A series of multi-purpose trails have been proposed to encourage the visitor to explore the site and enjoy the natural beauty of the site. The trails will range from 4-foot wide and will have interpretive signage that highlights the native plant communities on site. In addition to the signage and benches, overlook areas are planned in strategic locations to create points of interest as well as resting and gathering areas along the trail network. Overlook and resting areas will be directly adjacent to the trail and be positioned to take advantage of scenic vistas, while also linking visually into the adjacent residential properties.



Conceptual Trail Interpretive Themes

These thematic trails are planned for the site that highlight the distinct plant communities on site. The Woodland Trail will tell the story of plant succession, highlighting the impacts of development and how a disturbed site, overtime, can never back into a natural habitat. The Woodland Trail will tell the story of our native Woodlands, and the importance of managing invasive species. The Coastal Sage Scrub Trail will highlight both the flora and fauna found in this rich plant community.



WALNUT CREEK HABITAT AND OPEN SPACE

CIRCULATION AND TRAIL SYSTEM



Illustrative View of Scenic Overlook

A series of overlook and resting areas are planned at strategic locations along the trail network to take advantage of scenic views. The overlooks and resting areas will be directly adjacent to the paths and shall be visible into the adjacent residential properties. This will be done by providing the

overlooks and resting areas below high points and on north facing slopes. Benches and signage will be oriented away from adjacent properties and if required buffer planting will be provided for additional screening.



Conceptual Trail Section

The above section shows a trail section along the steep slope gradients where small retaining walls might be required on either the cut slope or fill slope. The trail will be between 4'-8" wide and all sensory points have interpretive signage and benches.



Trail Amenities



WALNUT CREEK HABITAT AND OPEN SPACE

AHBE

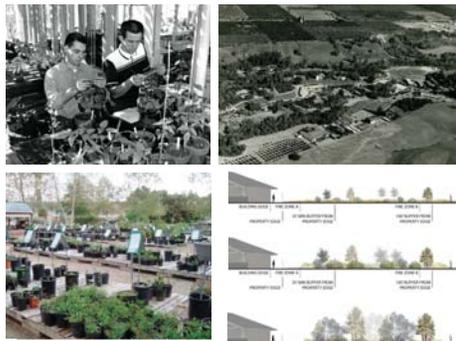
VEGETATION



Illustrative View of Community Orchards

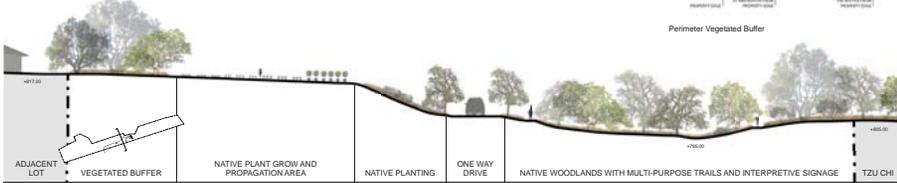
In addition to the program associated with the native vegetation resources, a small community garden is planned for local residents to plant and grow their own vegetable gardens. A series of community orchards, that reference the orchards formerly grown on the site as part of Cal Poly's agricultural campus, are also planned for the site. The orchards will create a unique harvest

activity for the community to participate in annually. To assist in establishing new native plant communities and enhance the existing vegetative resources, a native plant grow and propagation area is proposed for the site.



Historic Site Images (Above)

Perimeter Vegetated Buffer



WALNUT CREEK HABITAT AND OPEN SPACE

AHBE

VEGETATION



Illustrative View of Coastal Sage Scrub Trail and Educational Walk

The primary program proposed for the site is simply to enjoy the natural setting of the site and educate visitors about California's unique landscapes, fostering an appreciation and connection to our natural world. The existing site has native vegetative resources that exemplify some of our unique plant communities. These existing resources will be maintained, preserved and

enhanced to expand the existing habitat resources. A Mt native restoration is not considered feasible due to site area, and degree of development that has previously impacted the site. The disturbed areas of the site can be used to tell the story of the site's history and how landscapes can recover from disturbances overtime.

