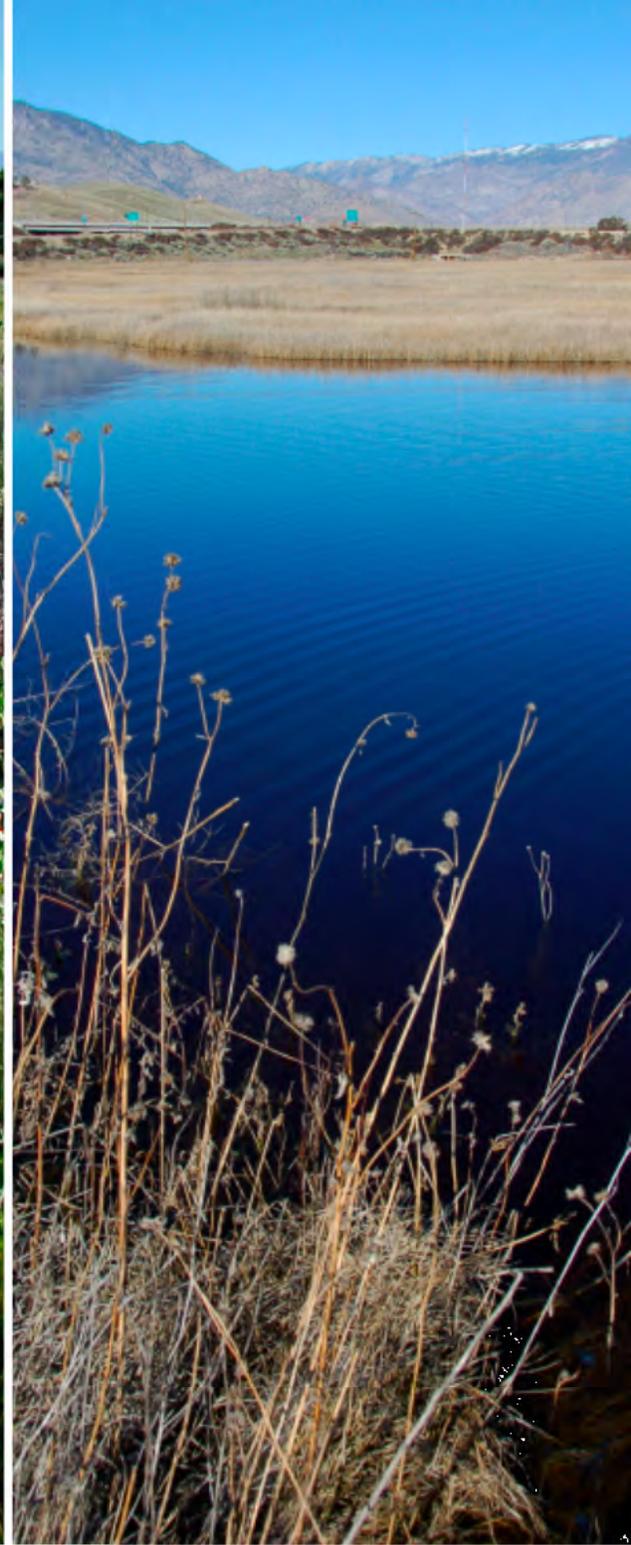


BOB POWERS GATEWAY PRESERVE STRATEGIC PLAN



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Prepared for:



With Funding from:



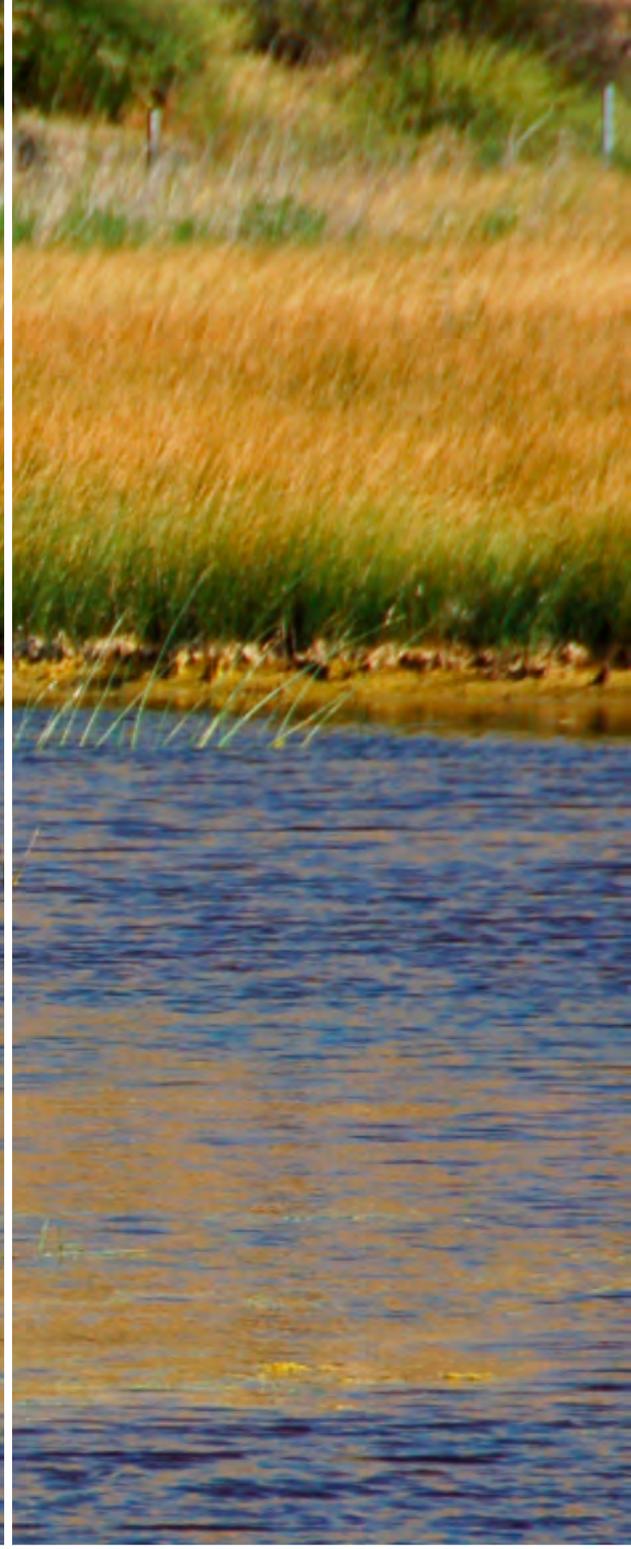
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March 1, 2012



VISION

The Bob Powers Gateway Preserve is a jewel in Lake Isabella, a place that celebrates the vegetation of an alkali wetland and the wildlife that visit it, offers a stepping stone for the visitor to make other discoveries within the greater Kern River Watershed, and is a reminder of the legacy that can be created by one individual.





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INTRODUCTION



**Kern River Valley
Heritage Foundation**
MISSION
*Protecting the
natural, scenic,
agricultural &
historic lands of the
Kern River Valley
through stewardship,
restoration and
education.*



1.1 BACKGROUND

Bob Powers (1924-2002) was a native of old Kernville before it was buried beneath the waters of Lake Isabella. He loved the Kern River Valley so much that he authored nine books that chronicle the natural and cultural history of the area. The Bob Powers Gateway Preserve (the Preserve) is approximately 18 acres in size containing roughly 14 acres of seasonal wetlands that are a hallmark of the property. The seasonal wetlands have standing water for approximately 6 months of the year that ranges from six inches to three feet deep. The wetland area is an increasingly rare example of alkaline/sub-alkaline marsh and meadow, and is also home to the Alkali Mariposa Lily (*Calochorlus striatus*), a federally listed species of concern. Traveling from Bakersfield and California’s Central Valley, the Preserve is located at the intersection of State Routes (SR) 178 and 155. For travellers, this juncture essentially is the entrance or “gateway” to the greater Kern River Valley (see Figure 1).

The Preserve is a cooperative project between Kern County (the County) and the Kern River Valley Heritage Foundation (the Foundation or KRVHF). Fee title to the Preserve is held by the County that purchased the Preserve in May, 2001. Funding for the acquisition was provided through grants from the California Transportation Commission Environmental Enhancement & Mitigation Program, the California Wildlife Conservation Board, and the County of Kern Tourism Promotion Program. The County has delegated operational responsibility for the Preserve to the Kern County Parks and Recreation Department that subsequently entered into a long-term

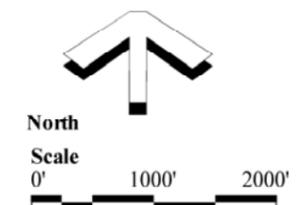
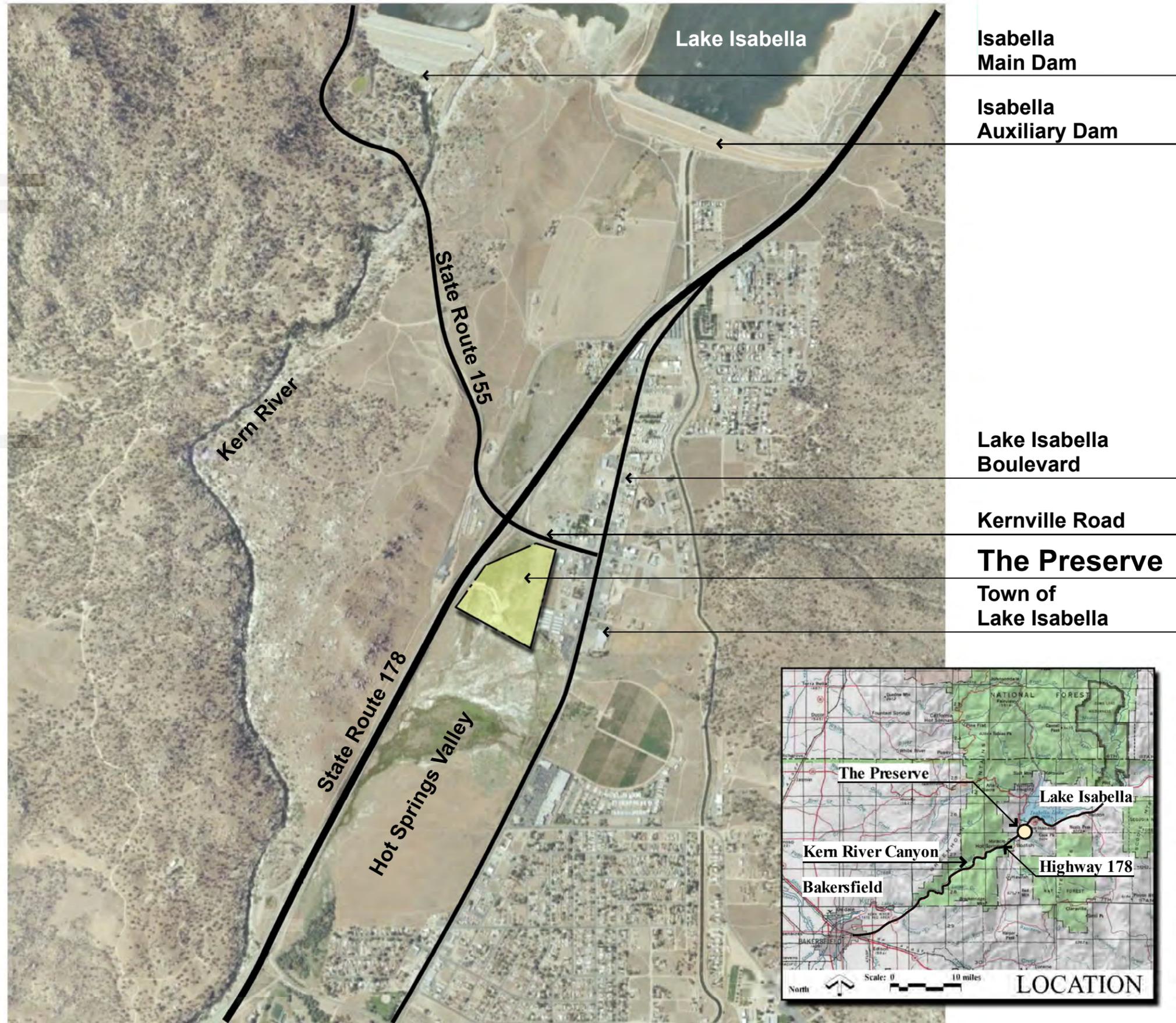
BOB POWERS GATEWAY PRESERVE STRATEGIC PLAN

Figure 1
(see text for explanation)

SETTING

LEGEND (see text for explanation)

 Property Line



March 1, 2012

This drawing is conceptual and for planning purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.

lease with the Foundation that is responsible for developing, maintaining and operating the Preserve.

Since acquisition in 2001, management activities at the Preserve have been relatively straightforward consisting of biological inventories, maintenance, fencing, wetland enhancements, and limited planting of native vegetation. There has been no general public access to the Preserve available to date.

The Foundation, in partnership with the United States Fish & Wildlife Service (USF&WS), prepared designs and acquired permits for constructing a 4-acre wetland enhancement project on the Preserve. The design of this enhancement consists of two water impoundment berms whose purpose is to lengthen the open water period of the existing seasonal wetlands and provide habitat for an enhanced quantity and variety of bird, animal and plant life. The first phase consisting of the lower berm and ponded area was completed in 2007. A portion of funding for this enhancement was provided by the USF&WS.

1.2 THE LEASE AGREEMENT

The lease agreement between the County and the Foundation is found in Attachment A. The agreement contains provisions related to the management and site development of the Preserve that serve as a foundation for the Strategic Plan. These include:

- Preserve the property and restrict uses to environmental enhancement and mitigation purposes.
- Ensure that the property be managed for the purposes of wildlife habitat preservation, restoration and management, wildlife-oriented education and research, and for compatible public uses, consistent with wildlife habitat preservation.
- Allow the Foundation to make selected improvements for the stewardship of the Preserve including but not limited to: (i) fencing; (ii) wetlands enhancement: ponds, plantings, trees, etc; (iii) nature trail; (iv) wildlife garden; and (v) a visitor/interpretive center including a Chamber of Commerce office and appropriate visitor parking and other items.

1.3 THE STRATEGIC PLAN PURPOSES

This Bob Powers Gateway Preserve Strategic Plan (the Strategic Plan) was prepared by the Foundation through a grant from the Sierra Nevada Conservancy. The purposes of the Strategic Plan are to guide the Foundation and community of interests in stewarding the Preserve resources and making them available to the general public for a variety of uses consistent with the principles contained in the lease agreement. To this end the Strategic Plan:

- Presents a vision, themes, and set of goals for the Preserve and its use that, most importantly, translates into a viable plan respectful of the capabilities of the Foundation and need for community partnerships to successfully enhance and operate the Preserve.
- Overviews the context of the Preserve in terms of opportunities and constraints.
- Provides a "road map" set of phased strategies for the protection of wetlands; development of public access for recreation and outdoor education; and management, operation, and potential expansion of the Preserve.
- Provides a framework for how the Preserve could be used as a multi-agency “gateway” center.

1.4 THE STRATEGIC PLAN CONTENTS

This Strategic Plan presents:

- **Mission and Vision Statements for the Preserve (Chapter 2):** that provide a foundation for the Strategic Plan and an image of what it will be like in the future.
- **Preserve Themes (Chapter 3):** that list five programs that expand on the Preserve Vision.
- **Goals and Guidelines (Chapter 4):** that will steer the development of the Strategic Plan.
- **Site Characteristics (Chapter 5):** that describes existing conditions on the Preserve and how these are either opportunities or constraints for public use of the Preserve.

- **Enhancement and Development Improvements (Chapter 6):** that describes improvements within the Preserve that can enhance existing resources and provide public access to them for visitor-related low-impact recreation and interpretation purposes.
- **Implementation Actions (Chapter 7):** that lists a phased sequence of steps of public access, visitor amenities, and resource management enhancements for the Preserve. Included in this chapter are the concept plans and plan alternatives for a Gateway Center. A Gateway Center at the Preserve is to be a place where visitors to the Kern River Valley are welcomed and can receive information about recreation, outdoor education, and visitor-serving resources.

1.5 PLANNING PROCESS

This Strategic Plan was prepared over a 15-month period with direction provided by the Foundation Board of Directors and the integral involvement of the members of the Kern River Valley community known as the “Friends of the Preserve”. Major steps involved:

- Identifying a preliminary program of uses and development ideas with the Friends of the Preserve in an open community meeting in September, 2010.
- Establishing mission and vision statements for the Preserve.
- Establishing goals and guidelines to direct physical improvements and operational programs for the Preserve in accordance with the mission and vision statements.
- Evaluating physical site opportunities and constraints for the Preserve and how these impact resource enhancement and visitor access.
- Generating preliminary plans for resource enhancements, development of public access improvements, development of a Gateway Center, alternatives for implementation, and order of magnitude costs. These plans were reviewed with the Friends of the Preserve in June, 2011.
- Reviewing and refining preliminary plans in cooperation with potential public agency partners into a preferred plan with options for the Gateway Center and potential expansion of the Preserve.

- Developing a Draft Strategic Plan reviewed with the Friends of the Preserve in February, 2012.
- Developing a Final Strategic Plan.

There have been a number of agencies and individuals supporting the Preserve who have contributed background information and guidance concerning the goals for the Strategic Plan. They are identified in the Acknowledgement section of this report.

There were a number of ideas that were expressed for the Preserve at the Friends workshops that were not carried through into the Strategic Plan but may be appropriate for consideration at some point in the future. These are summarized in Attachment B.

2

MISSION & VISION



Preserve Mission

Preserve and steward the alkali wetlands of the Hot Springs Valley for visitor enjoyment, education, and inspiration about the diverse resources of the region for this and future generations.

Preserve Vision

The Bob Powers Gateway Preserve is a jewel in Lake Isabella, a place that celebrates the vegetation of an alkali wetland and the wildlife that visit it, offers a stepping stone for the visitor to make other discoveries within the greater Kern River Watershed, and is a reminder of the legacy that can be created by one individual.



3

PRESERVE THEMES



Programs for stewardship and public access at the Preserve will explore the five inter-related experiential and interpretive themes that elaborate on the Preserve's Vision.

EXPLORATION

A place and its resources may be viewed many different ways by many different people. For the traveler, the Preserve will be a place of orientation and learning. For local residents, the Preserve will provide opportunities for contemplation, wildlife observation, and enjoyment of a singular setting. For the young and inquisitive, the Preserve will be a stepping stone of discovery that could lead to greater adventure at more distant natural lands throughout the region. To teachers, the Preserve will be an easily accessible place to inform and educate about the synergy and interdependence of the natural environment and natural sciences. To the businesses of Lake Isabella, the Preserve is a gateway amenity that brings visitors to their doorstep. To Native Americans in the Valley, the hot springs are sacred places that are intrinsically linked to the alkali wetlands of the Preserve. To Bob Powers, the Hot Springs Valley was a particular place with remarkable natural and cultural history to celebrate in writing.

GATEWAY TO DIVERSITY

The Preserve is located at the intersection of two state highways at the western entrance to the Kern River Valley. Visitors traveling to Isabella Lake, north to the upper reaches

of the Kern River, or east to the South Fork of the Kern River and Walker Pass all pass by this site. The Preserve is truly a gateway location where the visitor can learn about a myriad of available outdoor recreation and educational opportunities and other visitor services.

INTERCONNECTIVITY

The Preserve is an 18-acre resource that is part of the more than 200-acre alkaline/ sub-alkaline marsh and meadow that extends up and down the Hot Springs Valley. This meadow is the result of tectonics, geothermal activity, soils, and hydrology. These natural forces have worked together over time to create the high water table and alkali characteristics of the Preserve's setting that provides the environment for the plants and animals that depend upon it.

IDENTITY

The alkali wetland meadows, of which the Preserve is but one part, provide Lake Isabella with a unique horizontal open space and identity. The Alkali Mariposa Lily, the Tricolored Blackbird, and the Kern Red-winged Blackbird are uncommon flora and fauna to be celebrated as hallmark species among the visually subtle plant mosaic where foraging birds, butterflies, amphibians, and reptiles live or visit and are observed at the Preserve.

STEWARDSHIP

The adopted values of the Foundation begin with conservation science. The practices of conservation science and managed public access in a safe setting are not mutually exclusive activities, but inter-related ones. The Preserve will beckon and direct a community's spirit into action in preserving, restoring, monitoring and maintaining the Preserve and in managing public access programs. Managed public access is key to the quality of the Preserve experience and to successful stewardship of resources.

4

STRATEGIC PLAN GOALS AND GUIDELINES



Goals and guidelines of the Strategic Plan are presented below for implementing the mission and vision for the Preserve. While some apply to the entire Preserve property, others are specific to discrete planning areas or activities. Goals, guidelines, and objectives are defined by the California State Parks Draft Planning Handbook as follows:

- ◆ **Goal** refers to a general, overall, and ultimate purpose, aim or intent towards which management will direct effort. Goals are not necessarily measurable except in terms of the achievement of component objectives that are involved in the attainment of the goal.
- ◆ **Guideline** refers to a general set of parameters that provide direction for accomplishing goals.
- ◆ **Objective** refers to a specific statement of expected accomplishment of desired future condition toward which management will direct efforts in the context of striving to achieve a broader goal. Objectives are achievable, and where possible measurable and time specific.

The Goals and Guidelines described below are further supported by specific objectives contained in Chapter 7: Implementation Strategies of this report.

RESOURCE STEWARDSHIP

◆ **GOAL R-1: To protect and enhance the natural resources of the Hot Springs Valley.**

Guidelines:

- **R-1.1:** Protect and establish locally native vegetation communities and wildlife habitat within the Preserve to the extent possible while allowing for primary development of educational and recreational uses.
- **R-1.2:** Recognize that the Preserve is one part of a larger drainage system of permanent and seasonal alkali wetlands. To retain the habitat integrity and corridor values, acquire additional lands or easements to expand the Preserve when opportunities arise.
- **R-1.3** Establish a protocol for a systematic collection and storage of Preserve information and documents that assures their protection in perpetuity.