Conceptual Vegetation Diagram



Interpretive Signage Ideas



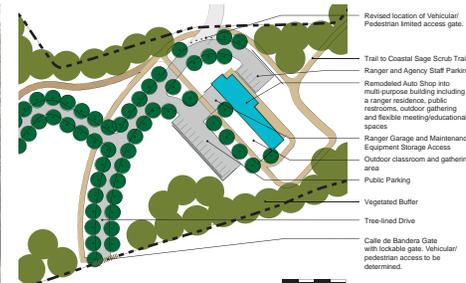
WALNUT CREEK HABITAT AND OPEN SPACE

AHBE

AUTO SHOP AREA



Illustrative View of Remodeled Auto Shop



Conceptual Design Diagram



Photos of Building

Illustrative View of Remodeled Auto Shop



Conceptual Programming Plans

WALNUT CREEK HABITAT AND OPEN SPACE

AHBE

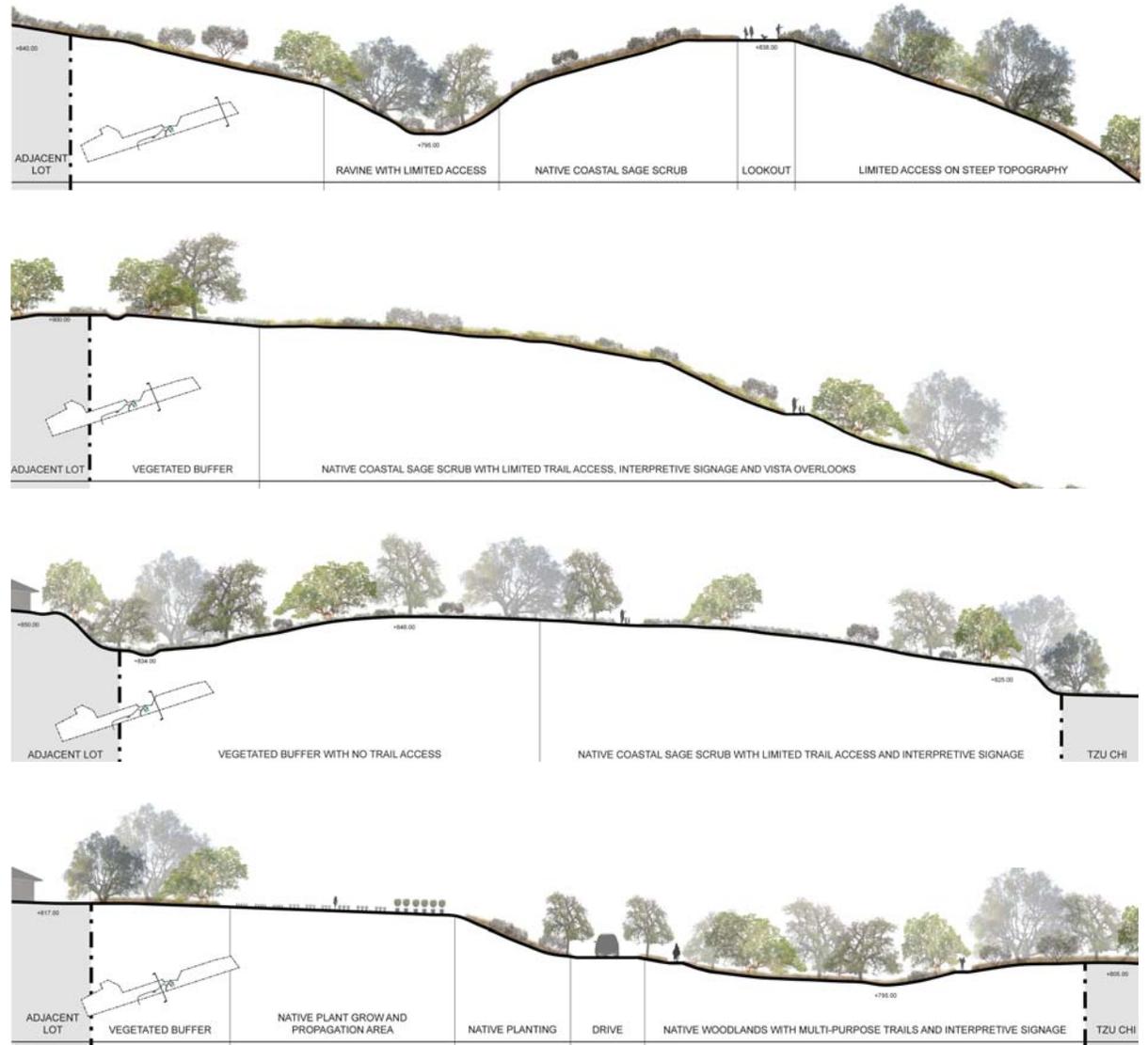
04

CONCEPTUAL PLAN

Utilizing the feedback provided by the City of San Dimas, the WCA and obtained from the three workshops, the *Conceptual Plan* as presented in Workshop #3 has been revised. This *Conceptual Plan* can be used as a resource for moving forward with fund sourcing, design development and eventual implementation (see Appendix H for a conceptual cost estimate).

Within the new park site, the predominant activity will be passive recreation that highlights the existing natural landscape, educating the visitor about the native California environment. Although restoration to a fully native plant palette is not proposed, due to the feasibility of such an endeavor, the management of invasive species and re-vegetation using native species has been made a priority.

A focus for the *Conceptual Plan* is to provide options for vehicular and pedestrian site access, one of the most controversial topics amongst the community throughout the visioning workshop process. Additional program opportunities within the project area are concentrated in one place to reserve most of the site as a natural habitat. Programs include a community orchard that references the site's history, a community garden, and a naturalized play area. The following pages further illustrate the *Conceptual Plan* and proposed access options, along with explanations of the park programming and amenities.



Above: Illustrative sections demonstrating conceptual design ideas throughout the site.

CONCEPTUAL PLAN



Native Plant Buffer. Shrubs, trees and groundcovers will be used to screen visibility into adjacent residential properties along the entire site boundary

Areas of the site that have been disturbed from previous development and land uses will be planted with native plant species in an effort to recreate a native habitat on the site

Orchards formerly found on site can be recreated to create community orchards with mandarins, navels, and blood orange varieties. A community garden is also proposed

Loma Vista Park. The existing park will be modified to at least incorporate a pedestrian path into the new park site, with a gate. Native planting will surround the new path. See Access Alternative on Board 2

The former Auto Shop will be converted into a multi-purpose building for the general public and WCA use. Program includes a ranger residence, a public restroom, outdoor gathering and flexible meeting/ educational spaces