PLANTS

◆ **GOAL P-1: To establish native vegetation communities that create diversity of habitats.**

Guidelines

- **P-1.1:** Enhance the wetland landscape to include both permanent and seasonal wetland plant associations.
- **P-1.2:** Establish riparian plant associations where such habitat could provide additional, more diversified wildlife presence.
- **P-1.3:** Plant areas, including buffers and screening hedgerows, with species that are native to the region and that will attract beneficial insects and wildlife, but are not known to attract pests nor be invasive.
- **P-1.4:** Provide monitoring and maintenance to ensure the long-term health and survival of native plants.
- **P-1.5:** Develop a native plant wildlife garden to attract, among other species, hummingbirds, butterflies, and foraging birds. Design the garden to facilitate an "adopt the garden" program and at the same time educate the public about the benefits of plants native to the Kern River Valley.

Where feasible, use the garden as a source to provide plants for on-site or nearby habitat enhancement projects.

- **P-1.6:** Control exotic plant species through mechanical and natural means.
- **P-1.7:** Avoid adverse impacts to wetland habitats and potential special-status plant species during construction, grading, and during any enhancement of the Preserve's facilities.

◆ **GOAL P-2: To protect habitat for threatened and endangered plant species.**

Guidelines

- **P-2.1:** Promote native plant biodiversity.
- **P-2.2:** Where possible expand the presence of Alkali Mariposa Lily (*Calochortus striatus*) on the Preserve.

HABITAT

◆ **GOAL H-1: To maintain and expand the Preserve's wildlife habitat and promote biodiversity.**

Guidelines

- **H-1.1:** Complete the Gateway Wetlands Enhancement Plan (United States Department of the Interior Fish and Wildlife Service / Alta Engineering).
- **H-1.2:** Locate high-impact visitor use areas away from sensitive wildlife habitat.
- **H-1.3:** Monitor all construction and development activities to avoid and/or minimize impacts to special-status species.
- **H-1.4:** Develop water sources to supplement natural rains and runoff into the Preserve to create a range of habitats that include permanent wetlands and associated marshes, seasonal wetlands, riparian, and upland landscapes.
- **H-1.5:** Develop additional nesting habitat for the Tricolored Blackbird (*Agelaius tricolor*) and Kern Red-winged Blackbird (*Agelaius phoeniceus aciculatus*).
- **H-1.6:** Provide habitats for dragonflies and other invertebrates.

◆ **GOAL H-2: To manage and monitor visitor use throughout the Preserve to protect habitat values.**

Guidelines

- **H-2.1:** Provide perimeter fencing with signs identifying the Preserve as a protected area.
 - **H-2.2:** Identify specific locations where the public may enter the Preserve and the Preserve trail system.
 - **H-2.3:** Utilize boardwalks and/or habitat access control fencing as necessary to direct Preserve use to trails and identified areas.
 - **H-2.4:** If appropriate, develop observation blinds to allow wildlife observation at close range.
 - **H-2.5:** Identify a system of zones on the Preserve and develop a gating system that would allow seasonal closure of selected areas.
 - **H-2.6:** Allow dogs in the Preserve, subject to the following:
 - All dogs will be on leash.
 - Dogs may be prohibited on trails passing through sensitive areas or restricted seasonally. Specific trails on which dogs will be allowed will be signed accordingly.
 - **H-2.7:** Prohibit all hunting and/or use of firearms within the Preserve.
- ◆ **GOAL H-3: To manage predators within the Preserve.**

Guidelines:

- **H-3.1:** Perform integrated pest management activities to maintain healthy populations of indigenous wildlife species and reduce invasive pests.
- **H-3.2:** Work with the California Department of Fish and Game (CDF&G) and other resource agencies to manage coyotes and non-native species that have historically been observed in the Preserve.

WATER RESOURCES

- ◆ **GOAL W-1: To maximize the efficiency of water usage.**

Guidelines

- **W-1.1:** Employ high-efficiency irrigation systems for plant establishment.
- **W-1.2:** Minimize irrigation by planting just prior to the winter rainy season.

◆ **GOAL W-2: To enhance water quality.**

Guidelines

- **W-2.1:** Capture and filter water runoff from on-site parking areas using bioswales and green infrastructure.
- **W-2.2:** Where possible, treat runoff entering the Preserve using water quality basins, bioswales, and green infrastructure.
- **W-2.3:** Reduce stormwater run-off by minimizing the amount of impermeable surfaces in the Preserve and incorporating pervious surface treatments where feasible.
- **W-2.4:** Consistent with applicable regulations, limit use of pesticides and fertilizers in order to reduce potential adverse impacts to local and regional water resources.
- **W-2.5:** Plan all construction activities to occur during times of the year that avoid high groundwater periods and use best management practices for erosion control at all construction sites.

◆ **GOAL W-3: To enhance wetlands.**

Guidelines

- **W-3.1:** Install an energy-efficient groundwater pumping system (solar or wind-powered) to enhance wetland marsh habitats and provide an aesthetic amenity for the Preserve visitor that may be enjoyed throughout the year.

◆ **GOAL W-4: To respect the high water table.**

Guidelines

- **W-4.1:** Engineer all structures to recognize the high water table and potential for liquefaction during earthquake events.
- **W-4.2:** Assure that all waste-water disposal systems do not negatively affect groundwater quality.

PUBLIC ACCESS FACILITIES

◆ **GOAL F-1: To develop all facilities to meet current codes and design standards.**

Guidelines

- **F-1.1:** Design and develop all structures, trails, and use facilities to meet accessibility guidelines as outlined in the latest edition of the California State Parks *Accessibility Guidelines*.
 - **F-1.2:** Develop all facility designs to be energy efficient and meet or exceed the current Kern River Valley Design Guidelines.
 - **F-1.3:** Design all roads, parking areas, trails, and facilities to minimize disturbance of the Preserve's natural and cultural resources and enhance them where possible.
- ◆ **GOAL F-2: To provide vehicular access into the Preserve that is easily accessible from Highways 178 and 155 .**

Guidelines

- **F-2.1:** Identify access routes that accommodate a full range of vehicle types.
 - **F-2.2:** Develop formal parking commensurate with the level of facility development and visitor use such that off-site parking is minimized with the possible exception of special events. If sufficient on-site parking is not possible due to access and resource constraints, evaluate land acquisition of adjacent properties or joint use agreements.
 - **F-2.3:** Provide accessible parking spaces as required by law and in proximity to trailheads and the Gateway Center.
 - **F-2.4:** Identify alternative overflow parking areas / shuttle routes that could be used for special events.
- ◆ **GOAL F-3: To recognize the importance of the Preserve as a community amenity for Lake Isabella and the greater Kern River Valley, and to assure that community access is provided.**

Guidelines

- **F-3.1:** Identify and develop pedestrian and bicycle access routes to the Preserve from the surrounding community.
- **F-3.2:** Provide safe and convenient bicycle parking in association with the major entrance and staging area.
- **F-3.3:** Identify and develop day use areas within the Preserve that will also help accommodate local outdoor passive recreation needs.

- ◆ **GOAL F-4: To develop day use facilities that will invite and provide consistent aesthetic and wildlife viewing appeal to local residents and the visiting public emphasizing passive recreation and educational opportunities consistent with the property's intended uses.**

Guidelines

- **F-4.1:** Develop pedestrian-only nature trail(s) within the Preserve and, where possible, offer loop opportunities of varying lengths to accommodate users of varying ages and abilities.
 - **F-4.2:** Develop use areas in shaded settings (trees or structures) that are conducive to all-season visitation.
 - **F-4.3:** Develop an outdoor classroom and/or learning stations to facilitate school use of the Preserve.
 - **F-4.4:** Develop a wildlife garden as a visitor amenity (see also Guideline P-1.5).
 - **F-4.5:** Provide a limited number of family picnic areas and one group use area (up to 40 people) with related solid waste disposal facilities.
- ◆ **GOAL F-5: To provide utility systems that support Preserve functions and that meet current standards.**

Guidelines

- **F-5.1:** Provide domestic water.
- **F-5.2:** If additional water is needed for irrigation or to enhance the wetlands of the Preserve provide in accordance with state and local regulations using either treated wastewater or new wells.
- **F-5.3:** Observe County of Kern separation requirements in the construction of the potable water and wastewater disposal systems.
- **F-5.4:** Provide sanitary facilities that, over time, are commensurate with the anticipated level of use.
- **F-5.5:** Construct permanent restrooms to be above the 100-year floodplain and serviced by a septic tank and leach field system. Size and construct all septic systems per County standards.
- **F-5.6:** Provide fire breaks and install fire hydrants or other fire suppression equipment on site per Fire Department standards.

- **F-5.7:** Provide exterior security and safety lighting at the Preserve in conformance with "dark skies" principles and directed away from wetland areas.
 - **F-5.8:** Design electrical facilities to maximize sustainability and reduce energy consumption. Emphasize use of solar and other alternative energy sources for use in permanent restrooms and other buildings. To the extent practical incorporate energy supply system into the design of structures.
- ◆ **GOAL F-6: To develop the Bob Powers Gateway Preserve and Gateway Center in cooperation with the Chamber of Commerce and other public and private visitor-serving organizations.**
- Guidelines
- **F-6.1:** Identify interior and exterior space needs for visitor information and education services, offices, and storage.
 - **F-6.2:** Identify anticipated staffing and service levels and potential agency, community, and volunteer involvement.
- ◆ **GOAL F-7: To provide a visitor experience that emphasizes the natural character of the Hot Springs Valley.**
- Guidelines
- **F-7.1:** Site and design visitor use areas and facilities to emphasize views to the Preserve wetlands and views to the southwest down the Hot Springs Valley.
 - **F-7.2:** Where possible provide vegetative buffer screening of adjacent private developments.

VISITOR EDUCATION AND INFORMATION

- ◆ **Goal E-1: To provide an interconnected system of Preserve features and programs that will foster education and research about the ecology of the Hot Springs Valley and the Kern River Watershed, and the need to steward these resources.**
- Guidelines
- **E-1.1:** Provide informational signs to orient visitors and identify Preserve rules at the entrance and staging area.

- **E-1.2:** Develop outdoor electronic information kiosks that allow the visitor to learn about the Preserve and other recreation, education, and visitor-serving resources of the Kern River Valley.
 - **E-1.3:** In conjunction with the Bob Powers Gateway Center, provide visitor orientation programs and visitor-serving information.
 - **E-1.4:** Identify loop trail opportunities and themes for varying educational levels.
 - **E-1.5:** In conjunction with local schools, prepare an Interpretation Master Plan to develop and guide interpretive and educational visits in the Preserve.
 - **E-1.6:** Establish a Watchable Wildlife Program and related facilities.
 - **E-1.7:** Over time and as resources permit, offer docent-led tours of the Preserve either on a reservation basis or during the prime tourist season, at regular intervals.
- ◆ **Goal E-2: To establish a monitoring program about the Preserve's natural features and public access compatibility.**

Guidelines

- **E-2.1:** Develop a permit program to allow unrestricted access for qualified research, collecting, and recording of resource conditions.
 - **E-2.2:** Conduct and document annual biological monitoring programs of special-status plants and wildlife at the Preserve.
 - **E-2.3:** Develop automated facilities for monitoring the Preserve's groundwater levels and wetland areas for both water quantity and water quality purposes.
 - **E-2.4:** Document the time, location, duration, and number of users accessing the Preserve programs and correlate this information to all biological monitoring programs.
- ◆ **Goal E-3: To assist visibility of the Preserve and the Kern River Valley.**

Guidelines

- **E-3.1:** Clearly sign the Preserve from Highways 178 and 155.

- **E-3.2:** Create a Bob Powers Gateway Preserve and Gateway Center web page and develop a virtual tour of the Preserve and the Kern River Valley with a comprehensive explanation of the geologic, climatic, hydrologic, and biological resources as well as the cultural history of the region.
- **E-3.3:** Link the Bob Powers Gateway Preserve and Gateway Center web page to the resources of other interpretive centers and visitor-serving facilities in the Kern River Valley.

MANAGEMENT AND PARTNERSHIP

- ◆ **Goal M-1: To involve federal, state, and local government agencies, related non-government organizations, and local community interests in the planning, development and management of the Preserve.**

Guidelines

- **M-1.1:** Provide ongoing review opportunities of all plans and programs associated with the Preserve.
- **M-1.2:** Integrate public access plans with resource conservation programs to create a net-benefit project that builds support and facilitates regulatory compliance concurrent with plan adoption.

- ◆ **Goal M-2: To assure adequate funding of capital improvements, operations, and maintenance.**

Guidelines

- **M-2.1:** Identify a sequence of physical improvements based on the philosophy that less is more but that will, over time, continually advance improvements in conformance with the overall Vision for the Preserve.
- **M-2.2:** Phase improvements, based on funding availability.
- **M-2.3:** Identify a range of private and public funding sources that may be coordinated in a synergistic fashion for capital improvements proposed for the Preserve.
- **M-2.4:** Consider opportunities for partnership programs with the public and private sector through concession or lease agreements to staff, operate, and manage the Preserve..

- **M-2.5:** Undertake collaboration efforts to obtain adequate protection and funding of a Preserve endowment for the long-term administration and maintenance of Preserve.
- **M-2.6:** Encourage cooperation with partner agencies, non-profit organizations, and conservation and educational interest groups to provide passive recreation, education and interpretation programs to meet the educational goals of the Preserve and, where possible, the mutual goals of these agencies and organizations.
- **M-2.7:** Develop outreach and media / marketing programs to assure stewardship and support public access to the Preserve.

5

EXISTING PRESERVE CHARACTERISTICS



As shown on Figure 2, the Preserve consists of two parcels. These are AP #485-080-25 and AP #485-043-02. An access easement to the Preserve is located off of the intersection of Suhre Street and Turner Avenue.

Figure 3 presents an overview of the Preserve and the immediately adjacent lands. Table 1 below is keyed to Figure 3 and lists opportunities and constraints that affect resource enhancement, site development, and public use of the Preserve. However, there are several key site characteristics that either provide the Preserve its identity and should be respected when considering improvements at the Preserve or that limit how the Preserve can be accessed and used. These characteristics are summarized below.

Jurisdictional Wetlands

Figure 3 identifies the boundary of jurisdictional wetlands as delineated by the U.S. Army Corps of Engineers in 1988. While the delineation is dated and does not reflect any changes that may result from the recently constructed or planned wetland enhancement berms, it provides a general guidance for molding landscape modifications and public access improvements. Any development within the wetlands would be subject to jurisdictional review and potential mitigation requirements.

Alkali Mariposa Lily

Attachment C presents the distribution of the Alkali Mariposa Lily (*Calochortus striatus*) as recorded in 2010. The Alkali Mariposa Lily is neither a federal or state protected species. The California Native Plant Society lists the Alkali Mariposa Lily as

California Rare Plant Rank 1B.2. Plants constituting California Rare Plant Rank 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Sections 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to the California Environmental Quality Act (CEQA).

The location of the Alkali Mariposa Lily is generally found in the upland areas of the Preserve which is also the area most suitable for development of public access amenities and the Gateway Center. Monitoring of the lily populations at the Preserve has shown a high variability of distribution and presence based on rain cycles, the fact that the plant may not bloom every year, and soils. As a bulb, the species may be transplanted with success directly related to the rigor and methods used in the transplanting. Attachment D presents a general guide to steps to be taken in transplanting the Alkali Mariposa Lily.

**Tricolored Blackbird
and Kern Red-
Winged Blackbird**

Both the Tricolored Blackbird (*Agelaius tricolor*) and Kern Red-Winged Blackbird (*Agelaius phoeniceus aciculatus*) have been observed at the Preserve. Neither is a federal or state protected species. Both species are listed by the CDF&G as a Species of Special Concern. The Tricolored Blackbird is also listed by the Bureau of Land Management (BLM) as Sensitive and the USF&WS as a Bird of Conservation Concern.

Their nesting is dependent on a number of factors that include immediate access to open water and vegetation such as cattails, bulrushes, or a variety of other plant species all either flooded, spinous or otherwise defended against easy access by predators. Their nesting period is generally from mid-March through mid-July. Initial plantings of stinging nettle (*Urtica dioica*) to encourage nesting of the Tricolored Blackbird have been made and will be expanded. If successful, the nesting period would direct that Preserve improvements be made after mid-July of each year and to conclude by mid-March of the following year.

Groundwater Table The Preserve and adjacent properties have high groundwater levels. Free groundwater is encountered at depths of 7-10 feet in summer months but as shallow as 1 to 2 feet in some portions of the Preserve during rain periods. On the western portions of the site seasonal groundwater intersects the ground surface, resulting in ponded conditions. While this presents opportunities for wetland enhancement, it is a constraint on wastewater treatment options, requiring either a perched leach field or packaged wastewater treatment system.

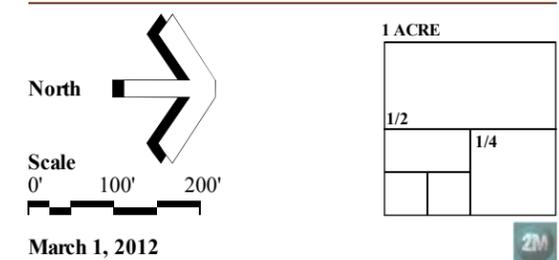
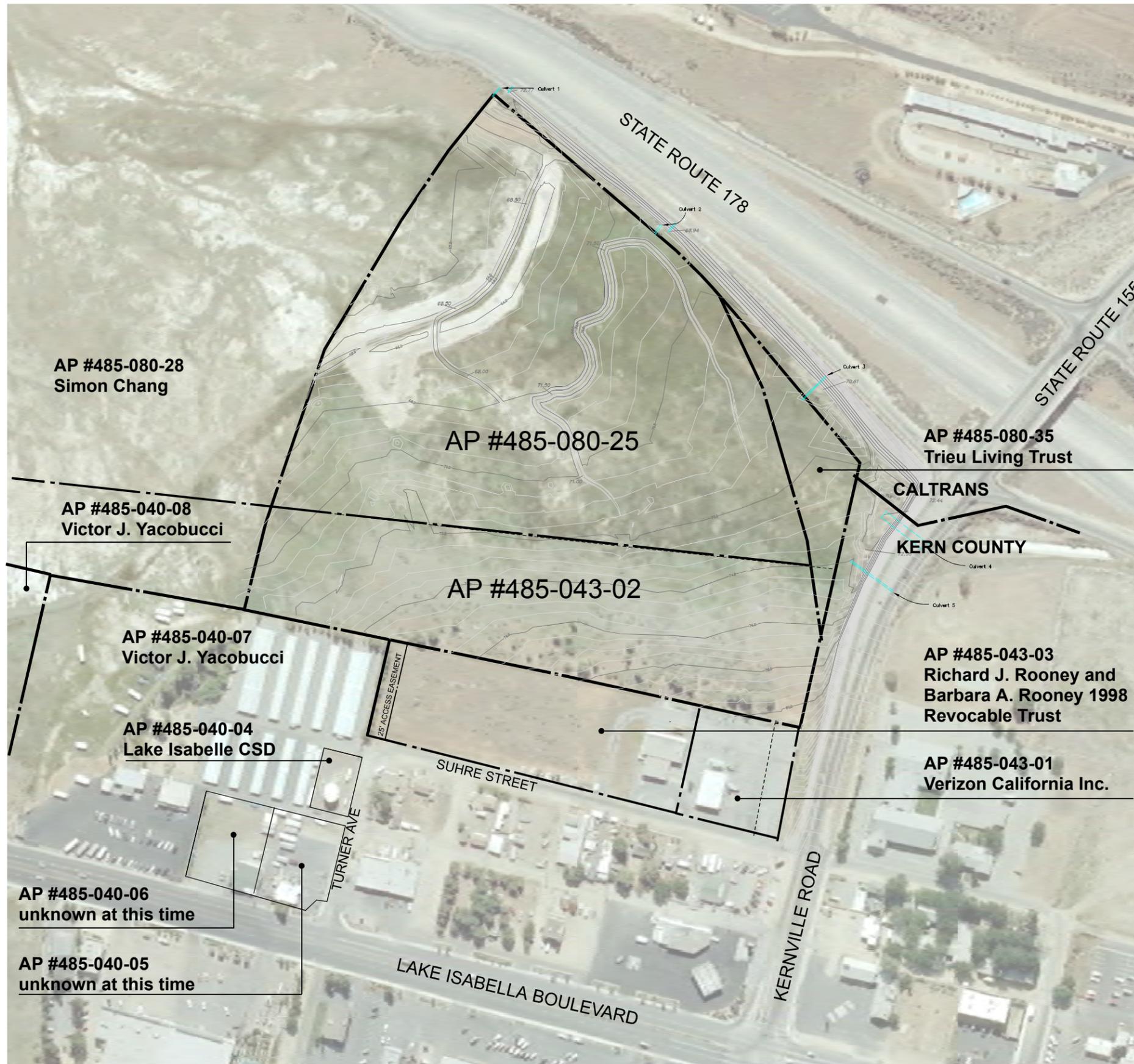
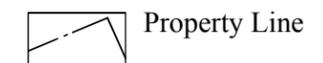
Vehicular Access Vehicular access to the Preserve is limited to a route from Suhre Street via a 25-foot-wide easement as indicated on Figure 2. Direct access from Kernville Road was evaluated and determined not to be feasible. Preliminary engineering geometrics (see Attachment E) indicated that spatial limitations and costs associated with adding turning lanes to meet Kern County road standards, the need for retaining structures, and relocation or direct burial of utility lines would provide only limited one-way access into the Preserve with no egress.

Anticipated Use A significant portion of the Preserve is constrained by wetlands and uplands with the Alkali Mariposa Lily. Based on Sequoia National Forest Service statistics, use of the existing visitor center at Isabella Dam has exceeded 300 visitors in one day. Should a highly visible, multi-agency Gateway Center be developed on the Preserve, it is likely that use levels would be much higher. This level of use will require a significant area for vehicular access and parking of a variety of vehicle types that may conflict with the Preserve's natural resources.

Kern River Valley Heritage Foundation
**BOB POWERS
 GATEWAY PRESERVE
 STRATEGIC PLAN**

Figure 2
 (see text for explanation)
OWNERSHIP

LEGEND (see text for explanation)



This drawing is conceptual and for planning purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.

Kern River Valley Heritage Foundation
**BOB POWERS
 GATEWAY PRESERVE
 STRATEGIC PLAN**

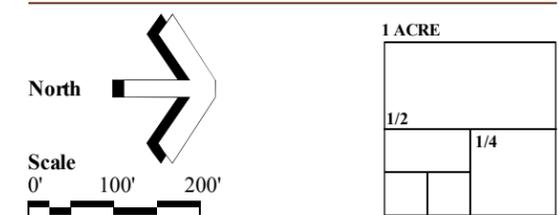
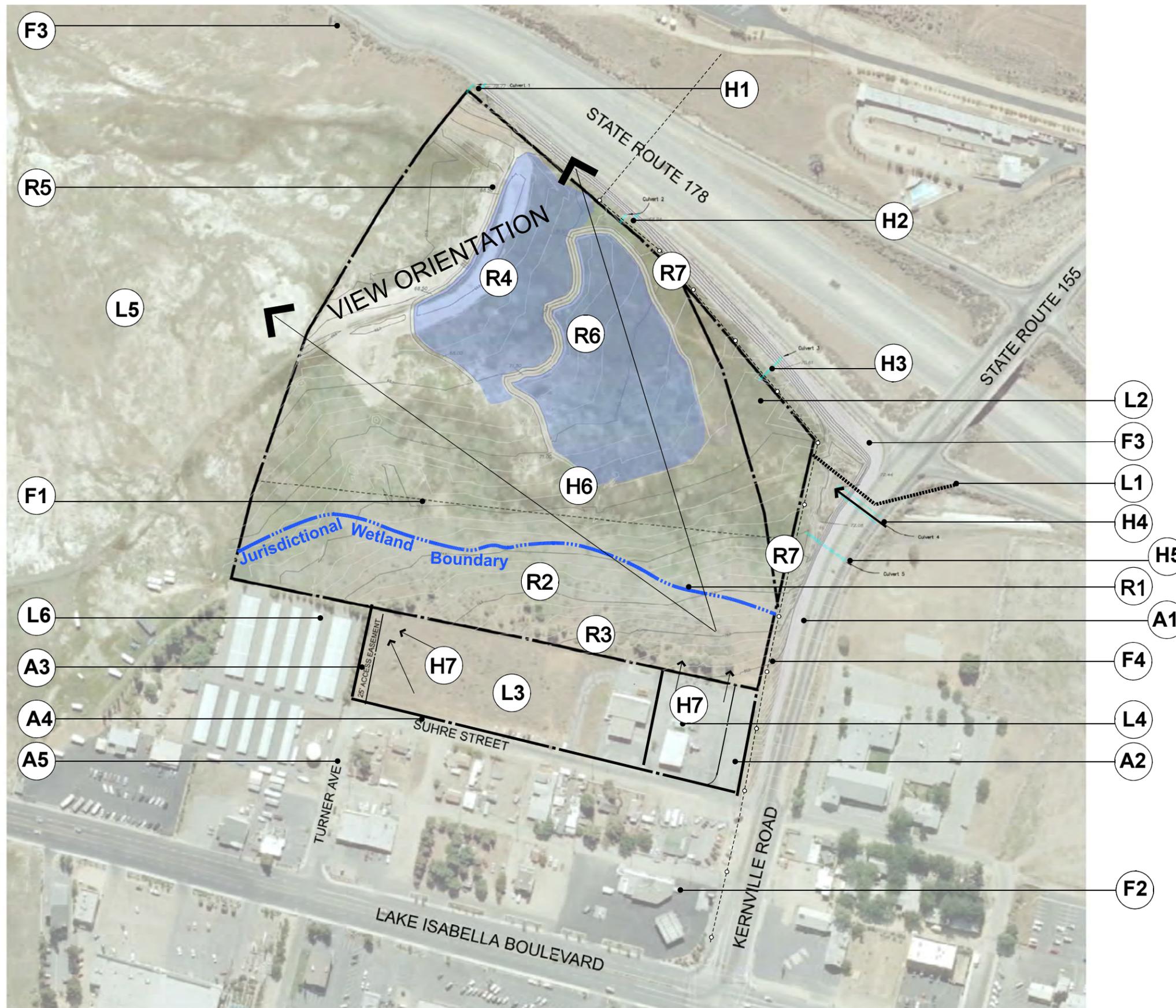
Figure 3
 (see text for explanation)

SITE CONDITIONS

LEGEND (see text for explanation)

 Property Line

 Text Key



March 1, 2012

This drawing is conceptual and for planning purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.

TABLE 1: OPPORTUNITIES AND CONSTRAINTS (SEE ALSO FIGURE 3)

FIGURE KEY	DESCRIPTION	OPPORTUNITY	CONSTRAINT
Ownership and Use			
L1	Approximate end of SR 155 (Caltrans ownership) and start of Kernville Road (Kern County ownership)	<ul style="list-style-type: none"> signs along SR 178 and SR 155 for the Gateway Center would direct travelers to the Preserve planting within SR 178 ROW to better manage water quality runoff and to screen freeway intersection from the visitor experience while at the Preserve 	<ul style="list-style-type: none"> freeway runoff is now directed into southern portion of the Preserve any proposals to alter the interchange, add or change signs along SR 155 or SR 178, or planting in highway ROW will require Caltrans encroachment permits and approvals working with Caltrans may involve a lengthy and costly process
L2	Owner: Trieu Living Trust Approximate Size: 1+ acre	<ul style="list-style-type: none"> expansion of the Preserve to include the property would allow <ul style="list-style-type: none"> better management of the Preserve resources selected perimeter planting to screen freeway intersection from the visitor experience while at the Preserve 	<ul style="list-style-type: none"> acquisition cost willingness of owners unknown at this time may somewhat limit access to drainage channel for maintenance and/or enhancement
L3	Owner: Richard J. Rooney and Barbara A. Rooney 1998 Revocable Trust Approximate Size: 2.97 acres	<ul style="list-style-type: none"> ownership or co-use of property would: <ul style="list-style-type: none"> provide maximum opportunity for the Preserve-related access, parking and infrastructure support (water, wastewater, electrical, mechanical) maximize resource stewardship of the Preserve allow remodel and use of existing building as a Gateway Center 	<ul style="list-style-type: none"> acquisition cost unknown future use plans by owner willingness of owners / interest in partnership opportunity unknown configuration of parcel essentially requires owner cooperation for any access to the Preserve other than use of easement along south side of property
L4	Owner: Verizon California Inc. Approximate Size: 0.94 acre	<ul style="list-style-type: none"> potential access along north side of parcel (see A2 below) 	<ul style="list-style-type: none"> facility actively being used for telecommunications purposes working with Verizon management and gaining permission for any access considerations may be problematic willingness of owners / interest in partnership opportunity unknown
L5	Owner: Simon Chang Approximate Size: 180 acres (4 parcels)	<ul style="list-style-type: none"> expanding the Preserve west would provide better management of resources potential pedestrian access to Elizabeth Norris Road and Uffert Park 	<ul style="list-style-type: none"> acquisition cost unknown future use plans by owner. unknown willingness of owners to work cooperatively to expand the Preserve as an amenity

TABLE 1: OPPORTUNITIES AND CONSTRAINTS (SEE ALSO FIGURE 3)

FIGURE KEY	DESCRIPTION	OPPORTUNITY	CONSTRAINT
		<ul style="list-style-type: none"> significant portions of parcels are wetlands and not developable 	for development
L6	Owner: Victor J. Yacobucci		<ul style="list-style-type: none"> type of development not conducive to the Preserve experience. existing screening not effective
Access			
A1	Kernville Road	<ul style="list-style-type: none"> ROW for Kernville Road is 120 feet that is sufficient for a right-turn lane 	<ul style="list-style-type: none"> access to the Preserve from Kernville Road must meet County standards for geometrics access would involve constructing a right-turn lane involving new slopes that may have potential wetland impacts and/or retaining walls extension of existing culverts may be required egress from the Preserve would be a right turn only scenario eliminating direct access back to state highways permitting and development costs would be significant slopes would involve an 8% grade into site
A2	Kernville Road (Service Road easement)	<ul style="list-style-type: none"> 50-foot-wide “future street line” shows on Parcel Map No 211 dated January, 1972 on the Verizon property includes open area that is not now fenced off and used for parking off of Suhre Street if available, could be used for access directly from Suhre Street. 	<ul style="list-style-type: none"> this dedication had expired and does not show up on current County Surveyor Map Number 41-31 from Deed Book 729 dated July, 2006. would require agreement from Verizon that may be difficult to obtain without purchase potential fee-simple or easement acquisition cost
A3	25-foot-wide Access Easement between Suhre Street and Preserve along an extension of Turner Avenue	<ul style="list-style-type: none"> two-way, 20-foot-wide drive one-way, 12-foot-wide drive alternative fire/emergency access vegetation or fencing to screen views 	<ul style="list-style-type: none"> as defined, this access does not exist at this location cannot be corrected without County, Verizon, and current owner agreement if two-way road, not sufficient width for significant tree planting / vegetative screening no control over aesthetics of adjacent parcel use as entrance would involve a drive from Kernville Road via either Suhre Street or Lake Isabella Boulevard to Turner Road any route that is not relatively direct into the Preserve is not visually appealing given land uses

TABLE 1: OPPORTUNITIES AND CONSTRAINTS (SEE ALSO FIGURE 3)

FIGURE KEY	DESCRIPTION	OPPORTUNITY	CONSTRAINT
			<ul style="list-style-type: none"> that currently exist and lack of unified streetscape design streetscape redesign and funding would be required over and above Preserve improvements
A4	Suhre Street	<ul style="list-style-type: none"> 40-foot-wide County ROW could be designated a one-way / slow street design to: <ul style="list-style-type: none"> - enhance image - calm traffic - allow space for landscaping - provide pedestrian amenities - enhance water quality 	<ul style="list-style-type: none"> current land uses along Suhre Street not visually conducive to Preserve entrance experience County Road Development Standards do not address one-way streets or slow-street traffic calming concepts possible variance from standards required street pedestrian amenities not addressed in Kern Valley Specific Plan Design Guidelines streetscape redesign and funding would be required over and above Preserve improvements
A5	Turner Avenue	<ul style="list-style-type: none"> 40-foot-wide County ROW could be designated in whole or in part a one-way / slow street design to: <ul style="list-style-type: none"> - enhance image - calm traffic - allow space for landscaping - provide pedestrian amenities - enhance water quality 	<ul style="list-style-type: none"> current land uses along Turner Avenue not visually conducive to Preserve entrance experience County Road Development Standards do not address one-way streets or slow-street traffic calming concepts possible variance from standards required street pedestrian amenities not addressed in Kern Valley Specific Plan Design Guidelines streetscape redesign and funding would be required over and above Preserve improvements
Habitat			
R1	General wetland delineation limit line as drawn by the U.S. Army Corps of Engineers in 1988	<ul style="list-style-type: none"> areas east of the wetland boundary would be suitable for development 	<ul style="list-style-type: none"> any wetland fill west of the line may require compensatory mitigation any trail / structures to be on a boardwalk in order to minimize footprint
R2	Alkali mariposa lily (<i>Calochortus striatus</i>) exists throughout the site. It grows in calcareous sandy soil in seasonally moist alkaline habitats. These plants are not found in soils with surface salts, or wetter areas with permanent standing surface water. The bulb remains dormant and does not sprout in dry years. (see also	<ul style="list-style-type: none"> expand distribution and numbers on site as the lily can be transplanted 	<ul style="list-style-type: none"> the plant, though not officially listed for environmental review purposes, is nonetheless uncommon, with a limited range and distribution. The official status of the species is: <ul style="list-style-type: none"> - Federal Endangered Species Act: not listed; identified by the US Fish and Wildlife Service

TABLE 1: OPPORTUNITIES AND CONSTRAINTS (SEE ALSO FIGURE 3)

FIGURE KEY	DESCRIPTION	OPPORTUNITY	CONSTRAINT
	Figure 2)		<ul style="list-style-type: none"> as a Species of Concern; identified by the US Bureau of Land Management as “sensitive” - California Endangered Species Act: not listed - California Rank: S2 - Imperiled in the state because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or state/province - California Native Plant Society (listing: 1B.2 (rare, threatened, or endangered in CA and elsewhere) • the densest concentration of the lily on the site is in the upland, relatively drier areas east of the existing barbed wire fence • transplanting of the Alkali Mariposa Lily has been conducted with limited success
R3	Native trees	<ul style="list-style-type: none"> • denser planting along eastern Preserve boundary incorporated with fire break 	<ul style="list-style-type: none"> • requires watering and monitoring for success • may be seen as potential fire hazard and/or require annual mowing of understory to reduce risk
R4	Existing dike	<ul style="list-style-type: none"> • Tricolored Blackbird habitat on outside edge of dike slope • wetland area could be made larger • open water could be permanent with developed supply 	
R5	Gate valve		<ul style="list-style-type: none"> • requires monitoring to manage water levels / habitat values
R6	Proposed dike, wetland enhancement, spillway	<ul style="list-style-type: none"> • Tricolored Blackbird habitat on outside edge of dike slope • design for open water / pond with pumped groundwater as supply • would feed lower ponded area 	<ul style="list-style-type: none"> • may require lining of ponded area • may require transplanting the Alkali Mariposa Lily
R7	Views to SR 178 and SR 155	<ul style="list-style-type: none"> • boundary planting of riparian species (willow, cottonwood, alder, sycamore) to screen freeway 	<ul style="list-style-type: none"> • requires watering and monitoring for success • water supply not readily available • would require Caltrans permission

TABLE 1: OPPORTUNITIES AND CONSTRAINTS (SEE ALSO FIGURE 3)

FIGURE KEY	DESCRIPTION	OPPORTUNITY	CONSTRAINT
Hydrology			
H1	24-inch CMP Invert Outlet Elevation = 72.77 ft. survey datum	<ul style="list-style-type: none"> enhance water quality with drainage meander / capture time riparian plantings 	
H2	42-inch CMP Invert Outlet Elevation = 65.92 ft. survey datum Drains into lower pond	<ul style="list-style-type: none"> enhance water quality with drainage meander / capture time riparian plantings 	
H3	35- inch x 24-inch CSP Arch Invert Outlet Elevation = 72.44 ft. survey datum Considered insignificant because it only collects water from a small area between the highway and the off-ramp	<ul style="list-style-type: none"> enhance water quality with drainage meander / capture time riparian plantings could be diverted into adjacent property if incorporated into preserve (see L2) 	<ul style="list-style-type: none"> upper pond designs need to assure there will not be backwater impacts on culverts
H4	Three 5-foot x 5-foot box culverts Invert Outlet Elevation = 72.44 ft. survey datum Water from land upstream of the highways into the wetland preserve area Drains into lower pond	<ul style="list-style-type: none"> enhance water quality with drainage meander / capture time riparian plantings could be diverted into adjacent property if incorporated into the Preserve (see L2) 	<ul style="list-style-type: none"> upper pond designs need to assure there will not be backwater impacts on culverts
H5	24-inch CMP Invert Outlet Elevation = 72.44 ft. survey datum Water from land upstream of the highways into the wetland preserve area Drains into lower pond	<ul style="list-style-type: none"> enhance water quality with drainage meander / capture time riparian plantings could be diverted into the Preserve directly to drain into upper pond if adjacent property were acquired (see L2) 	<ul style="list-style-type: none"> upper pond designs need to assure there will not be backwater impacts on culverts
H6	High water table	<ul style="list-style-type: none"> enhances ability to grow trees once established availability for creating open water feature (with pumping) 	<ul style="list-style-type: none"> use as leach fields; requires perched engineering design

TABLE 1: OPPORTUNITIES AND CONSTRAINTS (SEE ALSO FIGURE 3)

FIGURE KEY	DESCRIPTION	OPPORTUNITY	CONSTRAINT
H7	Drainage		<ul style="list-style-type: none"> current drainage patterns flow onto the Preserve water quality of runoff from Verizon property unknown
Facilities			
F1	Interior property fencing (wood post with barbed wire)	<ul style="list-style-type: none"> remove to enhance visual unity of site 	<ul style="list-style-type: none"> lack of gates
F2	Existing Kern County Board of Trade visitor information kiosk	<ul style="list-style-type: none"> relocate to the Preserve kiosk as part as initial designs 	<ul style="list-style-type: none"> would require electrical and telecommunications service connection or solar installation
F3	Freeway exit sign	<ul style="list-style-type: none"> add announcement and direction arrow to the Bob Powers Gateway Preserve 	<ul style="list-style-type: none"> would require Caltrans cooperation and permits approval
F4	Overhead Utility Line	<ul style="list-style-type: none"> bury to reduce visual impact 	<ul style="list-style-type: none"> visual distraction would need to be raised, buried, or relocated to construct access from Kernville Road

6

PRESERVE CONCEPTS



General Phasing A three step phasing approach would include: 1) continuing resource enhancement at the Preserve with limited public access; 2) expanding public access and provision of basic visitor amenities; and 3) developing a Gateway Center. Figures 4 and 5 illustrate the first two steps in creating an immediately achievable vision for the Preserve that enhances wetland and upland habitats and provides initial visitor access amenities for low-impact recreation and outdoor education. Step 3 is illustrated in Figure 9 and includes the development of a Gateway Center whose use would be limited by the available parking that could be developed on site. Section 6.4 below describes the Gateway Center and options associated with it. A detailed listing of implementation actions is found in Chapter 7.

6.1 STEWARDSHIP OF RESOURCES

6.1.1 HYDROLOGY

**Wetland
Enhancement**

The second phase of the Preserve's wetland enhancement berm system is designed and is assumed will be implemented once funding becomes available.

Given the shallow groundwater table, the potential exists to develop a shallow well and solar and/or wind generated pump system to supplement runoff from the surrounding lands and extend the wetted period of the ponded areas (see Figures 4 and 5). Based on a total wetted area of approximately 1 acre in size and loss of water from percolation and solar radiation during the summer months, an approximately 55-gallon-per-minute

well would be required for permanent water (non-potable) throughout the year. Attachment G provides assumptions and calculations for the well and pump system.

Should the Gateway Center be developed (see Section 6.4) treated wastewater could be directed to the impoundments thus reducing reliance on a well and pump system for enhanced water presence.

Water Quality Much of the surface water that drains into and through the Preserve is generated from upstream, accessing the Preserve from a culvert and drainage channel under Kernville Road. This channel also collects additional stormwater runoff from SR 178. This presents an opportunity to enhance the stormwater channel to increase water quality and provide nesting habitat (willows) for blackbirds as illustrated on Figure 5.

6.1.2 VEGETATION MANAGEMENT AND HABITAT RESOURCES

Riparian / Screening Vegetation Because of the high water table, riparian vegetation (willows, cottonwoods, sycamores) can be readily established around the property. Such vegetation would not only provide habitat benefits but also shade for Preserve visitor use areas and screen and/or direct views from the site down the Valley to the southwest. Generally this would include trees. A list of potential revegetation species is found in Table 2.

Planting of thistle and other cover species for Tricolored Blackbird and the Kern Red-winged Blackbird habitat will continue on the outside edge of the existing and proposed dike slopes and any other lands disturbed by the Preserve program.

Wildlife Garden The wildlife garden is to be viewed in two ways. The first is that the entire Preserve is a wildlife garden. In this respect, planting to encourage blackbird nesting is an obvious way that the vegetation of the Preserve attracts wildlife. When the boardwalk and observation platform are constructed, as well as other miscellaneous public access features associated with the Preserve, there will be a certain level of ground disturbance. Revegetation of these areas will be restricted to native plants that add to the diversity of grasses and shrubs now at the Preserve and that both appeal visually and provide forage for all levels of the food chain.

The second way to view the wildlife garden is as a succinct use area. This would be initially developed in association with picnicking at the site (see Figure 4) and expanded to the north (see Figure 5) as parking is developed, or to include the roof of the Gateway Center (see Figure 9). Table 2 provides a list of plants that could be suitable for the wildlife garden.

Alkali Mariposa Lily

The Alkali Mariposa Lily is one of the vibrant natural features of the Preserve. Virtually any ground disturbing activities outside the wetland areas of the Preserve has the potential of disturbing the lily. In order to not delay development of the site once funding is secured for improvements, and to assure the continued presence of the lily on the site, an adaptive-management program for the Alkali Mariposa Lily should be initiated in those areas indicated for new public access features. Attachment D presents the methodology for initiating that program.

Fencing

The SR 178 and SR 155/Kernville Road rights-of-way are fenced and effectively restricts access to the Preserve from the north and west. However, there is no fencing on the property line between the Preserve and the adjacent private property that abuts the southeast corner of the SR 178 / SF 155 interchange. Six-foot-high chain link fencing exists on the Preserves eastern property line. A wood rail fence runs across the wetlands generally along the Preserve southern property line. An interior fence traverses the property in a north-south direction and has served as an additional barrier for access into the wetland area of the Preserve. The split rail fence along the southern property line will be modified as a habitat access control fence to keep cattle and dogs from entering the Preserve if found to be necessary. Either the interior fence will be removed entirely to visually unify the Preserve or, at a minimum breaks in the interior fence will be made to accommodate the pedestrian trail system.

Habitat values along within the jurisdictional wetlands will be enhanced by managing public and pet access through a pedestrian boardwalk system, controlled overlooks with railings, and signs. Initially, habitat access control fencing (t-stakes and barbless wires)

will be installed and signed where the trail passes near the wetland enhancement ponds. As the boardwalk is developed, the necessity of this fencing will be reevaluated.

Pets All pets within the Preserve will be required to be on a short leash. Pedestrian access will be limited to developed trails.

Fire Management A mowed maintenance access route that will also serve as a fire break will be maintained around a portion of the south, the east, and the north property lines.