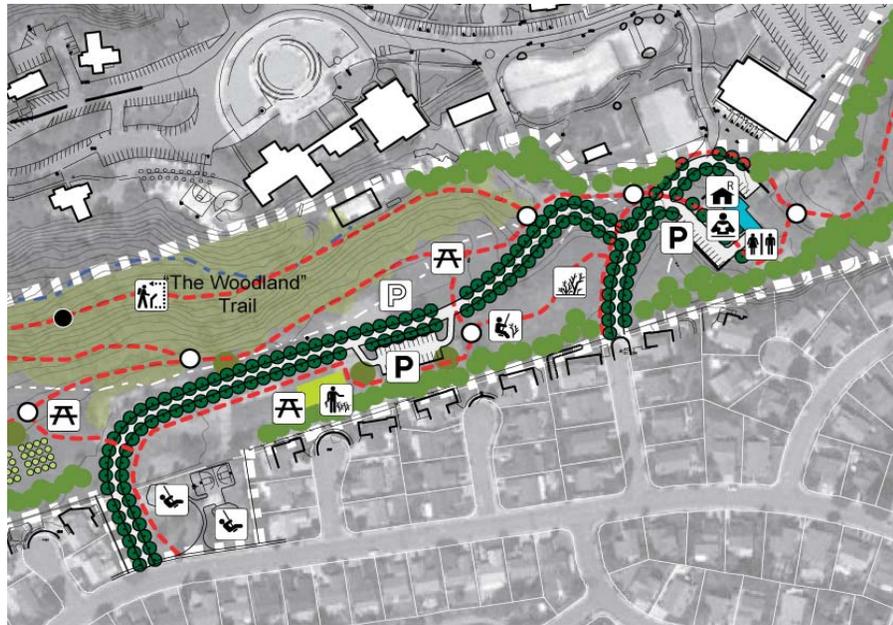
A network of site trails will traverse the site highlighting vistas and natural resources of site. Access to and from the Antonovich Trail will be provided. Interpretive signage, benches and trash receptacles will be located along the trail system as hiker amenities.

Legend	Antonovich Trail	Trail Amenity Area	Existing Native Specimen Tree	Overlook Area	Orchard	Horse Staging Area
	Walnut Creek	Trail Junctions	Existing Native Habitat: Oak/Walnut Woodland	Native Plant Growing Area	Community Garden	Overflow Parking
	Seasonal Tributary Drainage	Stream Crossing	Existing Native Habitat: Coastal Sage Scrub	Existing Playground	Parking	Restroom
	Multi-Purpose Trail	Building	Native Vegetated Buffer	Natural Play Area		
	Potential Trail Connections	Ranger Residence	Self Guided Educational Trail	Outdoor Classrooms		

ACCESS ALTERNATIVES

Four access alternatives have been proposed for the site. Each provides controlled access points for both pedestrian and vehicular use from dawn until dusk (the City of San Dimas' standard park operating hours). Access onto the Tzu Chi property will remain limited and controlled in all four options.

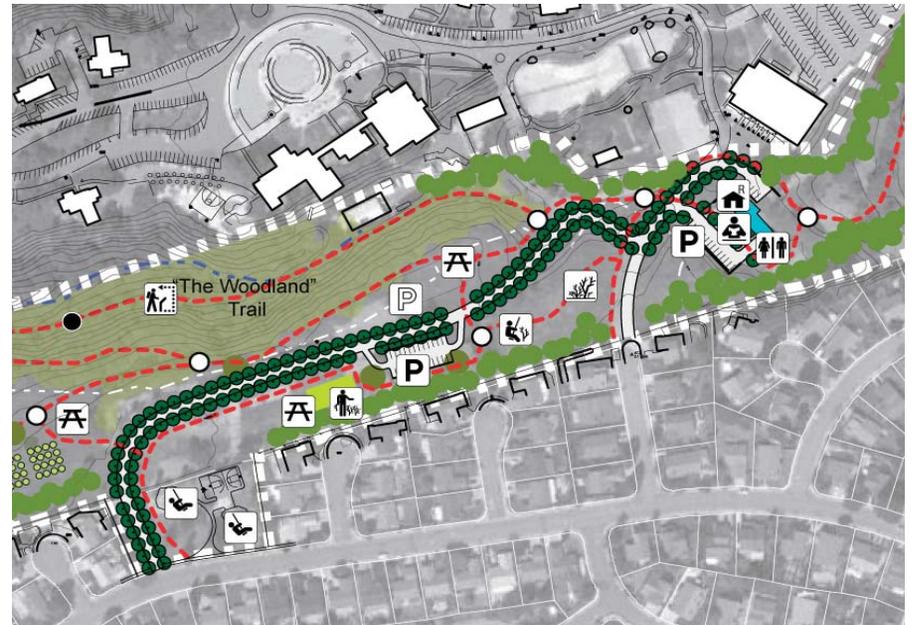
ALTERNATIVE 1



ONE-WAY ACCESS

This alternative proposes a tree-lined 16 foot wide one-way vehicular circulation drive through the site, with entry through Loma Vista Park and exit through the existing Calle de Bandera gate. Pedestrian entry and exit would be provided at both gates (the direction of traffic could be reversed, and the existing roadway width of the existing site road from Calle de Bandera would remain).

ALTERNATIVE 2



LOMA VISTA GATE AS PRIMARY ENTRY AND EXIT GATE

This alternative proposes a new tree-lined 22 foot wide two-way drive through the site, and modifications to the Loma Vista park including a new entry drive and gate as the site's primary vehicular entry and exit point. Pedestrian entry and exit would be provided at both the Loma Vista and Calle de Bandera gates. Landscape enhancements, such as tree planting, will be limited to the new site road only.