TABLE 2: MASTER VEGETATION LIST

Botanical Name	Common Name	Wildlife Garden	Blackbird Habitat	Screening & Shade Plants	Riparian Screening Trees (west property line)
<i>Achnatherum hymenoides</i>	Indian rice grass	■			
<i>Alnus rhombifolia</i>	white alder	■		■	
<i>Anemopsis californica</i>	Yerba Mansa	■			
<i>Arctostaphylos densiflora</i>	Vine Hill manzanita	■			
<i>Arctostaphylos glauca</i>	big berry manzanita	■		■	
<i>Arctostaphylos pungens</i>	pointleaf manzanita	■		■	
<i>Artemisia douglasiana</i>	mugwort	■		■	
<i>Artemisia tridentata</i>	big sagebrush	■		■	
<i>Asclepias fascicularis</i>	narrow-leaf milkweed	■			
<i>Atriplex canescens</i>	shadscale	■			
<i>Atriplex lentiformis breweri</i>	quailbush	■			
<i>Baccharis salicifolia</i>	mulefat	■		■	
<i>Carex</i> spp.	sedge	■			
<i>Chilopsis inearis</i>	desert willow	■			
<i>Cirsium</i> spp.	thistle	■	■		
<i>Deschampsia caespitosa</i>	tufted hairgrass	■			
<i>Distichlis spicata</i>	salt grass	■			
<i>Eleocharis</i> spp.	rush	■			
<i>Ericameria nauseosa</i>	rabbit brush	■		■	
<i>Eriogonum nudum</i> var. <i>pubiflorum</i>	naked buckwheat	■		■	
<i>Fallugia paradoxa</i>	apache plume	■		■	
<i>Fraxinus latifolia</i>	Oregon ash	■		■	
<i>Grindelia hirsutula</i>	hairy gumplant	■			
<i>Juglans californica</i>	California black walnut	■		■	
<i>Leymus triticoides</i>	alkali rye grass	■			
<i>Malacothemnus fasciculatus</i>	chaparral mallow	■			
<i>Muhlenbergia asperifolia</i>	scratch grass	■			
<i>Muhlenbergia rigens</i>	deer grass	■			
<i>Nasella pulchra</i>	purple needlegrass	■			
<i>Platanus racemosa</i>	California sycamore	■		■	
<i>Populus angustifolia</i>	narrow-leaved cottonwood	■		■	
<i>Populus fremontii</i> ssp. <i>fremontii</i>	Fremont cottonwood	■		■	
<i>Prosopis pubescens</i>	screwbean mesquite	■			
<i>Rosa woodsii</i>	wild rose	■	■		
<i>Rubus ursinus</i>	California blackberry	■	■	■	
<i>Salicornia</i> spp.	pickleweed	■			
<i>Salix exigua</i>	sandbar willow		■		■
<i>Salix gooddingii</i>	Goodding's black willow		■		■
<i>Salix laevigata</i>	red willow		■		■
<i>Salix lasiolepis</i>	arroyo willow		■		■
<i>Salix lucida</i> ssp. <i>lasiandra</i>	shining willow		■		■
<i>Salix melanopsis</i>	dusky willow		■		■
<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry	■			
<i>Schoenoplectus</i> spp.	tule	■			

Botanical Name	Common Name	Wildlife Garden	Blackbird Habitat	Screening & Shade Plants	Riparian Screening Trees (west property line)
<i>Scripus acutus</i>	hardstem bulrush	■			
<i>Scripus lacustris</i>	bulrush	■	■		
<i>Sheperdia agentea</i>	silver buffaloberry	■			
<i>Stipa speciosa</i>	desert needlegrass	■			
<i>Suaeda spp.</i>	seepweed	■			
<i>Typha spp.</i>	cattail	■	■		
<i>Urtica dioica</i>	stinging nettle	■	■		
<i>Vitis girdiana</i>	desert grape	■			

6.2 PUBLIC ACCESS FACILITIES

Americans with Disabilities Act

All parking, new facilities, interpretive facilities, and trails within the Preserve will be developed and signed for universal access to accommodate requirements of the Americans with Disabilities Act for outdoor recreation areas.

Local Use

At a minimum, the Preserve will be developed with trails, interpretive facilities, and minimal visitor-serving facilities for local residents, school groups, and the general public to visit the site and learn about its resources.

6.2.1 VEHICULAR AND PEDESTRIAN ACCESS

Initially a pedestrian and service access route via the 25-foot-wide access easement to the Preserve from Suhre Street would be developed (see Figure 4). Parking would occur along Suhre Street. Eventually, this will be expanded to include vehicular entry (see Figures 5 and 8).

Parking

Parking for up to twenty vehicles, one bus parking space, and enhanced visitor-serving facilities is provided (see Figure 5).

Bicycle Parking

Bicycle use of Preserve trails will be prohibited. Bicycle parking racks will be located at the pedestrian entrance to the Preserve and adjacent to the parking area.

Trails The Preserve will include an approximately 0.4-mile loop pedestrian trail (with shorter loops possible) and two wetland area overlook points. This trail will initially consist of simple mowing each year (see Figure 4) and ultimately both at-grade and low boardwalks within the area delineated as jurisdictional wetlands that would not require railings. All trails would be 6 feet wide (see Figures 4, 5, 6, and 9).

Visitor Contact Point A solar-powered information kiosk will be installed at the pedestrian entrance to the Preserve. This will be relocated as necessary, when parking or expanded picnic opportunities are provided on the site. Information about Preserve regulatory and use conditions as well as area outdoor recreation and educational opportunities will be included at the kiosk.

Picnic Area Picnic tables will be provided for individual and school group use. No trash containers will be provided. A “pack-it-in/pack-it-out” rule will be instituted.

6.2.2 UTILITIES

Water Supply Potable water for the Preserve would be secured from the Lake Isabella Community Services District. A drinking fountain and fire hydrants will be developed in association with the parking and picnic area developed in Step 2.

Wastewater Treatment Sanitary facilities will be initiated with portable toilets at the Preserve entrance (See Figure 4). At the time when consideration is being made to provide vehicular access to the Preserve, it should be clear if a Gateway Center would be pursued or not. If not, a vault toilet would be installed adjacent to the parking area.

Should the Gateway Center be developed (with or without on-site parking) a modular decentralized aerobic wastewater treatment system is recommended¹. Such a system would use low-flow toilets and wash basins and could accommodate between 300 and 600 visitors per day. This system would utilize conventional septic tanks, but avoids leach fields. Treated water could be directed to the wetland area.

¹ Such systems exemplified by Hydro-Action, AP series (<http://www.hydro-action.com/>).

**Electrical Supply and
Communication
Services**

Electrical and communication lines would be stubbed off of the intersection of Suhre Street and Turner Avenue. All lines would be buried within the access road and/or trail alignments.

6.3 INTERPRETATION

The themes of the Preserve as presented in Chapter 3 will be highlighted in the interpretive program. Particular emphasis will be placed on how the resources of the Preserve are part of a much larger ecosystem within the Kern River Valley.

Interpretive Signs

A series of 9 interpretive signs would be developed along the pedestrian trails and at the observation platforms.

**Observation
Platforms**

Two observation platforms with benches and binoculars will be developed at key points along the trail that overlook the enhanced wetland ponds to provide a quiet, shielded opportunity for bird viewing in a shaded environment. As presented in Figure 7, the form of the observation structures will consist of conical elements reminiscent of Native American shelters whose top frames consisted of grass thatch or mats of tules.

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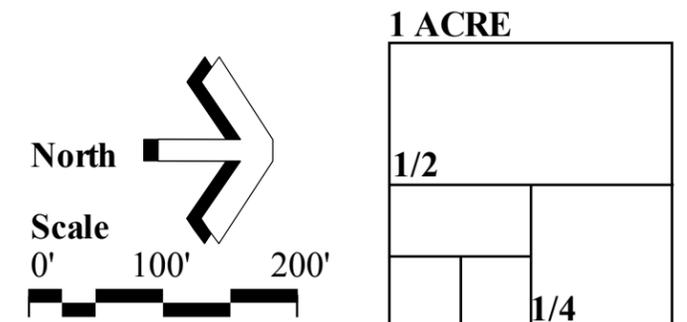
Figure 4
(see text for explanation)

STEP 1 IMPROVEMENTS SITE CONCEPT PLAN



LEGEND

-  Property Line
-  USCAE Wetland Delineation Boundary(1988)
-  Blackbird Habitat Enhancement Area
-  Interpretive Sign
-  Benches



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Figure 5
 (see text for explanation)

STEP 2 IMPROVEMENTS
SITE CONCEPT PLAN



LEGEND

- Property Line
- USCAE Wetland Delineation
- Blackbird Habitat Enhancement Area
- Interpretive Sign

North

Scale 0' 100' 200'

1 ACRE

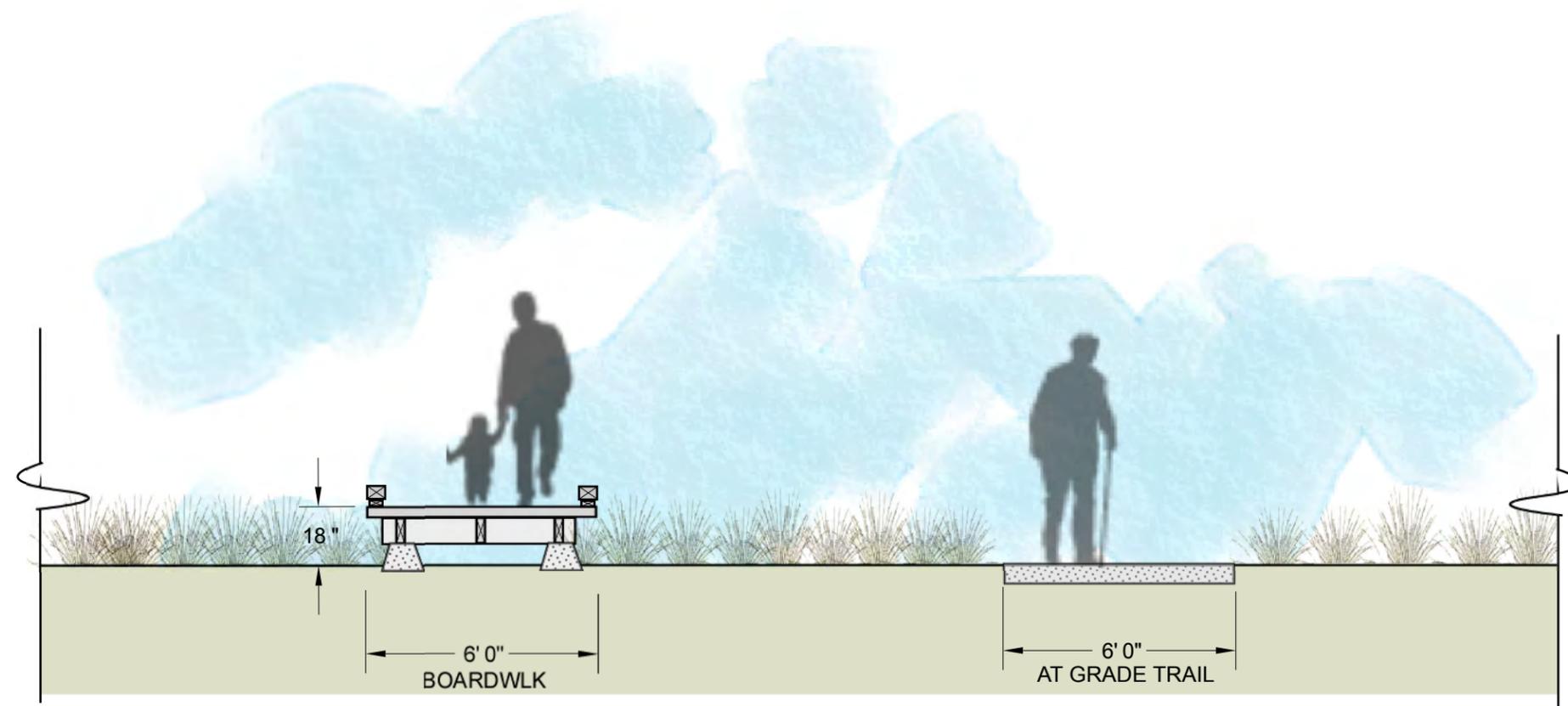
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Figure 6
(see text for explanation)
**PEDESTRIAN TRAIL
SECTIONS**



Scale



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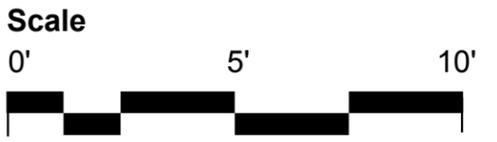
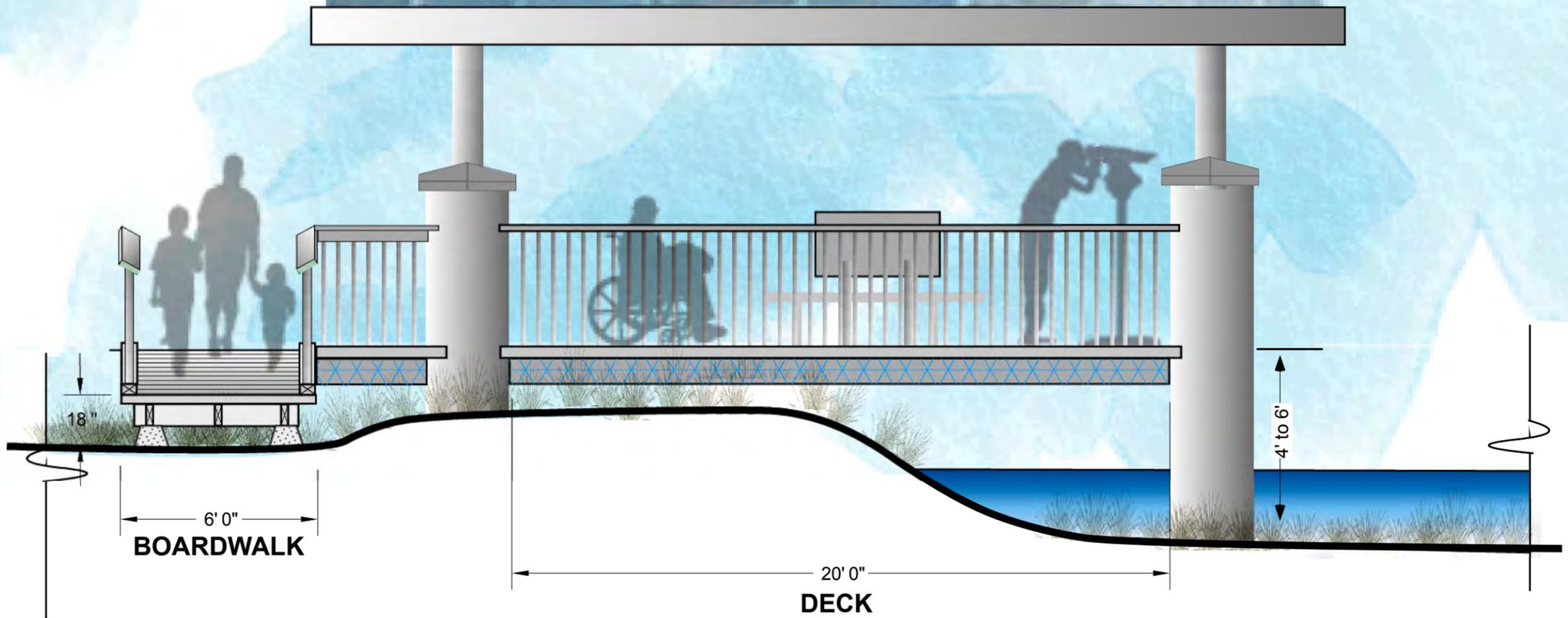


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Figure 7
(see text for explanation)
**BOARDWALK AND
OVERLOOK**



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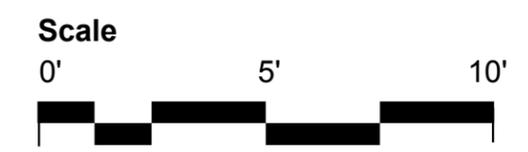
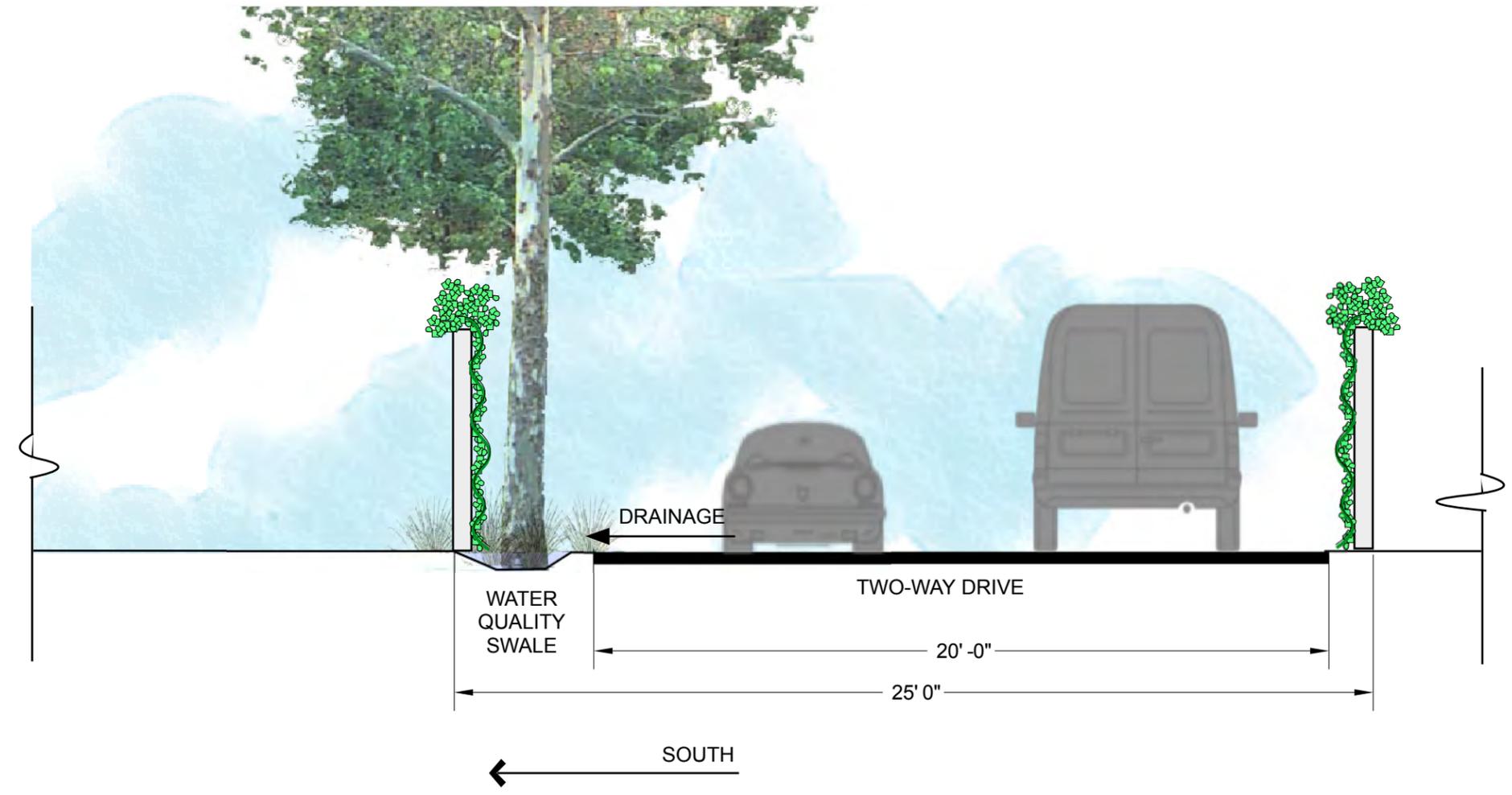
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Figure 8
(see text for explanation)

ACCESS EASEMENT



6.4 THE GATEWAY CENTER

6.4.1 PRESERVE LOCATION

Using the term “Gateway” for the Preserve is with intent. The site is highly visible from State Routes 178 and 155, the main access routes into the Kern River Valley. This visibility provides the optimum opportunity for development of a facility that could capture visitors to the Valley. Because of the Preserve’s highly visible location, the principal function of the Gateway Center is to be an orientation point, where visitors can receive information about other opportunities for recreation, outdoor education, cultural tourism and visitor-serving facilities that exist throughout the watershed. This is consistent with the Kern River Valley Specific Plan (July, 2011) that calls for a tourist center be considered for Lake Isabella to support economic growth (Policy #2.1.12 and Implementation Policy #2.1.9).

The Gateway Center therefore is not intended to be a visitor or interpretive center per se, although it will have interpretive features directly associated with the site resources. As illustrated in the basic concept plans (see Figures 9, 10 and 11) a Gateway Center could be developed with modest parking. This Center could serve as an interpretive facility for the Preserve and limited other uses, local community use, and some other uses such as an office for the Chamber of Commerce.

The Gateway Center is to be an earth-sheltered structure, with views directed toward the Preserve ponds and the open character of the alkali meadows and Kern River Valley to the southwest. Visual elements of prominence will be two approximately 25- to 35-foot-tall light wells that mimic the upper conical elements of Native American subterranean shelters whose top frames consisted of grass thatch or mats of tules. This same architectural form will be used elsewhere in the Preserve for interpretive shelters and vista overlooks at the two ponds. Combined they will present an intriguing vertical element to the otherwise horizontal landscape, thus capturing attention from SR 178.

The building is designed for an energy efficiency that provides it a long-term economic advantage and a daily comfort advantage over a standard building type. These economic and comfort advantages are obtained through:

- Earth sheltering that provides natural insulation to regulate daily temperature swings.
- Towers that create a stack effect that provides for natural cooling during the warm summer months.

The Gateway Center roof and entrance courtyard with a pond will be an integral part of a wildlife garden that supports both amphibian and upland species. Views over the Preserve will be available to visitors from the rooftop nature trail.

Table 3 presents a list of potential interior spaces that could be incorporated into a Gateway Center. Depending on the location of the Gateway Center, certain potential uses, such as a café, may not be possible due to water / wastewater and or parking requirements.

TABLE 3: Potential Gateway Center Use Areas

AREA DESCRIPTION	SQUARE FOOTAGE	NOTES
Public Outdoor Garden with Water Feature	660	<ul style="list-style-type: none"> • Pedestrian staging area with benches and general locational information about the Kern River Valley
Display and Reception Desk	1,150	<ul style="list-style-type: none"> • Open information area with artwork / interpretive exhibits • Area for maps, pamphlets, educational display • Staff of 1 person with support from USFS / BLM / USACE / CDF&G / USF&WS / Chamber to be determined
Retail Store	700	<ul style="list-style-type: none"> • Rentable space with possible area resource-based art, books, and local craft sales
Community Room	2600	<ul style="list-style-type: none"> • Flexible multi-purpose meeting space for school, community, and organization use • Opens onto outdoor wildlife garden area
Restrooms	400	<ul style="list-style-type: none"> • Sufficiently sized to accommodate groups at Center
Open Offices	900	<ul style="list-style-type: none"> • Two offices for use by Foundation, Chamber of Commerce, and others • Filing and cabinet space • Total staff of up to 3 people • Access to outdoor patio area
Private Offices	240	<ul style="list-style-type: none"> • Two offices for Foundation / Chamber of Commerce / others to be determined • Total staff space up to 4 people • Access to outdoor patio area
Mechanical Room	200	<ul style="list-style-type: none"> • Utility controls for building • Multi-media controls for Community Room
Staff Outdoor Patio	900	<ul style="list-style-type: none"> • 20% of total space
TOTAL	7,750	

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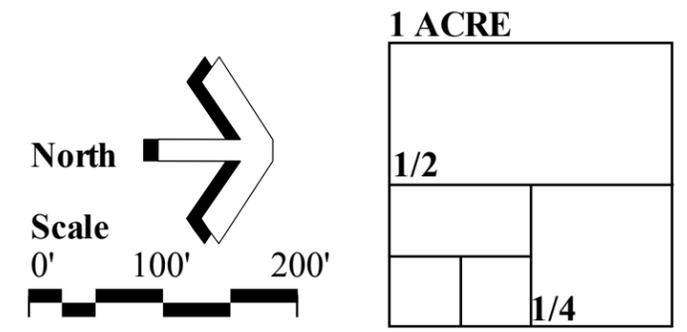
Figure 9
(see text for explanation)

GATEWAY CENTER SITE CONCEPT PLAN



LEGEND

-  Property Line
-  USCAE Wetland Delineation
-  Blackbird Habitat Enhancement Area
-  Interpretive Sign



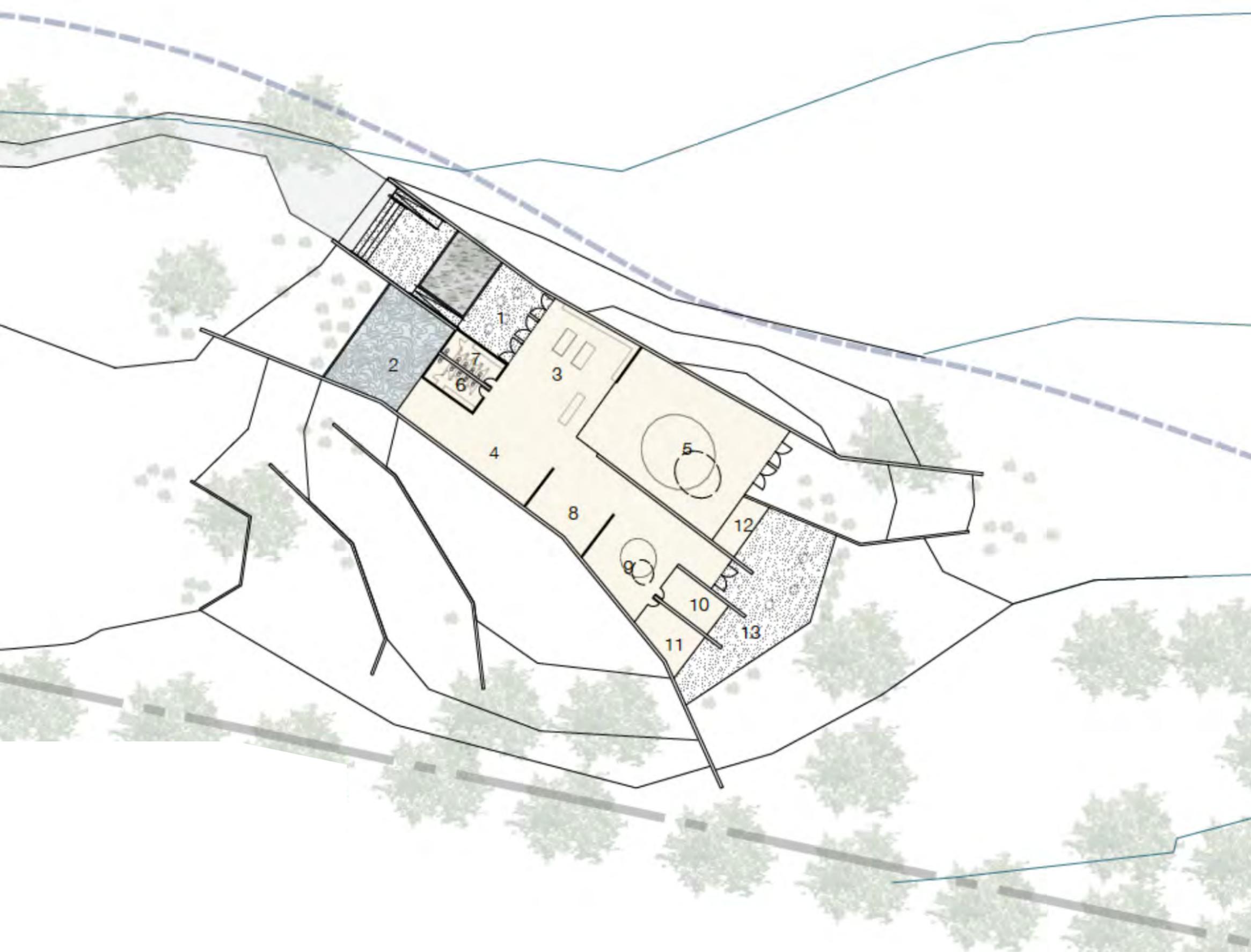
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Figure 10
(see text for explanation)

GATEWAY CENTER CONCEPT PLAN



- 1 PUBLIC OUTDOOR PATIO (660 SF)
- 2 WATER FEATURE
- 3 DISPLAY AREA AND RECEPTION DESK (1150 SF)
- 4 STORE 700 SF)
- 5 COMMUNITY ROOM (2600 SF)
- 6 MEN'S RESTROOM (200 SF)
- 7 WOMEN'S RESTROOM (200 SF)
- 8 OPEN OFFICE 1 (450 SF)
- 9 OPEN OFFICE 2 (450 SF)
- 10 PRIVATE OFFICE (120 SF)
- 11 PRIVATE OFFICE (120 SF)
- 12 MECHANICAL ROOM (200 SF)
- 13 EMPLOYEE OUTDOOR PATIO (900 SF)

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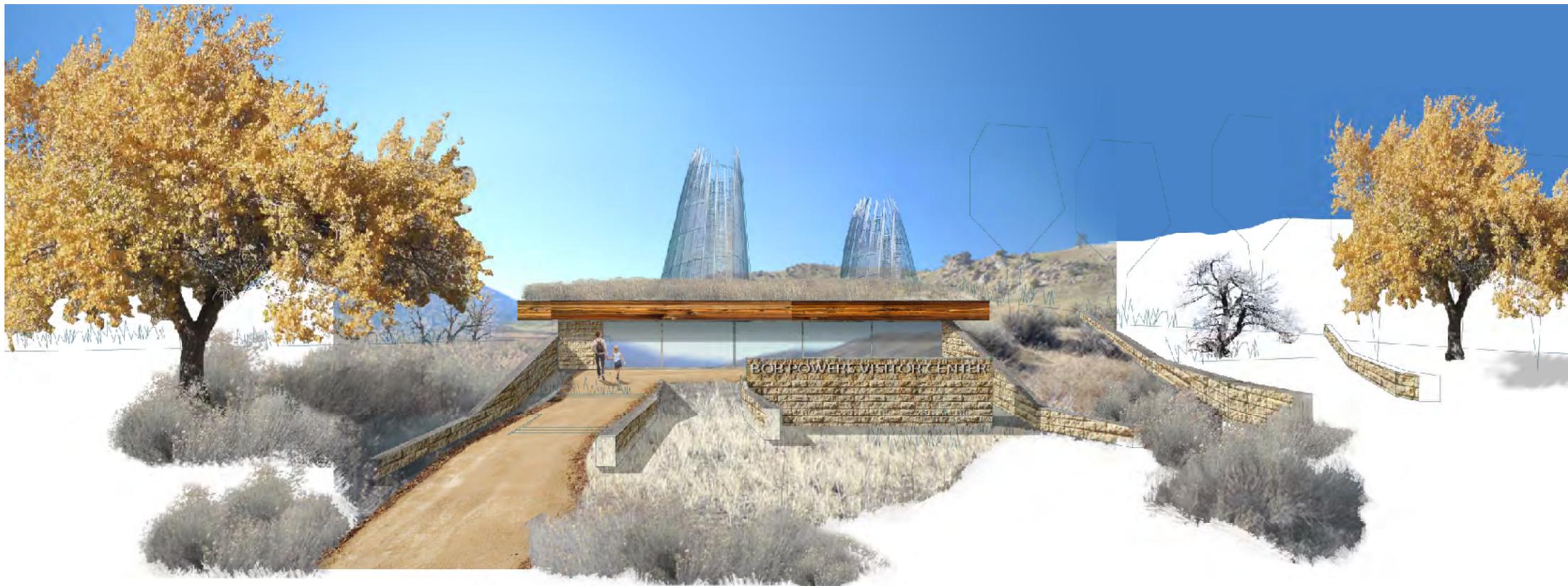


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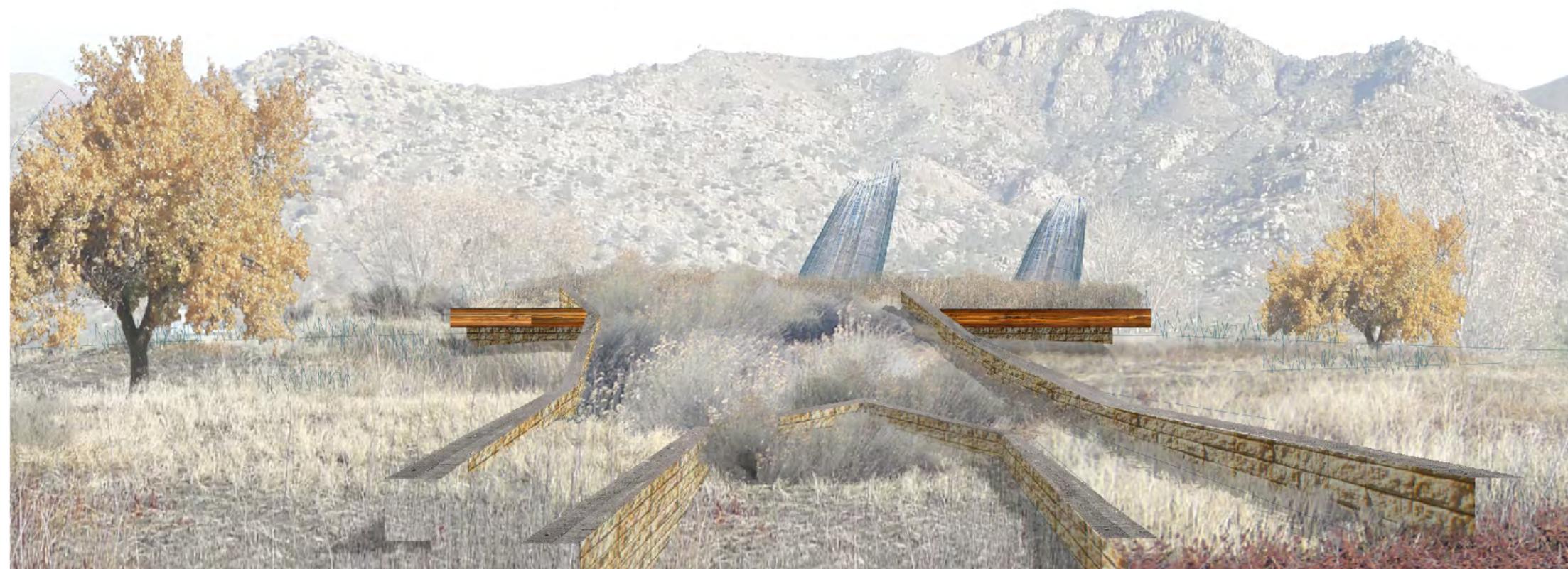
Figure 11
(see text for explanation)

**GATEWAY CENTER
CONCEPT ELEVATIONS**



SOUTH ELEVATION

EAST ELEVATION



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**Gateway Center
Options**

6.4.2 GATEWAY CENTER OPTIONS

It is recognized that the probable levels of use that would be generated by a full-service multi-agency Gateway Center as illustrated in Figure 9 that directs the general touring public to sites and services throughout the greater Kern River Valley is speculative at this time. While Preserve could accommodate the Gateway Center structure, the parking required for the number and diversity of visitor vehicles that could be expected (including automobiles, campers, mobile homes, busses, and vehicles pulling trailers) can not be accommodated on site without significant disturbance to the Preserve's upland meadows that host the Alkali Mariposa Lily and provide the essential character to the Preserve. Therefore, two alternative concepts as illustrated in Figures 12 and 13 are included for the Gateway Center using adjacent lands. Each of these plans involves either expanding the Preserve or working with in partnership with the adjacent property owner(s) to cooperatively use parking areas as part of a mixed-use development.

6.4.3 SUHRE STREET / TURNER AVENUE OPTIONS

Suhre Street and Turner Avenue do not currently meet County Road Department's Development Standards. Existing land uses along the streets are not visually conducive to a quality Preserve entrance experience. Figure 14 presents an option for the development of the streets working together as a one-way loop to the Preserve entering from Kernville Road and exiting onto Lake Isabella Boulevard. It should be noted that there are no County Road Standards that address one-way streets or slow-street traffic calming concepts and most standards do not involve sidewalks separated from the street. A possible variance from standards would be required to implement such a concept.

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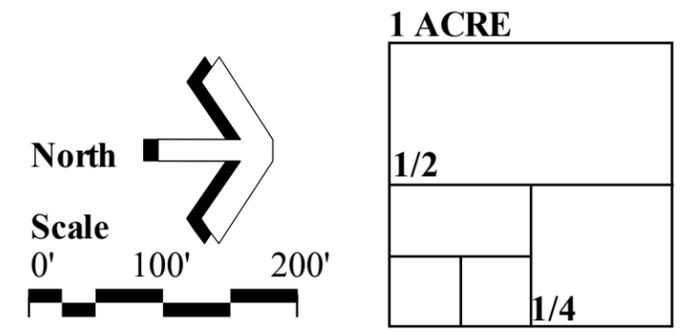
Figure 12
(see text for explanation)

ALTERNATIVE A PARTNERSHIP / SHARED PARKING



LEGEND

-  Property Line
-  USCAE Wetland Delineation
-  Blackbird Habitat Enhancement Area
-  Interpretive



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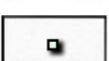
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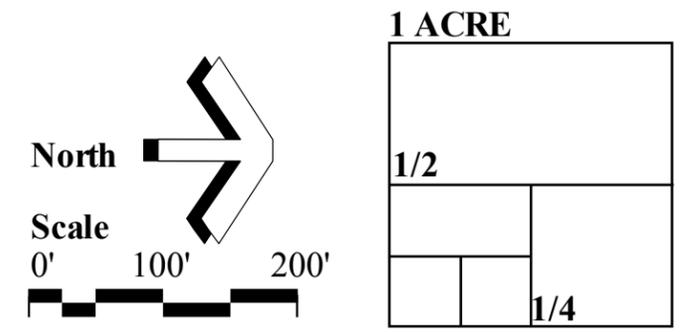
Figure 13
 (see text for explanation)

ALTERNATIVE **B**
 PARTNERSHIP /
 ADAPTIVE REUSE



LEGEND

-  Property Line
-  USCAE Wetland Delineation
-  Blackbird Habitat Enhancement Area
-  Interpretive



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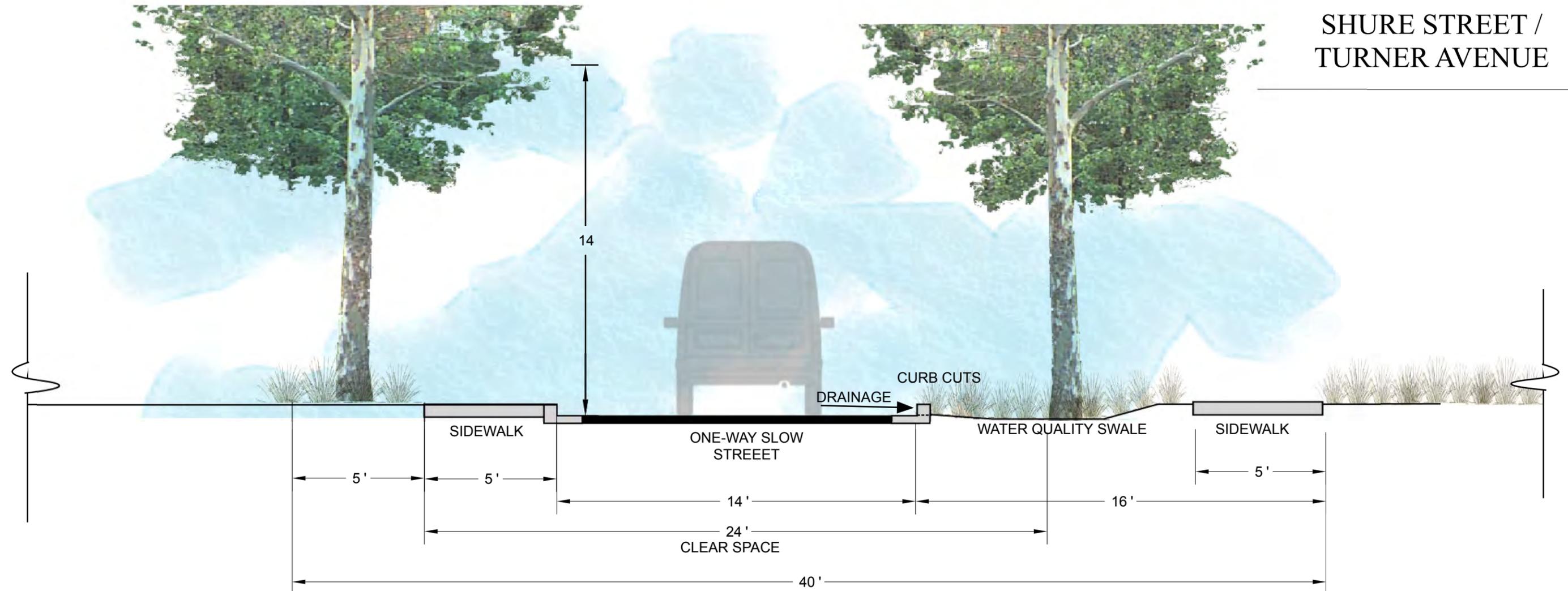
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Figure 14
(see text for explanation)

ALTERNATIVES A&B

SHURE STREET /
TURNER AVENUE



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6.5 PRESERVE EXPANSION

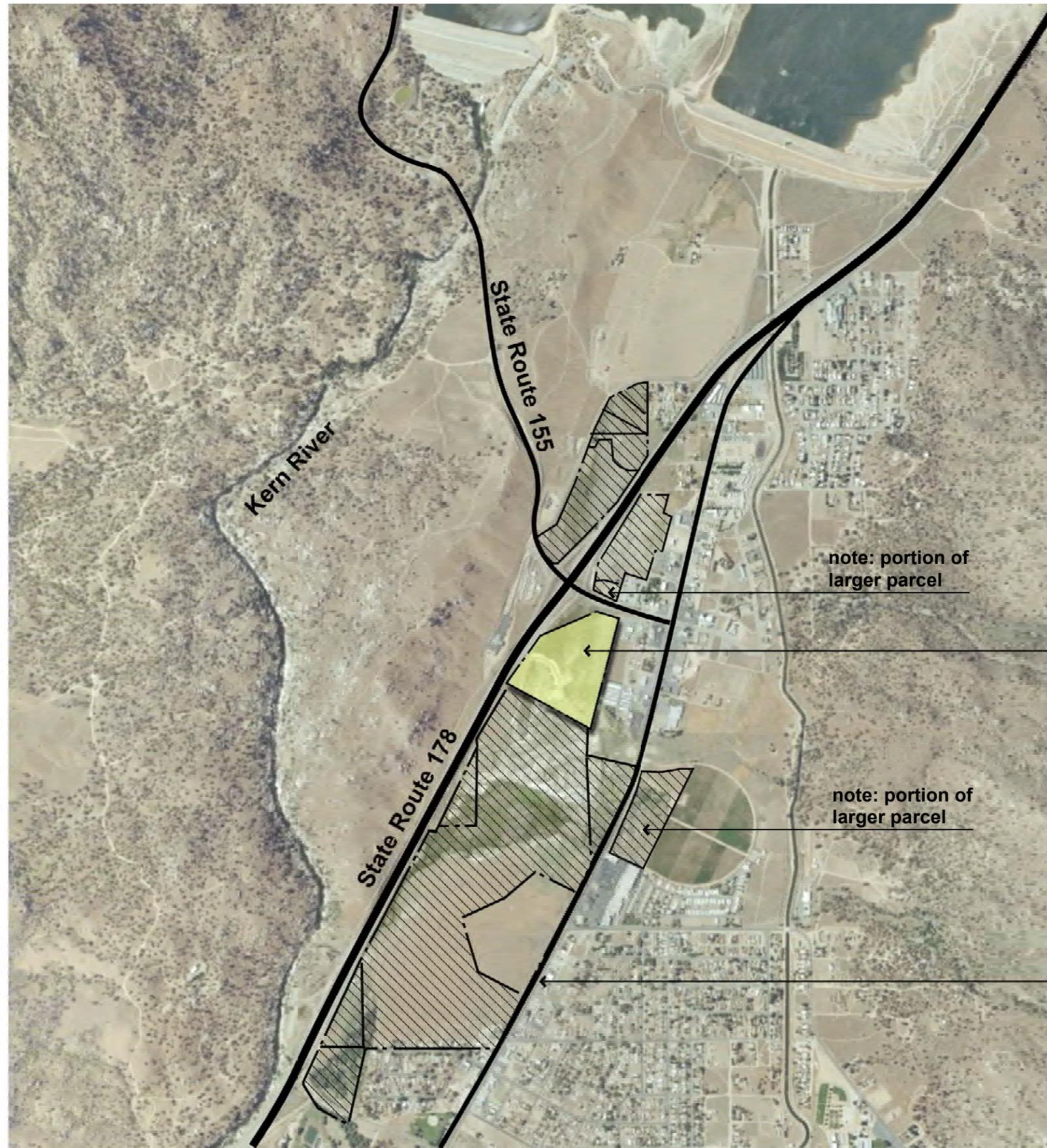
The Preserve contains but a small fraction of the alkali meadows within the general Lake Isabella area. Figure 15 presents opportunities for expanding the Preserve either through acquisition of land in fee simple or through conservation easements. Such expansion also presents an additional option to site the Gateway Center south of the Preserve on a sufficiently sized upland area adjacent to the alkali wetland complex. While not as dramatically visible from the state highways, this opportunity should be considered should those lands be acquired as part of a Preserve expansion and/or proposed for development by the property owner.