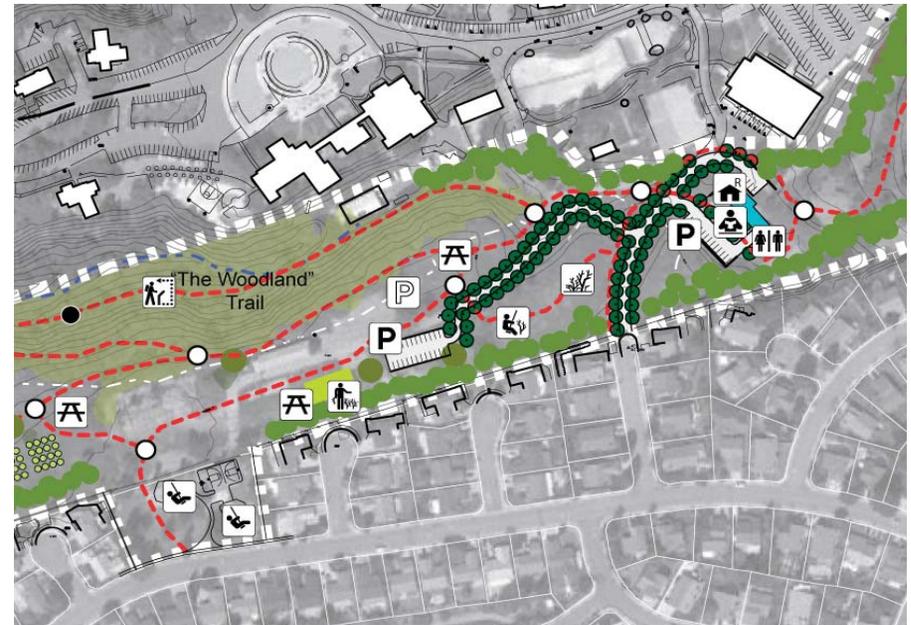
ALTERNATIVE 3



TWO-WAY ACCESS AT LOMA VISTA PARK AND CALLE DE BANDERA

This alternative proposes entry and exit to be shared between two points, Loma Vista Park and Calle de Bandera. A new 22 foot wide tree-lined site road and entry gate is proposed at Loma Vista Park and will connect to the existing site road from the Calle de Bandera Gate. Pedestrian entry and exit would be provided at both gates.

ALTERNATIVE 4



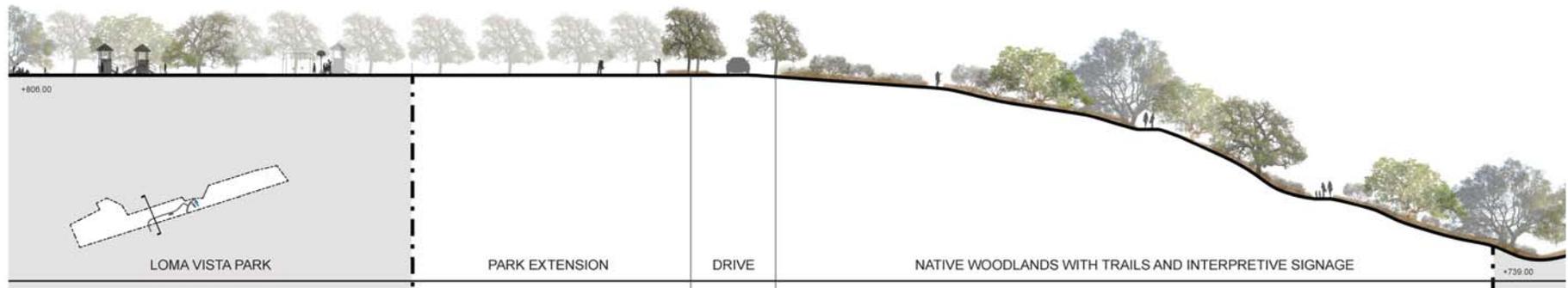
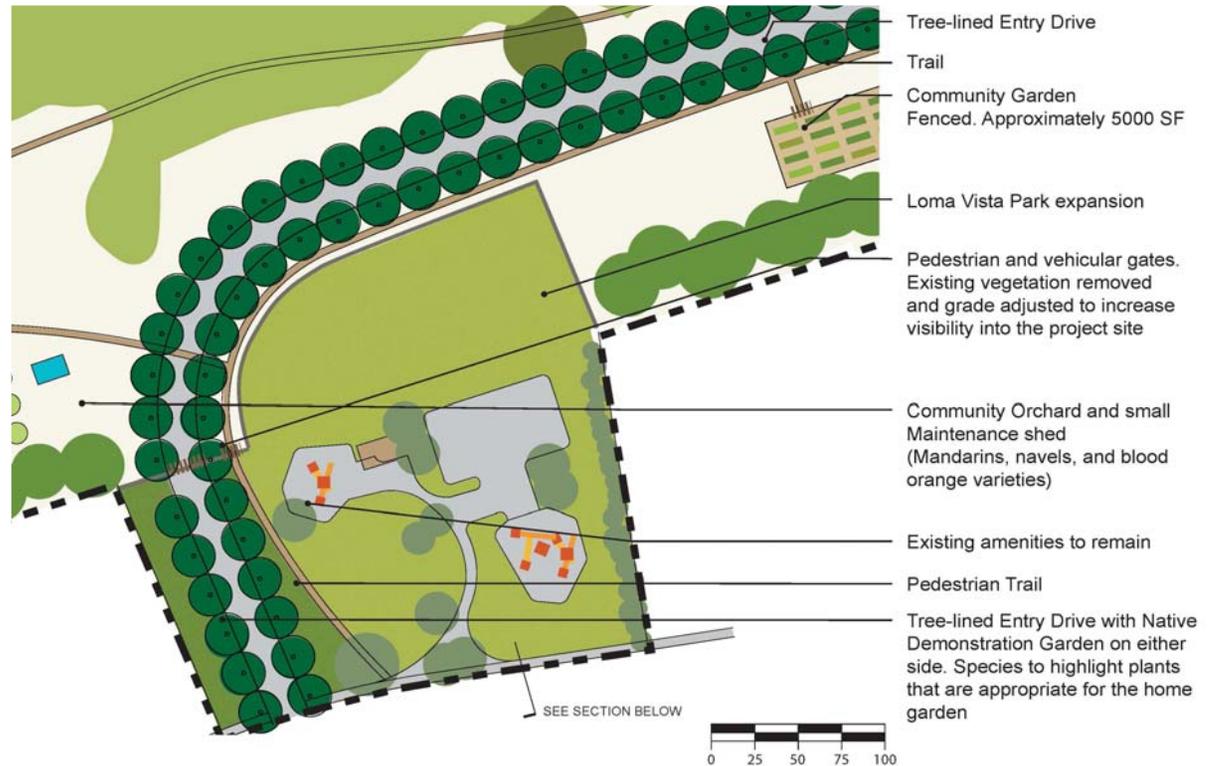
CALLE DE BANDERA GATE AS PRIMARY ENTRY AND EXIT GATE

This alternative proposes the existing drive and gate at Calle de Bandera be the site's primary vehicular entry and exit point, and proposes the least amount of vehicular access on site. Pedestrian entry and exit would be provided at both the Calle de Bandera gate and through Loma Vista Park.

ACCESS IMPACT TO LOMA VISTA PARK

Access alternatives 1, 2 and 3 propose new vehicular and pedestrian entry options that would impact the existing Loma Vista Park. The existing amenities, including the playgrounds, picnic pavilion, and basketball court will not be impacted by the proposed entry drive. To mitigate the impact of the entry drive, a portion of the project site will be dedicated to extend the Loma Vista Park site as an open lawn area (indicated on plan as Loma Vista Park Expansion).

The proposed entry drive will be lined with large boulders and native canopy trees - such as the California Sycamore or Engelmann Oak, species that were historically found in the area.





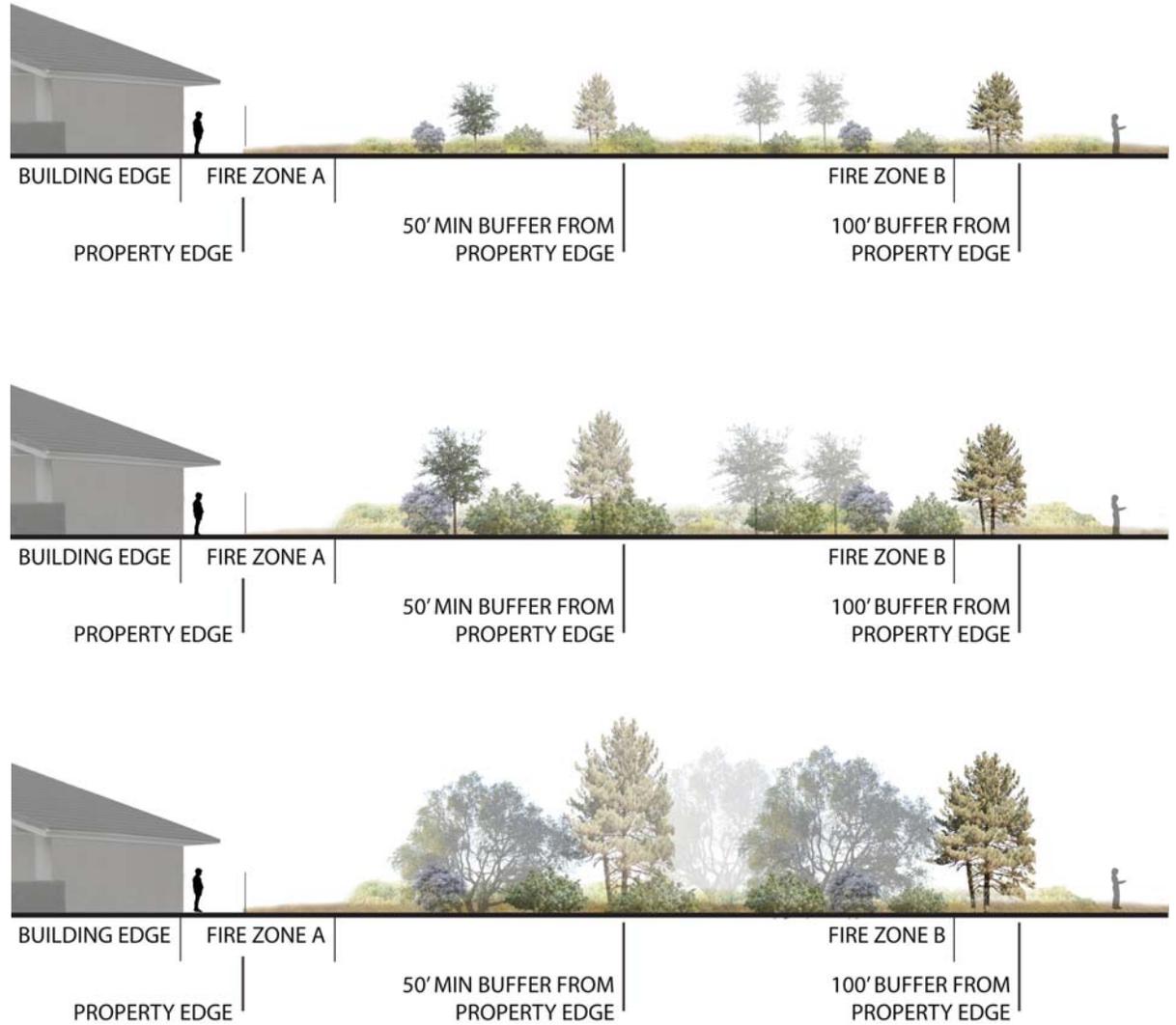
Above: Illustrative View of Loma Vista Park Entry.