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Figure 15
 (see text for explanation)
EXPANSION
OPPORTUNITIES

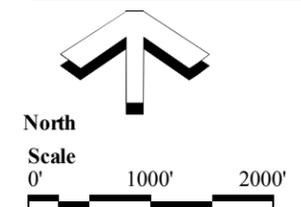
LEGEND (see text for explanation)

-  Property Line
-  Parcel Acquisition Opportunities for Gateway Center / Conservation of Alkali Wetlands



The Preserve

Lake Isabella Boulevard



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7

IMPLEMENTATION STRATEGIES



Table 4 summarizes the public access, visitor amenities, and resource management elements of the concept plans and plan alternatives.

7.1 IMPLEMENTING ACTIONS

Implementing actions for the Strategic Plan program are presented in Table 4 and are organized into four broad categories:

- **Stewardship (S):** activities involving the type and frequency of habitat surveys and monitoring / evaluating land and water resources that impact the Preserve.
- **Public Access (PA):** developing facilities to allow safe use of the Preserve by the general public.
- **Interpretation (I):** a program of interpretive themes, facilities, and programs to be emphasized at the Preserve and in the Gateway Center.
- **Governance, Operations, and Management (G):** activities for staffing and organizational needs to assure ongoing stewardship and operations of the Preserve over time.

Within each category, individual **Goals** for the Preserve are listed. In addition, within the table, the following are identified:

- **Guidelines:** applicable guidelines developed with the mission, vision, and goals for the Preserve.

- **Phasing Sequence:** an indication of the logical steps to implement the Strategic Plan. It should be noted that in many instances some implementing actions are opportunistic and may occur at any time.
- **Partnership Opportunities:** identifying agency, allied non-governmental organizations and interest groups, and/or volunteers that could be sought to implement the Strategic Plan and build long-term interest in the Preserve and success of the Strategic Plan. Also identified with asterisks (*) are the organization or organizations primarily responsible as the lead for the implementing action. Acronyms used in Table 4 are defined at the end of the document.
- **Figure Reference:** site plan and feature illustrations contained in Chapter 6 related specifically to the implementing action are listed.

TABLE 4: Implementation Strategies

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
STEWARDSHIP						
Action S-1: As opportunity presents, protect all alkali wetlands within the Hot Springs Valley by obtaining land and / or conservation easements, through gift, dedication, or fee-simple acquisition; prioritize lands and hot springs located south of the existing Preserve (see also Actions S-2).	R-1.2	15	■	■	■	<ul style="list-style-type: none"> • KRVHF* • Existing Property Owners • Kern County Parks • Sierra Nevada Conservancy • California Wildlife Conservation Board • TNC • Audubon • USACE (if mitigation is required for dam replacement)
Action S-2: Monitor progress of the Isabella Dam Project and Environmental Review to determine if land acquisition for wetland or other resource impacts would be accommodated with expansion of the Preserve. (see also Action S-1).	R-1.2	15	■	■		<ul style="list-style-type: none"> • KRVHF* • US Army Corps of Engineers (if mitigation is required for dam replacement)
Action S-3: Secure a conservation easement over all Preserve parcels to assure lands remain in open space and/or intended public uses in perpetuity.	R-1.2			■		<ul style="list-style-type: none"> • KRVHF* • Kern County • Individual property owners when conservation easements are secured
Action S-4: Develop and implement an annual monitoring and reporting program documenting Preserve conditions (reference: Land Trust Alliance Standards and Practices). Conditions to be monitored and reported upon include, but are not limited to: <ul style="list-style-type: none"> - security of perimeter fencing and gates - annual wildflower count - annual bird count - identification of noxious plants - general use levels - water resources 	R-1.3 P-1.4 P-1.6 H-1.3 E-2.1 E-2.2 E-2.4		■			<ul style="list-style-type: none"> • KRVHF* • USF&WS • CDF&G • California Audubon • California Native Plant Society • Volunteers
Action S-5: Organize, store, and guarantee secure protection of essential records about the Preserve in a permanent records location; make duplicate copies for office use.	R-1.3		■			<ul style="list-style-type: none"> • KRVHF* • Volunteers

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
Goal P-1: To establish native vegetative communities that create diversity of habitats.						
Goal P-2: To protect habitat for threatened and endangered plant species.						
Action S-6: Implement a program of transplanting Alkali Mariposa Lily from areas where public access improvements may be located and monitor success (see Attachment D)	R-1.1 P-1.3 P-2.1 P-2.2		■			<ul style="list-style-type: none"> • KRVHF* • Rancho Santa Ana Botanic Garden • California Native Plant Society • Volunteers
Action S-7: Implement a program of preserving site-specific genetic strains of the Alkali Mariposa Lily through the National Center for Plant Conservation's program and/or the Rancho Santa Ana Botanic Garden.	P-1.3 P-2.2		■			<ul style="list-style-type: none"> • KRVHF* • Rancho Santa Ana Botanic Garden • California Native Plant Society • Volunteers
Action S-8: Annually remove invasive exotic plant species as necessary using mechanical means (manual extraction, grazing, or fire) or integrated pest management techniques.	P-1.6			■		<ul style="list-style-type: none"> • KRVHF* • California Native Plant Society* • Volunteers
Action S-9: Revegetate areas disturbed by construction of wetlands or other facilities with vegetation that diversifies wildlife habitat characteristics.	P-1.2 P-2.1 H-1.5 H-1.6 R-1.1	4, 5, 9		■		<ul style="list-style-type: none"> • KRVHF* • California Native Plant Society* • Volunteers
Action S-10: Plant native perimeter trees for shade, screening, and habitat - east property line and use area.	P-1.2 P-1.3 F-7.2	4	■			<ul style="list-style-type: none"> • KRVHF* • California Native Plant Society* • Volunteers
Action S-11: Plant native perimeter trees for shade, screening, and habitat - north property line (see Action S-24).	P-1.2 P-1.3	5		■		<ul style="list-style-type: none"> • KRVHF* • Kern County Roads Department* • California Native Plant Society • Volunteers
Action S-12: Plant perimeter willows for habitat along the Highway 178 right-of-way (see Action S-25).	P-1.1 P-1.2 P-1.3	5			■	<ul style="list-style-type: none"> • KRVHF* • Caltrans* • California Native Plant Society* • Volunteers
GOAL H-1: To maintain and expand the Preserve's wildlife habitat and promote biodiversity.						
GOAL H-2: To manage and monitor visitor use throughout the Preserve to protect habitat values						
Action S-13: Construct upper seasonal wetland enhancement per	P-1.1	4	■			<ul style="list-style-type: none"> • KRVHF*

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
USF&WS design (Gateway Wetlands Enhancement Plan).	P-2.1 H-1.1 H-1.6					<ul style="list-style-type: none"> • USF&WS* • Sierra Nevada Conservancy • WCB • Audubon
Action S-14: Update the wetland delineation and mark in the field with story poles; make part of interpretive program (see also Action E-2); use during construction to place siltation barriers to avoid water quality impacts on wetlands (see also Actions S-22, S-23, and S-24).	P-1.7 H-1.1	4		■		<ul style="list-style-type: none"> • KRVHF • USF&WS* • USACE
Action S-15: Develop solar and /or wind powered well and pump to supplement runoff water into seasonal wetlands with pumped water draining over the surface to north end of upper wetland enhancement area.	P-1.1 W-3.1 H-1.4	5		■		<ul style="list-style-type: none"> • KRVHF* • Sierra Nevada Conservancy • Audubon
GOAL H-3: To manage predators within the Preserve.						
Action S-16: Monitor wildlife presence; Provide a phone number at Preserve entrance for visitors to report the presence of coyotes, cattle, or domestic pets (dogs).	H-2.4 H-3.2			■		<ul style="list-style-type: none"> • KRVHF* • CDF&G
Action S-17: Install secure property line perimeter fencing and gate system to prohibit entry by coyotes, cattle, or domestic pets (dogs) with signs at 100-foot intervals identifying the Preserve as a protected area.	H-2.1 H-2.2 H-3.2			■		<ul style="list-style-type: none"> • KRVHF*
Action S-18: Trap and relocate red fox, coyotes, etc.	H-2.2 H-3.2			■		<ul style="list-style-type: none"> • KRVHF* • CDF&G*
GOAL W-1: To maximize the efficiency of water usage.						
Action S-19: Use high-efficiency bubblers, irrigation timers, and other water retention methods to establish trees and shrubs. Irrigate for a maximum of a three year plant establishment period.	W-1.1 F-5.2		■	■	■	<ul style="list-style-type: none"> • KRVHF* • CNPS • Audubon • Volunteers
Action S-20: If possible, plant vegetation during the beginning of the rainy season (November and December) to reduce need for irrigation.	W-1.2 H-1.4 F-5.2		■	■	■	<ul style="list-style-type: none"> • KRVHF* • CNPS • Audubon • Volunteers
GOAL W-2: To enhance water quality.						
GOAL W-3: To enhance wetlands.						
Action S-21: Use only permeable paving or natural materials on the Preserve's roads and pedestrian trails.	W-2.1 W-2.3	4, 5, 9			■	<ul style="list-style-type: none"> • KRVHF
Action S-22: Capture and filter water runoff from roads, trails ,and	W-2.1	4, 5, 8, 9,			■	<ul style="list-style-type: none"> • KRVHF

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
buildings by using bioswales or use green architecture.	W-2.3	14				
Action S-23: Develop water quality basin at south end of culvert under Kernville Road .	W-2.2	5		■		<ul style="list-style-type: none"> • KRVHF • Kern County* • Caltrans • RWQCB
Action S-24: Redesign the swale along SR 178 for water enhancement / capture rate and water quality improvement using native willow riparian plantings.	W-2.2	5		■		<ul style="list-style-type: none"> • KRVHF • Kern County • Caltrans* • RWQCB
Action S-25: Monitor adjacent lands development approval process to ensure that water quality basins / swales are included in any property improvement plans and encourage conservation of alkali meadows.	W-2.2	15	■	■	■	<ul style="list-style-type: none"> • KRVHF • Kern County Planning Department*
Action S-26: Encourage the County and property owners to make improvements on Suhre Street and Turner Avenue to include water quality swales.	W-2.2	14			■	<ul style="list-style-type: none"> • KRVHF • Kern County Roads Department*
FACILITIES - PUBLIC ACCESS						
GOAL A-1: To develop all facilities to meet County codes and design standards.						
Action PA-1: Assure the design of all facilities are fully accessible.	F-1.1 F-2.3		■	■	■	<ul style="list-style-type: none"> • KRVHF* • Kern County Park Department*
Action PA-2: Through design development and construction, use best management practices to meet or exceed Kern County code and design requirements and assure the highest quality of design and sustainability for all Preserve structures.	F-1.2 H-1.3 W-2.5 W-4.1 F-1.2 F-5.3 F-5.5		■	■	■	<ul style="list-style-type: none"> • KRVHF* • Kern County Park Department * • Kern County Planning Department
Action PA-3: Site all Preserve facilities to avoid wetland impacts to the greatest extent practical and effects on the Alkali Mariposa Lily (see also Actions S-6 and S-14)	F-1.3 P-1.7 H-1.2 H-2.3			■	■	<ul style="list-style-type: none"> • KRVHF* • Kern County Planning Department* • USF&WS • USACE • CDF&G
Action PA-4: Engineer all structures to recognize the high water table and potential for liquefaction during earthquake events.	W-4.1			■	■	<ul style="list-style-type: none"> • KRVHF*

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
						<ul style="list-style-type: none"> • Kern County Planning Department* • RWQCB
Action PA-5: Design all waste-water disposal systems to not negatively affect groundwater quality (see also Action S-27)	W-4.2				■	<ul style="list-style-type: none"> • KRVHF* • Kern County Environmental Health Services Department*
Action PA-6: Work with Verizon to establish a fire emergency access easement into the Preserve at northeast corner of property.		4, 5, 9			■	<ul style="list-style-type: none"> • KRVHF* • Verizon • Kern County Roads Department • Kern County Fire Department
Action PA-7: Locate in the field the perimeter service road / fire break; disk and mow annually	F-2.1 F-5.6	4, 5, 9	■			<ul style="list-style-type: none"> • KRVHF*
GOAL F-2: To provide vehicular access into the Preserve that is easily accessible from Highways 178 and 155.						
Action PA-8: Finalize access easement; work with property owner to secure an expanded easement to allow for a pedestrian path separated from vehicular road and shade tree planting (recommended 50-foot-wide easement).	F-2.1		■			<ul style="list-style-type: none"> • KRVHF* • Verizon and Individual Property Owner • Kern County Planning Department* • Kern County Roads Department • RWQCB
Action PA-9: Sign the Preserve from State Highways 178 and 155, Kernville Road (to Suhre Street) and Lake Isabelle Boulevard to Suhre Street using standards for recreational and cultural areas.	E-1.1 E-3.1 M-2.7			■		<ul style="list-style-type: none"> • KRVHF • Kern County Parks Department* • Caltrans • Kern County Roads Department*
Action PA-10: Work to designate Suhre Street and Turner Avenue into a one-way road from Kernville Road to Lake Isabella Boulevard. Provide parallel parking near Preserve entrance.	F-2.1 F-2.4 F-3.1			■		<ul style="list-style-type: none"> • KRVHF • Kern County Roads Department*
Action PA-11: Install security lighting at Preserve entrance that is motion-activated and uses shielding to protect the night sky.	F-5.7 E-3.1		■			<ul style="list-style-type: none"> • KRVHF* • Kern County Planning Department
Action PA-12: Provide initial parallel parking and sign accordingly along Suhre Street.	E-1.1 F-2.2	4	■			<ul style="list-style-type: none"> • KRVHF • Kern County Roads Department *
GOAL F-3: To recognize the importance of the Preserve as a community amenity for Lake Isabella and the greater Kern River Valley, and to assure that community access is provided.						

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
Action PA-13: Designate Suhre Street and Turner Avenue as Class III bicycle routes or develop as a bicycle boulevard with traffic calming devices and “share the road” signs.	F-3.1 F-3.2	14		■		<ul style="list-style-type: none"> • KRVHF • Kern County Roads Department*
Action PA-14: Install bicycle parking racks near Preserve entrance kiosk.	F-3.1 F-3.2	4	■			<ul style="list-style-type: none"> • KRVHF • Kern County Parks Department • Chamber of Commerce* •
Action PA-15: Develop on-site vehicular parking (19 cars; 1 bus; 1 ADA vanpool; bicycle parking).	F-1.1 F-2.2 F-2.3	9		■		<ul style="list-style-type: none"> • KRVHF* • Sierra Nevada Conservancy • Kern County Parks Department • Chamber of Commerce • Volunteers
Action PA-16: Identify alternative overflow parking areas within nearby commercial areas / shuttle routes that could be used for special events.	F-2.2 F-2.4			■		<ul style="list-style-type: none"> • KRVHF • Chamber of Commerce*
Action PA-17: Work with adjacent property owners to purchase and/or lease sufficient land for Gateway Center parking.	F-2.2 F-3.2	12, 13	■			<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce
GOAL F-4: To develop day use facilities that will invite and provide consistent aesthetic and wildlife viewing appeal to local residents and the visiting public emphasizing passive recreation and educational opportunities consistent with the property’s intended uses.						
GOAL F-7: To provide a visitor experience that emphasizes the natural character of the Hot Springs Valley.						
Action PA-18: Identify access and interpretive nature trail routes in the field and utilize routes prior to formal trail development; mow annually.	F-3.3 F-4.1 F-7.1 H-1.2	4	■			<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce • Kern River Valley Historical Society • Volunteers
Action PA-19: Develop interpretive nature trail / boardwalk loops per Strategic Plan guidelines.	E-1.4 F-1.1 F-1.3 F-3.3 F-4.1 F-7.1 H-1.2 H-2.3	4, 5, 9		■		<ul style="list-style-type: none"> • KRVHF* • Sierra Nevada Conservancy • Kern County Parks Department • Chamber of Commerce • Kern River Valley Historical Society • Volunteers •
Action PA-20: Develop observation platforms / blinds with interpretive exhibits and binoculars per Strategic Plan guidelines.	F-1.1 F-1.3	5, 6, 7		■	■	<ul style="list-style-type: none"> • KRVHF* • Sierra Nevada Conservancy

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
	F-3.3 F-4.2 F-7.1 H-1.2 H-2.4					<ul style="list-style-type: none"> • Kern County Parks Department • Chamber of Commerce • Volunteers
Action PA-21: Develop five family picnic sites that could be used as one small group picnic area (no BBQ).	F-1.1 F-3.3 F-4.5	4, 5		■		<ul style="list-style-type: none"> • KRVHF* • Sierra Nevada Conservancy • Kern County Parks Department • Chamber of Commerce • Volunteers
Action PA-22: Install drinking fountains.	F-1.1 F-5.1			■	■	<ul style="list-style-type: none"> • KRVHF* • Lake Isabella Community Services District • Kern County Parks Department • Chamber of Commerce • Volunteers
Action PA-23: Develop and install information kiosk and pet sanitation station. Post Preserve use regulations at kiosk. Evaluate opportunity for an electronic information kiosk that allows the visitor to learn about the Preserve and other recreation, education, and visitor-serving resources of the Kern River Valley.	E 1.2 F-1.1 F-1.3 F-4.3 E-1.1 H-2.7	4, 5		■	■	<ul style="list-style-type: none"> • KRVHF* • Sierra Nevada Conservancy • Kern County Parks Department • Chamber of Commerce • Kern County Board of Trade • Volunteers
Action PA-24: Design and develop wildlife garden: (a) with any revegetation of areas disturbed by construction activities; (b) in association with the picnic area; and (c) on the roof of the Gateway Center.	R-1.1 F-3.3 F-4.2 F-4.4 P-1.5 H-1.5	4, 5, 9		■	■	<ul style="list-style-type: none"> • KRVHF* • Sierra Nevada Conservancy • CNPS • Audubon • Chamber of Commerce • Volunteers
Action PA-25: Add gates and/or remove all or portions of the interior fence.	H-2.5 H-2.6	4	■			<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce • Volunteers
Action PA-26: Install benches along upland sections of the nature trail.	F-3.3	4	■			<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce • Volunteers

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
Action PA-27: Install maintenance/storage building.	W-4.1 F-1-1 F-1-2 F-1-3 F-6-1	4	■			<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce • Volunteers
Goal F-5: To provide utility systems that support Preserve functions and that meet current standards.						
Action PA-28: Expand potable water connections through future use areas.	F-5.1 F-5.2 F-5.3			■		<ul style="list-style-type: none"> • KRVHF * • Lake Isabella Community Services District *
Action PA-29: Install and maintain portable toilet.	F-5.4	4	■			<ul style="list-style-type: none"> • KRVHF*
Action PA-30: In association with Gateway Center, expand water supply, develop restrooms, and a modular decentralized wastewater treatment system (see also text and Actions PA-3 and PA-4)	F-5.3 F-5.4 F-5.5	8, 11, 12			■	<ul style="list-style-type: none"> • KRVHF * • Lake Isabella Community Services District • RWQCB • Kern County Environmental Health Services Department • Kern County Planning Department
Action PA-31: If Gateway Center is not developed, install vault toilets.	F-5.4 F-5.5	4			■	<ul style="list-style-type: none"> • KRVHF *
Action PA-32: Install fire hydrants and other fire suppression equipment on site as required by per Kern County Fire Department standards.	F-5.6			■		<ul style="list-style-type: none"> • KRVHF • Kern County Fire Department* • Volunteers
Action PA-33: Extend underground electrical and telecommunication utilities to the site.	F-5.7 F-5.8			■	■	<ul style="list-style-type: none"> • KRVHF • Southern California Edison
Action PA-34: Install solar collector system on electronic interpretive kiosks	F-5.8	4, 8		■		<ul style="list-style-type: none"> • KRVHF
GOAL F-6: to develop the Bob Powers Gateway Preserve and Gateway Center in cooperation with the Chamber of Commerce and other public and private visitor-serving organizations (see also Goal E-2).						
Note: A Gateway Center may be established with limited on-site parking that would serve the local community and casual tourism. Because of site constraints, the concept of a multi-agency Gateway Center can only be undertaken if additional parking space is available. The two alternatives with expanded parking capacities that are presented are speculative at this time based on land ownership considerations.						
Action PA-35: Gateway Center – On Site (see text for explanation)	F-1.1 F-1.2 F-1.3	8, 9, 10			■	<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce* • Kern County Parks

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
	F-6.1					<ul style="list-style-type: none"> • USFS • BLM • Kern River Paiute [Council • Kern River Valley Historical Society
Action PA-36: Gateway Center – Alternative A (see text for explanation)		9, 10 ,11			■	<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce* • Private property owner
Action PA-37: Gateway Center – Alternative B (see text for explanation)		12			■	<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce* • Private property owner
INTERPRETATION						
<p>Goal E-1: To provide an interconnected system of Preserve features and programs that will foster education and research about the ecology of the Hot Springs Valley and the Kern River Watershed, and the need to steward these resources.</p> <p>Goal E-2: To establish a monitoring program about the Preserve's natural features and public access compatibility.</p> <p>Goal E-3: To assist visibility of the Preserve and the Kern River Valley.</p>						
Action E-1: Establish the Preserve as a Watchable Wildlife Program site.	F-7.1 H-2.4 E-1.6			■		<ul style="list-style-type: none"> • KRVHF* • CDF&G • Ducks Unlimited • Audubon • USF&WS • USACE • BLM • USFS • Watchable Wildlife, Inc.
Action E-2: Develop interpretive panel displays based on the five overall themes established for the Preserve of: exploration, gateway to diversity, interconnectivity, identity, and stewardship. Install in conjunction with the development of the formal nature trail and boardwalk system.	E-1.2 E-1.3 E-1.4			■		<ul style="list-style-type: none"> • KRVHF • Sierra Nevada Conservancy • Volunteers / local artists* • Local Schools
Action E-3: Solicit local schools and science teachers to prepare an Interpretation Master Plan to develop and guide interpretive and educational visits in the Preserve.	E-1.5			■		<ul style="list-style-type: none"> • KRVHF • Volunteers* • Local Schools* • Cerro Coso Community College • California State University