Below Left: Illustrative Section of the existing Loma Vista Park interface with the new park site.

SITE VEGETATION STRATEGIES

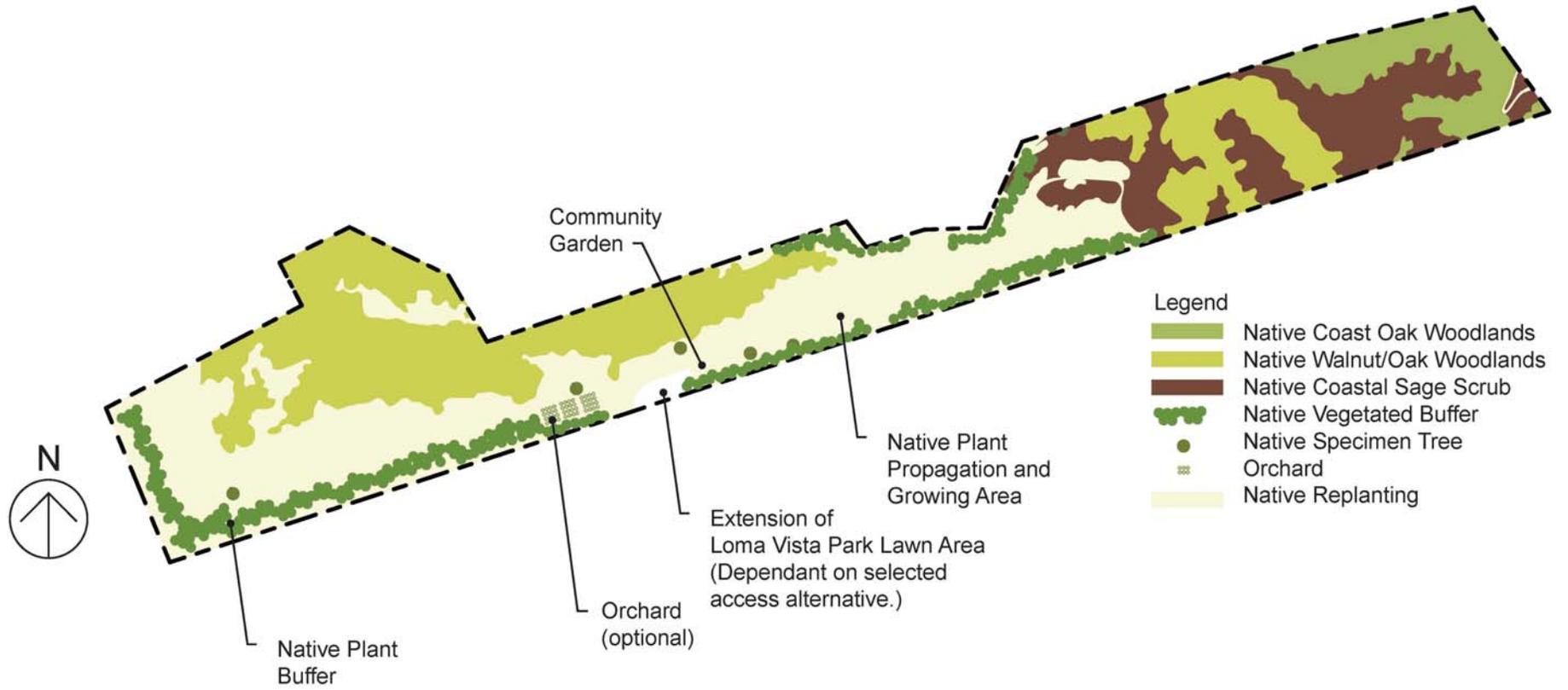
The primary program proposed for the Walnut Creek Habitat and Open Space is the preservation of the natural setting of the site and education about California's unique environment, in order to foster an appreciation and connection to the natural landscape. The existing site has native vegetative resources that exemplify some of our unique plant communities. These existing resources will be maintained, preserved and enhanced to expand the existing habitat resources. This partial restoration will consist of weed control and removal of appropriate non-indigenous planting within existing native habitats, and the selective revegetation and management of non-native plant communities throughout the site. A full restoration is not considered feasible, due to the site's size and degree of previous development. To assist in vegetating the site with native species, a 5,000 SF area has been dedicated as a plant propagation and growing area, with the intent that the site generates it's own plant resource.

Another critical vegetation strategy throughout the site is to create a vegetated buffer along the property's interface with adjacent residential housing. This buffer of trees, shrubs and groundcovers will serve as a privacy screen between the residences and public access to the site's trails and proposed program amenities. The buffer will vary in dimension, but will have a minimum width of 50 feet.

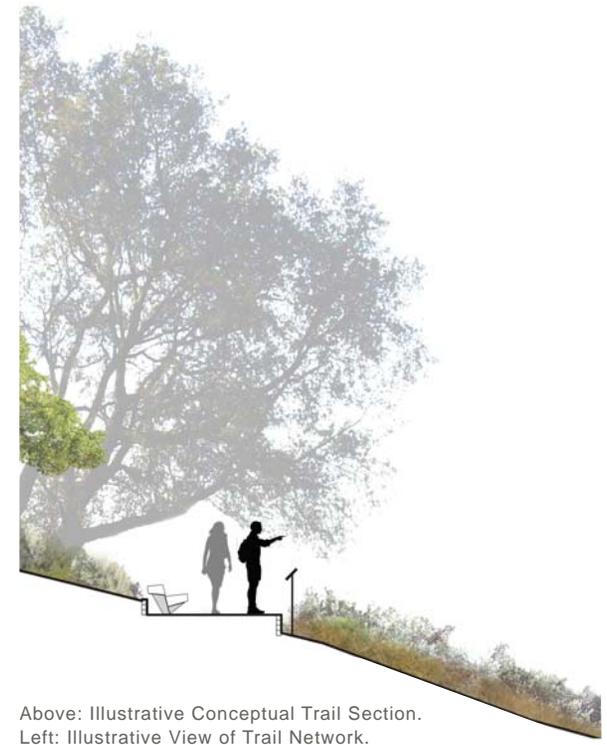


Above: Illustrative Sections demonstrating the infill of the proposed Perimeter Vegetated Buffer from initial planting in year one (top), establishment within five years (middle) and the desired design potential after approximately 20-30 years of growth (bottom).

CONCEPTUAL VEGETATION DIAGRAM



TRAIL SYSTEM



Above: Illustrative Conceptual Trail Section.
Left: Illustrative View of Trail Network.

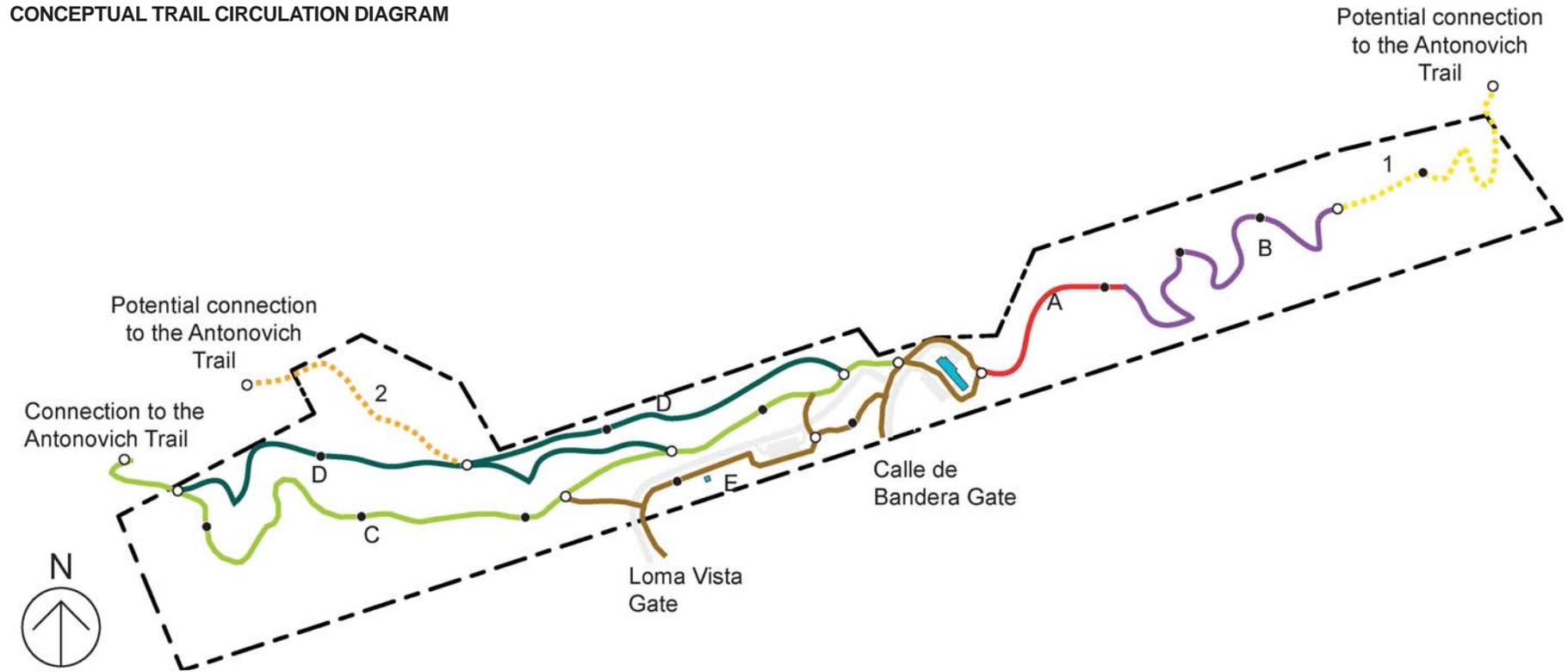
A series of multi-purpose trails have been proposed to encourage the visitor to explore and enjoy the natural beauty of the site. Three thematic trails are planned to highlight the existing plant communities. The *Meadow Trail* will tell the story of plant succession, highlighting the impacts of development and how a disturbed site, overtime, can revert back into a natural habitat. The *Woodland Trail* will tell the story of our native woodlands, and the importance of managing invasive species. The *Coastal Sage Scrub Trail* will highlight both the flora and fauna found in this rich plant community. The trails

range from four to eight feet in width with accompanying interpretive signage that highlights the native plant communities on site along them.

Benches and overlook areas are planned in strategic locations to create points of interest, resting spots, and gathering areas along the trail network. The proposed overlook and resting areas will be directly adjacent to the trail, sited to take advantage of scenic vistas while also limiting visibility into the adjacent residential properties.