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
						Bakersfield
Action E-4: Initiate a permit program to allow unrestricted access for qualified research, collecting, and recording of resource conditions.	E-2.1		■			<ul style="list-style-type: none"> • KRVHF • Local Schools • Cerro Coso Community College • CSU Bakersfield • Bakersfield College
Action E-5: Provide staff and facilities for visitor orientation and visitor-serving information.	E-1.3				■	<ul style="list-style-type: none"> • KRVHF • Chamber of Commerce* • BLM • USFS • Volunteers
Action E-6: Develop and maintain a web site that: introduces the Preserve; provides a virtual tour; lists current programs and ongoing activities; provides contact information; links to other visitor-serving web sites within the Kern River Valley; electronically stores key Preserve public documents.	M-2.6 M-2.7 E-3.2 E-3.3		■			<ul style="list-style-type: none"> • KRVHF • Volunteers and students through local school programs* • Chamber of Commerce*
GOVERNANCE, OPERATIONS, AND MANAGEMENT						
Goal M-1: To involve federal, state, and local government agencies, related non-government organizations, and local community interests in the planning, development and management of the Preserve.						
Action G-1: Conduct annual “Friends” community meeting and meetings at all key planning and design decision points.	M-1.1		■	■	■	<ul style="list-style-type: none"> • KRVHF* • Friends, supporters, and volunteers • Chamber of Commerce
Action G-2: Conduct semi-annual update meetings with potential partner agencies.	M-1.1 M-1.2		■	■	■	<ul style="list-style-type: none"> • KRVHF* • Kern County • USFS • BLM • USF&WS • USACE
Action G-3: Contact all stewardship agencies, conservation, outdoor education, and community based organizations to establish an “adopt a program” of docents to use the Preserve and monitor its resources and use once initial access improvements are developed.	M-2.6 P-1.4 E-2.2			■		<ul style="list-style-type: none"> • KRVHF* • All potential partners
Action G-4: Conduct outreach and marketing programs to advance	M-2.7			■		<ul style="list-style-type: none"> • KRVHF*

Implementing Action	Guideline Reference	Figure Reference	Priority			Partnership Opportunities Action Lead* and Potential Partners
			Step 1	Step 2	Step 3	
stewardship and support public access to the Preserve to include: bi-annual press releases school programs volunteer-based public access projects						<ul style="list-style-type: none"> • Chamber of Commerce • Volunteers • Local Schools
Goal M-2: To assure adequate funding of capital improvements, operations, and maintenance.						
Action G-5: Implement physical improvements to the Preserve methodically and as funding and staffing are assured for both development and operations (Reference Priority columns within table).	M-2.1 M-2.2 F-6.2	All	■	■	■	<ul style="list-style-type: none"> • KRVHF* • All Partners
Action G-6: Strengthen relationships with the business community through the Chamber of Commerce recognizing that the Preserve is part of Lake Isabella's greatest open space that, in the long term, will enhance the economic viability of the community.	M-2.3 M-2.4 M-2.7		■			<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce
Action G-7: Consider soliciting sponsorship for public access features through commemorative funding (plantings, benches, boardwalks, interpretative stations, observation platforms, picnic area, outdoor classroom).	M-2.3 M-2.5 M-2.6	4, 8		■		<ul style="list-style-type: none"> • KRVHF* • All Partners
Action G-8: Consider initiating a formal Gateway Preserve Endowment established through donations, including life estates.	M-2.3 M-2.5			■		<ul style="list-style-type: none"> • KRVHF* •
Action G-9: Consider implementation of a "1% for open space" donation campaign from local visitor-serving businesses used to both expand the Preserve and for operations and maintenance.	M-2.3 M-2.5 M-2.6			■		<ul style="list-style-type: none"> • KRVHF • Chamber of Commerce*
Action G-10: Employ or identify a volunteer coordinator within the community who can work with a subcommittee of the Board to implement individual projects.	F-6.2 M-2.6		■			<ul style="list-style-type: none"> • KRVHF* • Chamber of Commerce

7.2 GOVERNANCE, COORDINATION, AND PARTNERSHIPS

The implementation of the Preserve program in whole or in part, will only occur with community support and an ongoing commitment to the Preserve. While the Foundation can, over time, spearhead many actions, it is limited by the volunteer efforts of a few dedicated individuals who comprise the Board of Directors and their acquaintances. If conservation easements (see Actions S-1 and S-3) are gained for the Preserve and any other lands by the Foundation, then these will need to be monitored and protected in perpetuity. These duties would be another key role for the Foundation. The implication of such duties is that at some point the Foundation will need to make the institutional decision of employing staff and engaging dedicated volunteers. Staff would include, at a minimum, an executive director who can carry out many organizational functions, a volunteer coordinator to keep track and direct community interests in the Preserve, or both.

From a governance perspective, the Kern River Valley Chamber of Commerce and Kernville Chamber of Commerce by their very nature of representing an ever-changing business community that renews itself over time, would be key logical partners in most of the Preserve's developments, operations, and maintenance.

7.3 COSTS

Table 5 below summarizes capital improvement costs, by steps. Attachment F provides a breakdown for how these costs were generated.

TABLE 5: CAPITAL IMPROVEMENT COSTS BY STEP

AREA OF WORK	COST RANGE	
	LOW	HIGH
Preserve - Initial Improvements (Step 1 - see Figure 4)	\$ 575,000	\$ 630,000
Preserve - Additional Improvements (Step 2 - see Figure 5)	\$1,500,000	\$1,650,000
Preserve - Gateway Center (Step 3 - see Figure 9)	\$5,900,000	\$6,500,000
Suhre Street - One Way (Step 3- see Figure 14; no utilities)	\$1,000,000	\$1,150,000



R E F E R E N C E S

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http://www.prbo.org/calpif/htmldocs/species/riparian/tricolored_blackbird.htm

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Alkali Mariposa Lily:

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<http://natureali.org/>



A C R O N Y M S

Acronym	Agency / Organization
Audubon	California Audubon; The Kerncrest Audubon Society
BLM	United States Department of the Interior, Bureau of Land Management
Caltrans	State of California, Department of Transportation, District 6
CDF&G	State of California Department of Fish and Game
Chamber of Commerce	Kern River Valley Chamber of Commerce Kernville Chamber of Commerce
CNPS Foundation / KRVHF	California Native Plant Society; Kern County Native Plant Society Kern River Valley Heritage Foundation
Local Schools	Kern County Superintendent of Schools Kernville Unified School District Kern Valley High School Woodrow Wallace Middle School Woodrow Wallace Elementary School
RWQCB	State of California, Regional Water Quality Control Board, Central Valley Region
TNC	The Nature Conservancy
USACE	United States Army Corps of Engineers, Sacramento District
USF&WS	United States Department of the Interior, Fish and Wildlife Service
USFS	United States Department of Agriculture, Forest Service, Sequoia National Forest
WCB	State of California, Wildlife Conservation Board



A C K N O W L E D G E M E N T S

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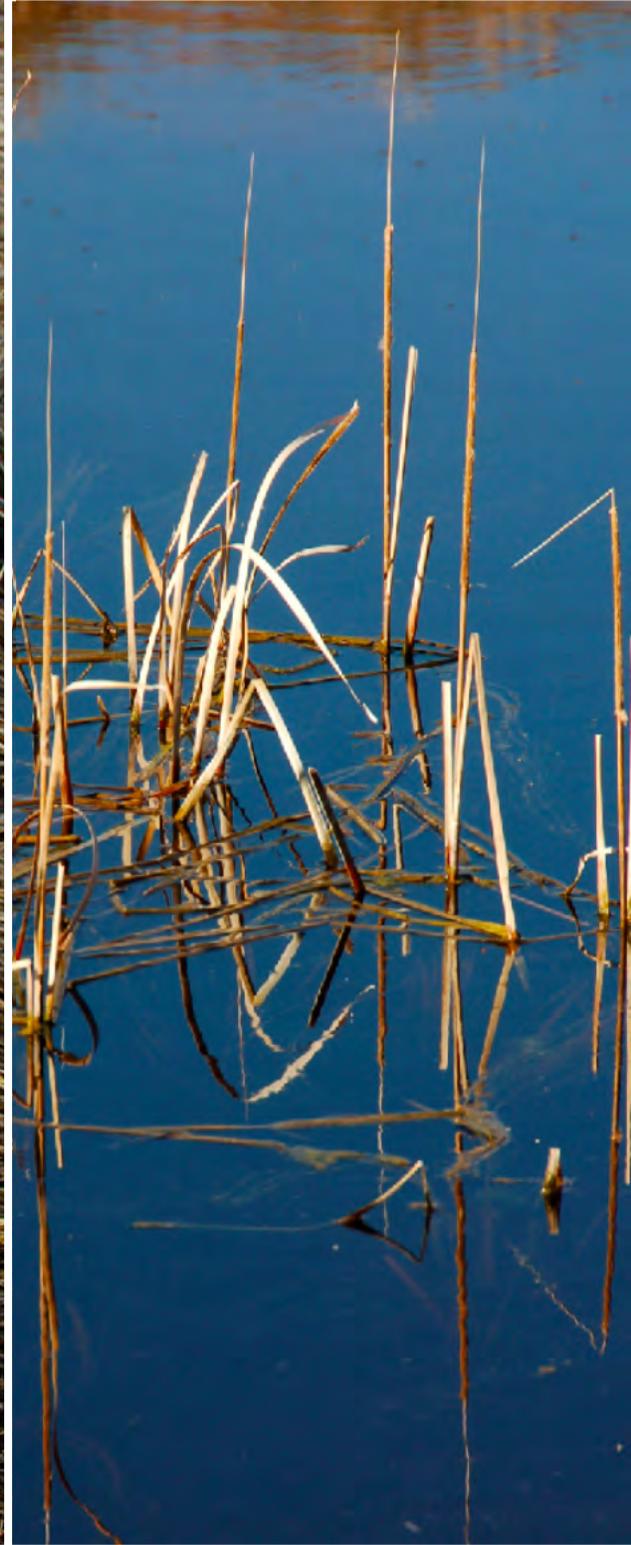
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APPENDIXES





LEASE AGREEMENT

March 1, 2012

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into this 26th day of June, 2001, between the COUNTY OF KERN, a political subdivision of the State of California ("County"), and the KERN RIVER VALLEY HERITAGE FOUNDATION, a California not-for-profit corporation ("KRVHF").

RECITALS:

- A. KRVHF is a California not-for-profit corporation organized under Section 501(c)(3) of the Internal Revenue Code and formed to carry on charitable activities related to the protection and conservation of ecological, scenic, historic, cultural and recreational resources of the Kern River Valley;
- B. County owns approximately 18.0 acres of real property located at the south east corner of Highways 155 and 178 in Lake Isabella, CA, which property is more particularly described in Exhibit "A" attached ("the Gateway Property") and by this reference incorporated herein;
- C. County acquired the Gateway Property utilizing two funding sources. First, certain financial assistance from the State of California, Department of Transportation's Environmental Enhancement and Mitigation Program (EEMP) and as a result, the Gateway Property is subject to use conditions and restrictive covenants more particularly defined in "Environmental Enhancement and Mitigation (EEM) Program Agreement Declaring Restrictive Covenants (ADRC)" Exhibit "B"; secondly, funding for purchase of the Gateway Property was provided through a grant from the State of California Wildlife Conservation Board and as a result, the Gateway Property is subject to use conditions and restrictive covenants more particularly defined in "California Wildlife Conservation Board Real Property Acquisition Grant Agreement" (Kern County Agreement # 1159-2000), attached hereto as Exhibit "C". Both County and KRVHF acknowledge having possession of copies of both above referenced documents;
- D. KRVHF and County desire to develop and improve the Gateway Property as a "Wetlands Preserve" so that it can be used for public, environmental, recreational and educational purposes, thereby benefitting the residents of Kern County and the public at large;
- E. KRVHF and County desire to provide in this Agreement for the ongoing development, management, administration, maintenance and operation by KRVHF of the Gateway Property as a wetlands preserve.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt of which are hereby acknowledged, KRVHF and County agree as follows:

1. Acceptance of Management Responsibilities; Duties:

KRVHF agrees to manage, administer, maintain and operate the Gateway Property as a Wetlands Preserve at their expense during the term hereinafter set forth in accordance with the provisions of this Agreement. KRVHF's duties with respect to the Gateway Property shall be as follows:

(A) To provide year-round management of the Gateway Property as a Wetlands Preserve facility in accordance with normal, customary and responsible stewardship management practices currently in use, subject to the other provisions of this Agreement. KRVHF shall provide an Operating Plan for inspection of and approval by County prior to commencement of this Agreement. Subsequent changes to the plan must be approved by County. County's Director of Parks and Recreation is County's authorized contact for review and approval of said Operating Plan. County shall promptly review KRVHF's proposals. The purpose of the Wetlands Preserve is to protect the Gateway Property's wetland habitat, therefore access (other than for County, its agents, officers and employees in performance of its rights and obligations hereunder) shall be under the control of KRVHF and shall be subject to reasonable restriction as may be determined by KRVHF.

(B) To use such KRVHF personnel (whether one or more) and/or volunteers deemed by KRVHF to be reasonably necessary to carry out KRVHF's responsibilities under this Agreement, at KRVHF's sole cost and expense. Such personnel shall for all purposes be deemed employees of KRVHF, and there shall be no employer/employee relationship created between County and any such personnel.

(C) To provide active year-round management to conduct stewardship tasks and biological monitoring activities, including, but not limited to: (i) preparation of an annual work plan, periodic reports, and maintaining a database; (ii) coordination and supervision of construction, such as fencing, posting and sign placement projects; (iii) performing general maintenance activities on a regularly scheduled basis; (iv) controlling exotic plant species and regular patrolling of the property to prevent and remediate trespass, trash dumping, and other potential problems; (v) establishing a biological monitoring program to document plant and animal species presence; (vi) coordinating educational and community outreach activities, to promote awareness and protection of the Gateway Property's resources; and (vii) fulfill such other obligations for construction on, and operation of the Gateway Property as are required under the two grant documents referenced in Recital "C" above, to prevent a breach of said documents.

(D) To notify County promptly upon the occurrence of any (i) material damage or destruction occurring at the Gateway Property, whether to the Gateway Property itself or to improvements thereto, regardless of cause, and (ii) injury to any person or persons occurring on the Gateway Property.

(E) To meet with County representatives at least twice yearly at mutually convenient times to discuss management activities under this Agreement. Either party shall have the right to require additional meetings from time-to-time as such party deems reasonably

necessary to carry out the purposes of this agreement.

(F) To manage and maintain the Gateway Property, at all times, in compliance with the provisions of the EEMP Covenants.

(G) To adhere to and enforce practices which encourage the safe use by the public of the Gateway Property and the facilities thereon.

(H) To do all other things and take all other actions reasonably necessary to carry out the purposes of this Agreement.

2. Expenses; User Fees; No Management Fee:

(A) Expenses: All costs and expenses of whatever kind incurred by KRVHF in furtherance of its duties and obligations under this Agreement shall be the sole responsibility of KRVHF.

(B) User Fees: KRVHF shall not have the right to impose or collect fees as a condition of the use by any person or group of persons of the Gateway Property, without the prior written consent of County. However, KRVHF shall have the right to solicit donations and, with the prior written consent of County, to charge reasonable rent and/or cost reimbursement to sublessees of the Visitor/Interpretive Center.

(C) No Management Fee: KRVHF shall not be entitled to any fee in connection with this Agreement.

(D) Notwithstanding the foregoing, County recognizes KRVHF was instrumental in obtaining the Environmental Enhancement and Mitigation Program (EEMP) grant through the California Department of Transportation which provided part of the purchase price for the subject property. To the extent the EEMP allows such payment, County agrees to pay KRVHF's enhancement, stewardship and survey costs of \$6,527.67 from the EEMP grant to the extent there is sufficient grant money remaining as of the effective date hereof.

3. Indemnification and Insurance:

(A) Indemnification: KRVHF shall and hereby covenants that it will indemnify and defend, upon request of County, County, its governing board, commissions, officers, agents, and employees and each of them, and save them free and harmless of, and from any and all losses, costs, expenses, claims, liabilities, attorney's fees, actions, or damages, including liability for injuries to person or persons, or damage to property, arising out of or in any way connected with the acts or omissions of KRVHF, its employees, agents, independent contractors, volunteers or invitees pertaining to the Gateway Property during the term of this Agreement.

In addition, KRVHF particularly agrees to indemnify, defend (upon request of County) and hold County, its governing board, commissions, agents, officers and employees harmless from any and all fines, suits, procedures, claims, losses, expenses and actions of every kind and all costs associated therewith, including but not limited to all attorney and consultant fees, arising out of, or in any way connected with any deposit, spill, discharge or other release of hazardous material that occurs at any time during the KRVHF's occupancy of the Gateway Property as a result of any use(s) of the Gateway Property and/or the occupancy of the Gateway Property by KRVHF or as a result of KRVHF's failure to provide any or all information, make any or all of its submissions, and take any or all steps required by any governmental authority or court which has jurisdiction or by any environmental requirement.

KRVHF's obligations under this Section shall survive the expiration or termination of this Agreement.

(B) Liability Insurance: KRVHF, in order to protect County, its governing board, commissions, officers, agents and employees against all claims and expenses for death, injury, loss, or damage as a result of KRVHF's use of and operations on the Gateway Property or in connection therewith; or construction or removal of any improvements on the Gateway Property or in connection therewith, shall secure and maintain in force during the entire term of this Agreement and covering all of KRVHF's operations and activities on the Gateway Property, a Commercial insurance policy, in an amount of not less than ONE MILLION DOLLARS (\$1,000,000) per occurrence with bodily injury and property damage coverage, from a reliable insurance carrier authorized to do business in the State of California. Said policy shall also include the following additional coverages: (1) personal injury; (2) broad form property damage. The aforementioned policy of insurance shall also contain contractual coverage which recognizes the obligations of KRVHF's aforementioned indemnification promises. Providing further, said policy shall expressly name County, its governing board, commissions, agents, officers and employees as additional insured. Said insurance shall not be subject to cancellation or coverage reduction without thirty (30) days prior written notice to County and shall be issued by insurance companies. In the event KRVHF fails to take out and keep in effect such policy or furnish evidence thereof to County, County may, at its option, terminate this agreement without penalty to County. In addition to the above, KRVHF shall provide the following insurance coverage:

(i) Comprehensive automobile liability insurance to include coverage for KRVHF owned, hired and non-owned vehicles with combined single limits for bodily injury and property damage of not less than \$500,000 per occurrence and \$500,000 in the aggregate.

(ii) If applicable, Worker's compensation insurance or a State approved self-insurance program in an amount and form to meet all applicable requirements of Section 3700 of the Labor Code of the State of California, including Employer's Liability with \$250,000 limits, covering all persons providing services on behalf of the KRVHF and all risks to such persons under this Agreement.

(iii) All such policies except Automobile Liability Insurance and Worker's Compensation Insurance shall expressly name County, its governing board, commissions, officers, agents, and employees as Additional Insured. Said insurance shall be

primary insurance as respects County and not participating with any other available insurance.

(iv) All insurance shall be issued by reliable insurance companies rated by Best as B+; V or better and not be subject to cancellation or coverage reduction without thirty (30) days prior written notice to County.

Prior to the commencement date of this Agreement, KRVHF shall file, with County, a signed original Certificate of Insurance evidencing that the above provisions have been complied with and evidencing that County, its governing board, commissions, officers, agents and employees are named as Additional Insured. In the event that KRVHF shall fail to take out and keep in effect such policy or policies or furnish evidence thereof to County, County, may at its option: (i) suspend KRVHF's rights and privileges to use the Gateway Property as provided in this Agreement until the above coverages are obtained and evidence thereof is filed with County; or (ii) terminate this Agreement. County reserves the right to annually review and adjust the foregoing policy coverage limits. As necessary, these insurance provisions may be modified by the Risk Management Division of County Counsel.

4. Improvements by KRVHF:.

(A) KRVHF will make those improvements for the stewardship of the Gateway Property and intends to make certain other improvements to the Gateway Property including but not limited to: (i) fencing; (ii) wetlands enhancement: ponds, plantings, trees, etc; (iii) nature trail; (iv) wildlife garden; and (v) visitor/interpretive center including a Chamber of Commerce office and appropriate visitor parking and other items that are required under the terms of the two grant documents referenced in Recital "C" above (hereinafter referred to as "Improvements"). The Improvements shall be constructed in compliance with applicable codes, all costs associated with the Improvements shall be the sole responsibility of KRVHF and KRVHF shall be the owner of said Improvements. Prior approval of improvement plans will be obtained from County's Parks Department prior to construction of improvements. Upon termination of this Agreement or before, KRVHF shall have the right to remove any Improvements placed on the Gateway Property by KRVHF. If KRVHF has not removed said improvements within ninety (90) days after termination of the Agreement, County shall, for a forty-five (45) day period, have the right to claim ownership of all or any portion of the Improvements. Any Improvements not claimed by County shall be removed by KRVHF within ninety (90) days after County's forty-five day review period has concluded, or County will cause them to be removed and KRVHF agrees to pay the costs of removal.

(B) Notwithstanding anything contained in this Agreement, KRVHF shall not make or cause to be made any improvements to or alterations of the Gateway Property except as expressly contemplated by this Agreement, without prior written consent of County, which consent County shall have no obligation to grant. County and KRVHF agree that the Improvements stated in Section 4A above are acceptable to them as of this date, as a guideline for the future use and development of the Gateway Property, although nothing contained in said Section shall be deemed to require any action on the part of either County or KRVHF except as is

otherwise contained in this Agreement.

5. Publicity:

Any publication produced by KRVHF or over which KRVHF has control which describes the Gateway Property shall give credit to County, any other supporting persons or organizations, and KRVHF.