The overall trail system includes varying levels of terrain difficulty, accessibility and vegetation, providing options appropriate for all user types. Along with site specific opportunities within the Walnut Creek Habitat and Open Space project area, the proposed system will have at least one, and potentially two additional connections to the Michael D. Antonovich Trail, a hiking and equestrian trail that winds through several plant communities and connects to the Frank G. Bonelli Regional Park trail, a part of the County Multi-Use Trail System.

CONCEPTUAL TRAIL CIRCULATION DIAGRAM



- **A. Summit Circumnavigator:** This trail follows an existing graded road in an ascending spiral around a prominent hill on the property with a 70-foot elevation gain and offers views of Mt Baldy and the front range of the San Gabriel Mountains.

— **B. Coastal Sage Scrub:** This trail rises and falls over 60 feet as it skirts around habitat-rich ravines and slopes. It will be a moderate to easy hike for most users.

— **C. Meadow Trail:** The Meadow Trail follows the gently graded, shaded edge of the open meadow area of the western side of the site, descending into the oak woodland at an existing graded, over grown, road to connect to the Michael D. Antonovich Trail. The trail drops over 120-feet over more than one half-mile, maintaining easy access for most users.
- **D. Woodland Trail:** The Woodland Trail descends mid-slope along a long, shaded ravine offering a sense of immersion in nature. An alternate alignment connects to a graded, but unused, road close to the Tzu Chi Foundation property. The Woodland Trail has approximately 70-feet of elevation change over (up to) one half mile in length, making this trail an easy trail for most users.

— **E. General Site Trail:** This trail is intended to connect the parking to the site programmed areas. It has very little grade change and will be ADA accessible.

● Trail Amenity Area

○ Trail Junctions
- ⋯ **1. Potential Eastern Connection:** This trail completes a much desired connection with the Michael D. Antonovich Trail, and offers direct access to the existing staging area on San Dimas Avenue. This trail follows a long ridge, switch backing down slopes 130-feet to a tributary of Walnut Creek where a footbridge would be required to access the Michael D. Antonovich Trail. It will be a moderate to challenging hike for most users.

⋯ **2. Potential Western Ridgeline Spur Trail:** The Western Ridgeline Spur Trail leaves the Woodland Trail and descends a short distance into a ravine, crossing a minor drainage, and then climbing back out to a mid-slope open terrace with views of Walnut Canyon. In total, this trail descends approximately 100-feet to the Michael D. Antonovich Trail. Trail gradient will depend on the extent of switch backs and the alignment through the ravine. This trail will be a moderate hike for most users.

PROPOSED PARK PROGRAMMING AND AMENITIES



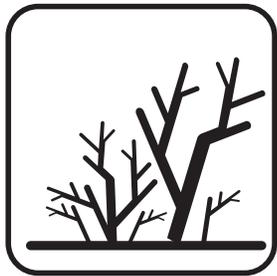
SELF GUIDED EDUCATIONAL TRAIL

Educational signage, highlighting aspects of the site's history and the natural environment is proposed in conjunction with the proposed trail system.



OVERLOOK AREA

Four small overlook areas are planned at strategic locations along the trail network to take advantage of the site's scenic views. The overlooks will be a maximum of 450 SF and be sited directly adjacent to the trail, orientated to restrict visibility into the adjacent residential properties. Benches and signage will be oriented away from adjacent properties and buffer planting will be provided for additional screening.



NATIVE PLANT GROWING AREA

To assist in establishing new native plant communities and enhance the existing vegetative resources, a 5,000 SF native plant growing and propagation area is proposed. In addition to providing the desired resources, this program amenity will serve as a connection to the historical propagation techniques practiced within the Cal Poly campus.





COMMUNITY GARDEN

A 5,000 SF community garden is planned for local residents to plant and grow their own produce. In addition to growing opportunities, a community garden can provide a platform for educational programming that could incorporate workshops on planting techniques, composting, and natural pest abatement.



ORCHARD

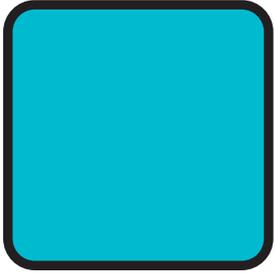
A 15,000 SF community orchard that references the citrus orchards formerly grown on the property as part of Cal Poly's agricultural campus are also planned. The orchard will be planted with mandarins, navel, and blood oranges, creating the opportunity for a unique harvest activity for the community to participate in annually.



NATURAL PLAY AREA

A 3,500 SF non-traditional naturalized play area has been proposed within the site boundaries to provide children opportunities to play and experiment within the natural environment in a safe setting. Logs and boulders replace typical playground equipment for an alternative play experience.





FORMER AUTO SHOP AREA

The former auto shop is the only existing building proposed to remain on the property site. It is envisioned as a multi-purpose building that houses programs such as a ranger residence, public restrooms and a flexible outdoor gathering space. Parking is provided for ease of access, and a vegetated native buffer is planted along the perimeter to provide privacy to the adjacent residences.



RANGER RESIDENCE

One key request the community expressed was for the addition of a *Ranger in Residence* program within the project site. This program would provide oversight within the park that can help mitigate safety concerns of delinquent activity, noise and law enforcement. The proposed remodel of the existing auto shop is a sustainable and cost-effective way to reuse an existing building while providing community desired program opportunities.



OUTDOOR CLASSROOMS

An outdoor classroom has been incorporated within the boundaries of the repurposed auto shop area. It will provide opportunities for small group gatherings and educational sessions that can be connected to the *Ranger in Residence* program and local school group curriculums.