6. Default; Enforcement:

In the event KRVHF should fail to perform its duties or obligations under this Agreement in any material respect, and, if after thirty (30) days prior written notice of such failure from County, KRVHF has not remedied such failure, then KRVHF shall be in default hereunder, and County shall have the right to pursue any remedy available at law or in equity, including but not limited to specific performance and closing the Gateway Property to the public; provided, however, that County shall not be required to give the aforementioned thirty (30) days prior written notice if (i) such failure gives rise to an emergency situation which could reasonably be expected to result in damage to the Gateway Property or injury to person(s), in which event County may (but shall in no event be obligated to), in addition to its other remedies, take immediate action to remedy such emergency situation, or (ii) KRVHF should fail to maintain insurance as required by Section 3 above, in which event County may (but shall in no event be obligated to), in addition to its other remedies, obtain such insurance

7. Term:

The term of this Agreement shall be for Thirty (30) years, commencing on the date first written above.

8. Transfer:

The EEMP Covenants require prior approval by the State of California, Department of Transportation in order for the County to transfer ownership of the Gateway Property. County acknowledges KRVHF's interest in acquiring ownership of the Gateway Property and that the County's purchase price was arranged by KRVHF to be funded from the EEMP grant and other grants and donations which were organized by KRVHF to be disbursed to the County for acquisition of the Gateway Property. If at any time in the future, it becomes possible to transfer title to KRVHF, County agrees to negotiate such a transfer in good faith.

9. General Provisions:

(A) KRVHF may, with the consent of County and the Executive Director of the Wildlife Conservation Board, give, assign, transfer, mortgage, hypothecate, grant control of, or encumber KRVHF's interest under this Agreement and the leasehold estate so created to a bona

fide lender on the security of the leasehold estate for the purpose of benefitting and improving said leasehold. Any such bona fide lender shall have the right at any time during the term of the loan and while this Agreement is in full force and effect:

(i) To do any act or thing required of KRVHF in order to prevent a forfeiture of KRVHF's right hereunder, and all such acts or things so done shall be as effective to prevent a forfeiture of Lessee's rights hereunder as if done by KRVHF.

(ii) To succeed to the interest of KRVHF hereunder and thereafter at such lender's option to convey, assign or sublease the interest or title to said leasehold estate to another person acceptable to County, subject to all the terms, conditions, and covenants of this Agreement. Two (2) copies of any and all security devices or instruments shall be filed with the Director of Parks and Recreation of County (Director) prior to the effective date thereof, and KRVHF shall give the Director prior written notice of any changes or amendments thereto.

(iii) Any bona fide lender shall have the right, if so permitted by the terms and conditions of the concerned instrument of hypothecation between lender and KRVHF, to remove any or all of KRVHF's Improvements under said hypothecation from the Gateway Property, and in the event of such removal, the Gateway Property hereinabove described shall be restored by KRVHF to a condition satisfactory to the Director and that said removal be done in a manner and at a time satisfactory with the Director.

(B) Notices: Whenever a notice is sent pursuant to this Agreement, it shall be sent to the address set forth below by United States certified mail, return receipt requested, or by personal delivery, or by recognized overnight delivery service, and shall be deemed delivered on the date of actual delivery.

To County: County of Kern
Parks Department
1110 Golden State Ave.
Bakersfield, CA 93301

And

County of Kern
General Services Department
1115 Truxtun Avenue
Bakersfield, CA 93301

To KRVHF: Kern River Valley Heritage Foundation
P.O. Box 1249
Lake Isabella, CA 93240

(C) Applicable Law: All rights and obligations arising out of this Agreement shall be governed in accordance with the laws of the State of California.

(D) Integration; Amendment: This agreement contains the full, complete and integrated agreement of the parties with respect to its subject matter. This Agreement may be amended only upon written consent of the parties.

(E) No Ownership Interest: KRVHF shall have no claim to any ownership right or interest in the Gateway Property (other than Improvements) by virtue of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

Approved As To Content:
County Parks and Recreation Dept.

By Robert D. Addison
Director

Approved As To Content:
County Administrative Office

By Mitch VanWegh
for Assistant CAO for General Services

Approved As To Form:
Office of the County Counsel

By Bruce Dorelbin
Deputy

COUNTY OF KERN

Barbara Patrick
Chairman, Board of Supervisors
"County"

KERN RIVER VALLEY HERITAGE
FOUNDATION, a California non-profit
corporation

By Tom Anderson
Title President
"KRVHF"

ATTACHMENT

B

A D D I T I O N A L P R O G R A M C O N S I D E R A T I O N S

Through meetings with the Kern River Valley Heritage Foundation and “Friends” workshops, a number of ideas were suggested for the site. While these may not have been included in the Strategic Plan per se, they are documented here so that they are not lost and may be considered as site development and use moves forward. Ideas included:

- Convention Center.
- Wider entrance easement.
- Move the museum to this location. Museum could also be an interpretive room.
- WIFI on site.
- Outdoor amphitheater, although parking capacity probably limits this idea.
- Large group picnic areas.
- Make the entire Kern River Valley a destination area. It is one of the ten most globally important ecological diverse places in the world.
- Programs that would appeal to younger people too (under 50).
- QR codes – smart phones can click and go to web site. Could use along pathway to explain lily or some such.
- A bike path through the Valley from the Preserve to Uffert Park. The Specific Plan calls for a re-worked trails plan, and it is hoped that it will include bicycle lanes along local roads.

ATTACHMENT

C

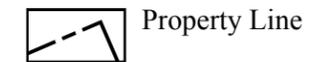
*2010 DISTRIBUTION OF
ALKALI MARIPOSA LILY*

The following illustration based one year of a multi-year field research, monitoring and inventory that has been conducted by Alison Sheehey on the part of the Kern River Valley Heritage Foundation.

Kern River Valley Heritage Foundation
BOB POWERS
GATEWAY PRESERVE
 STRATEGIC PLAN

ALKALI MARIPOSA LILY
(Calochortus striatus)

LEGEND



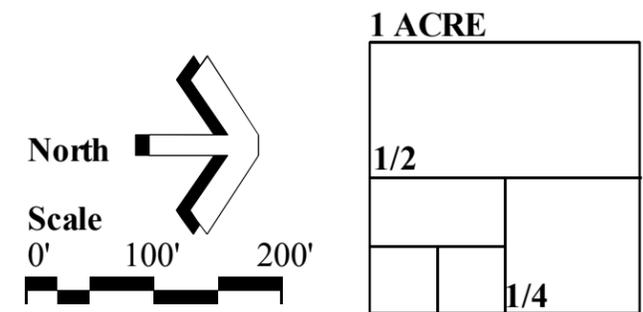
Alkali Mariposa Lily Counts (May 31, 2010)



SOURCE: Alison Sheehey & Don Gray, Audubon California
 Kern River Preserve, Weldon, California



Approximate Location of Transplant Area



Draft: November 28, 2011

This drawing is conceptual and for planning purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.

ATTACHMENT

D

ALKALI MARIPOSA LILY TRANSPLANTING GUIDELINES

Propagating *Calochortus striatus*, Alkali Mariposa Lily

Based on research and contacts (see list below) with several knowledgeable individuals regarding the transplanting / propagation of the existing population of Alkali Mariposa Lily (*Calochortus striatus*) on the Bob Powers Gateway Preserve property in Lake Isabella, California, the following are recommended steps to take:

1. While plants are flowering, typically in late spring (May), mark locations of those plants that are to be transplanted so they can be found when flowers/foliage are no longer evident. If the annual survey is being conducted as has been the case in the past several years, this would be an excellent opportunity to mark locations.
2. Please note that these bulbs are known to sometimes remain dormant for a few years at a time, so not all bulbs may be evident during the bloom season in any one year.
3. Note the density of the population, as this should guide the spacing of bulbs during transplanting. Try to replicate existing spacing as much as practical.
4. When plants have finished flowering and set seed, collect some seed (10-20% of what is available) for further propagation efforts. These plants are reputed to propagate fairly readily from seed.
5. Once dormant, dig bulbs from soil, being careful to look for any surrounding bulbs that may not have bloomed during the spring so that these can also be transplanted.
6. Note how deep the bulbs are when digging, so as to approximate the same depth when transplanting.
7. There is not a need to maintain the soil ball around these bulbs. When plants go dormant, the roots wither and die, to be replaced by new roots the following season.
8. Transplant at roughly the same depth as the bulbs were when dug.
9. Do not irrigate; these plants are accustomed to dry summers and may rot if given supplemental water.
10. Mark locations of where the bulbs are transplanted so the success of the efforts can be monitored in subsequent seasons.
11. Consider salvaging some bulbs and placing them into the National Center for Plant Conservation's program. It has been suggested that the Rancho Santa Ana Botanic Garden might take on a propagation effort for this species.

Individuals consulted about these recommendations include:

March 1, 2012

- Alison Sheehey: Kern River Preserve
- Ron Parsons: co-author of *Calochortus: Mariposa Lilies & Their Relatives* (Timber Press)
- Michael Mace: Pacific Bulb Society
- Shirley Meneice
- Anna Strong: Center for Plant Conservation
- Kathryn Kennedy: Center for Plant Conservation
- Glenn Keator, PhD, Botany (author of many books on native plants)
- John Wickham, Theodore Payne Foundation

ATTACHMENT

E

*KERNVILLE ROAD
ACCESS ALTERNATIVE*

BOB POWERS
GATEWAY PRESERVE
STRATEGIC PLAN

KERNVILLE ROAD
ENTRANCE STUDY



SCALE: 1"=60'

Draft: November 28, 2011

2M

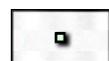
This drawing is conceptual and for planning purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.

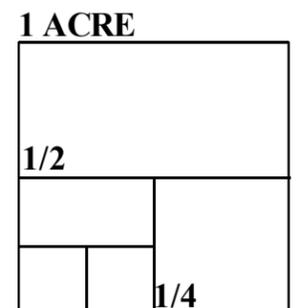
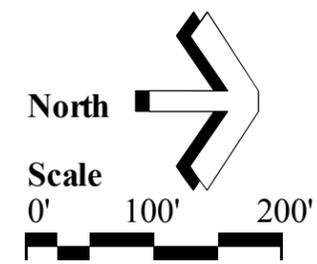
Kern River Valley Heritage Foundation
BOB POWERS
GATEWAY PRESERVE
 STRATEGIC PLAN

DISCUSSION CONCEPT
KERVILLE ROAD
ENTRANCE



LEGEND

-  Property Line
-  USCAE Wetland Delineation
-  Blackbird Habitat Enhancement Area
-  Interpretive Sign



Draft: November 28, 2011



This drawing is conceptual and for planning purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.



*CAPITAL
IMPROVEMENT COSTS*

INTRODUCTION

BOB POWERS GATEWAY PRESERVE

THIS OPINION OF COST IS BASED ON THE FOLLOWING INFORMATION:

- Conceptual site plans for the Bob Powers Gateway Preserve dated January, 2012
- Discussions with members of the Kings River Valley Heritage Foundation Board of Directors

THE FOLLOWING ITEMS HAVE BEEN EXCLUDED FROM THIS ESTIMATE:

- Escalation costs.
- Life cycle replacement costs for new features that may be constructed
- Removal of hazardous material, included transite pipe.
- Work outside the site boundary.
- Major infrastructure upgrades

GENERAL:

- The purpose of this document is to provide the probable cost of the project at a conceptual level. The information contained in this document, including the quantity takeoff, is intended to show how the probable cost is arrived. This estimate should not be used as any part of the construction documents. 2M Associate will not be responsible for any misinterpretation, or loss, due to the use of this document by outside agencies.
- All projections are based on the measurement and pricing of quantities where possible. Where measurement was not possible, reasonable allowances have been made to cover the probable scope of work. It is recommended that the design team examine any allowances in order to confirm that the assumed scope is appropriate. Items with a lump sum (L S) are generally allowances.
- This cost projection uses normal park/trail construction costs based on industry standards suitable for a Concept Plan level of detail. All unit values represent November 2011 costs. This cost projection is not based on such considerations as might be included with the benefit of detailed design plans and construction documents. The information contained herein is based on professional judgment. Due to the myriad of outside factors that may affect any construction cost, including the status of the economy, and the number of interested bidders, 2M Associates does not guarantee that the final cost will not vary from that specified in this opinion of probable cost.
- The information contained herein is based on professional judgment made by experts familiar with the construction industry. Due to the myriad of outside factors that may affect any construction cost, including the status of the economy, and the number of interested bidders, 2M Associates does not guarantee that the final cost will not vary from that specified in this opinion of probable cost.

Please address all questions and comments to:

2M ASSOCIATES
ATT: PATRICK MILLER
510-524-8132

PRELIMINARY: NOT FOR PUBLIC DISTRIBUTION

PROJECT: BOB POWERS GATEWAY PRESERVE STRATEGIC PLAN

Date: 1/17/12

LOCATION: LAKE ISABELLE, CALIFORNIA

Prepared by: 2M Associates

AREA OF WORK	COST RANGE	
	LOW	HIGH
1 Preserve - Initial Improvements (Step 1 - see Figures 4 and 7)	\$ 575,204	\$ 632,724
2 Preserve - Additional Improvements (Step 2 - see Figures 4, 5, 6, and 8)	\$ 1,502,245	\$ 1,652,470
2 Preserve - Gateway Center (Step 3 - see Figures 8 9, and 10,)	\$ 5,879,768	\$ 6,467,745
3 Suhre Street - One Way - Alternative A	\$ 1,044,499	\$ 1,148,949

* January, 2010 costs. This projection is preliminary, for planning purposes only, and is subject to change. This projection uses normal open space/park/trail construction costs based on industry standards suitable for a master plan document level of detail.

PRELIMINARY: NOT FOR PUBLIC DISTRIBUTION

PROJECT: BOB POWERS GATEWAY PRESERVE STRATEGIC PLAN Date: 1/17/12
LOCATION: LAKE ISABELLE, CALIFORNIA Prepared by: 2M Associates
PHASE: Initial Improvements - See Figure 4

Description	Quantity	Unit	Unit Cost	Cost	TOTAL
Site Preparation					
Perimeter habitat control fence	925	LF	\$ 2.00	\$ 1,850.00	
Misc. salvage	1	LS	\$ 2,000.00	\$ 2,000.00	
Misc. removal	1	LS	\$ 5,000.00	\$ 5,000.00	
Construction sign	0	EA	\$ 1,800.00	\$ -	
				Sub-Total:	\$ 8,850.00
Grading and Drainage					
Seasonal Wetland (complete)	1	LS	\$ 100,000.00	\$ 100,000.00	
Other Earthwork - bulk cut/fill	250	CY	\$ 6.00	\$ 1,500.00	
Fine grading	7,000	SF	\$ 0.50	\$ 3,500.00	
				Sub-Total:	\$ 105,000.00
Entrance					
PCC permeable entrance road (20' wide @ 6")	4,000	SF	\$ 16.00	\$ 64,000.00	
Entrance fencing	400	FT	\$ 25.00	\$ 10,000.00	
Gate	1	LS	\$ 2,500.00	\$ 2,500.00	
Entrance Sign	1	LS	\$ 7,500.00	\$ 7,500.00	
				Sub-Total:	\$ 84,000.00
Trails and Walks					
Initial grading and mowing (see above)					
				Sub-Total:	\$ -
Site Utilities					
Entrance security lighting	1	LS	\$ 1,500.00	\$ 1,500.00	
Shallow groundwater well for pond water	1	LS	\$ 15,000.00	\$ 15,000.00	
Well pump, solar panels, and control system	1	LS	\$ 8,000.00	\$ 8,000.00	
Piping from well to ponding area	500	LF	\$ 20.00	\$ 10,000.00	
Monitoring wells	2	LS	\$ 7,500.00	\$ 15,000.00	
				Sub-Total:	\$ 49,500.00
Restroom (portable with service for first year)					
	1	LS	\$ 1,200.00	\$ 1,200.00	
				Sub-Total:	\$ 1,200.00
Interpretive Features					
Kiosk	1	LS	\$ 30,000.00	\$ 30,000.00	
				Sub-Total:	\$ 30,000.00
Misc. Preserve Features					
Bicycle racks	1	EA	\$ 1,500.00	\$ 1,500.00	
Benches	8	EA	\$ 5,000.00	\$ 40,000.00	
Pet sanitation station	1	EA	\$ 300.00	\$ 300.00	
Misc. Preserve signs	5	EA	\$ 300.00	\$ 1,500.00	
Maintenance / Service Building	1	LS	\$ 25,000.00	\$ 25,000.00	
Disk and mow service road	1	LS	\$ 500.00	\$ 500.00	
				Sub-Total:	\$ 68,800.00
Revegetation / Planting					
Mariposa Lily transplanting program	1	LS	\$ 10,000.00	\$ 10,000.00	
Hydroseeded / broadcast seed	0.5	A	\$ 3,000.00	\$ 1,500.00	
Trees - North Property Line(15 gal)	100	EA	\$ 200.00	\$ 20,000.00	
Mulch	900	SF	\$ 0.50	\$ 450.00	
Irrigation (trees and shrubs)	100	EA	\$ 10.00	\$ 1,000.00	
Sub-total: Landscaping				Sub-Total:	\$ 32,950.00

SUB- TOTAL **\$380,300**

Contingency @ 15% \$ 57,045.00
 Contractor Contingency @ 6% \$ 22,818.00
LOW-BID PROJECTION **\$ 460,163.00**

Permitting @ 5% \$ 23,008.15
 Engineering and Design @10% \$ 46,016.30
 Const. Admin./ Inspection @ 10% \$ 46,016.30

TOTAL **\$ 575,203.75**

* January, 2010 costs. This projection is preliminary, for planning purposes only, and is subject to change. This projection uses normal open space/park/trail construction costs based on industry standards suitable for a master plan document level of detail.

n/a = not applicable
 A = Acre
 LS = Lump Sum Allowance
 CY = Cubic Yard
 SY = Square Yard
 EA = Each
 LF = Linear Foot
 SF = Square Foot

PRELIMINARY: NOT FOR PUBLIC DISTRIBUTION

PROJECT: BOB POWERS GATEWAY PRESERVE STRATEGIC PLAN Date: 1/17/12
LOCATION: LAKE ISABELLE, CALIFORNIA Prepared by: 2M Associates
PHASE: Step 2 Improvements - See Figures 4, 5, 6, and 8 (for parking area) not including Gateway Center)

Description	Quantity	Unit	Unit Cost	Cost	TOTAL
Site Preparation					
Fence removal	0	LF	\$ 2.00	\$ -	
Clear and grub (drainage channel)	37,500	SF	\$ 0.50	\$ 18,750.00	
Misc. salvage	1	LS	\$ 2,000.00	\$ 2,000.00	
Misc. removal	1	LS	\$ 5,000.00	\$ 5,000.00	
Construction sign	1	EA	\$ 1,800.00	\$ 1,800.00	
				Sub-Total:	\$ 27,550.00
Grading and Drainage					
Earthwork - bulk cut/fill	450	CY	\$ 6.00	\$ 2,700.00	
Fine grading	850	SF	\$ 0.50	\$ 425.00	
Fiber roll	2,300	LF	\$ 4.50	\$ 10,350.00	
				Sub-Total:	\$ 13,475.00
Entrance / Parking Area					
PCC permeable entrance road/cul-de-sac/parking (@ 6")	16,000	SF	\$ 16.00	\$ 256,000.00	
Entrance fencing		FT	\$ 25.00	\$ -	
Gate		LS	\$ 2,500.00	\$ -	
Entrance Sign		LS	\$ 7,500.00	\$ -	
				Sub-Total:	\$ 256,000.00
Trails and Walks					
PCC path (6' wide @ 3-1/2")	7,260	SF	\$ 9.50	\$ 68,970.00	
Boardwalk (6' wide)	9,450	LF	\$ 20.00	\$ 189,000.00	
				Sub-Total:	\$ 257,970.00
Site Utilities					
Trenching	450	LF	\$ 18.00	\$ 8,100.00	
Potable water	450	LF	\$ 45.00	\$ 20,250.00	
				Sub-Total:	\$ 28,350.00
Restroom (Vault)					
	1	LS	\$ 100,000.00	\$ 100,000.00	
				Sub-Total:	\$ 100,000.00
Interpretive Features					
Observation platforms w/ benches	2	LS	\$ 50,000.00	\$ 100,000.00	
Kiosk	1	LS	\$ 30,000.00	\$ 30,000.00	
Interpretive signs (including artwork)	10	EA	\$ 5,000.00	\$ 50,000.00	
Binoculars	2	EA	\$ 1,800.00	\$ 3,600.00	
				Sub-Total:	\$ 183,600.00
Misc. Preserve Features					
Picnic tables w/o bbq (on concrete pads)	5	EA	\$ 7,500.00	\$ 37,500.00	
Pet sanitation station	1	EA	\$ 300.00	\$ 300.00	
Drinking fountain (with pet bowl)	1	EA	\$ 3,500.00	\$ 3,500.00	
Misc. Preserve signs	5	EA	\$ 300.00	\$ 1,500.00	
				Sub-Total:	\$ 42,800.00
Revegetation / Planting					
Mariposa Lily transplanting	1	LS	\$ 10,000.00	\$ 10,000.00	
Hydroseeded / broadcast seed	0.5	A	\$ 3,000.00	\$ 1,500.00	
Willows (cuttings)	150	EA	\$ 15.00	\$ 2,250.00	
Shrubs (liners)	1,000	EA	\$ 10.00	\$ 10,000.00	
Shrubs (1 gal)	1,000	EA	\$ 20.00	\$ 20,000.00	
Trees (15 gal)	50	EA	\$ 200.00	\$ 10,000.00	
Mulch	18,450	SF	\$ 0.50	\$ 9,225.00	
Irrigation (trees and shrubs)	2,050	EA	\$ 10.00	\$ 20,500.00	
Sub-total: Landscaping				Sub-Total:	\$ 83,475.00

SUB- TOTAL **\$993,220**

Contingency @ 15% \$ 148,983.00
 Contractor Contingency @ 6% \$ 59,593.20
LOW-BID PROJECTION **\$ 1,201,796.20**

Permitting @ 5% \$ 60,089.81
 Engineering and Design @ 10% \$ 120,179.62
 Const. Admin./ Inspection @ 10% \$ 120,179.62

TOTAL **\$ 1,502,245.25**

* January, 2010 costs. This projection is preliminary, for planning purposes only, and is subject to change. This projection uses normal open space/park/trail construction costs based on industry standards suitable for a master plan document level of detail.

n/a = not applicable
 A = Acre
 LS = Lump Sum Allowance
 CY = Cubic Yard
 SY = Square Yard
 EA = Each
 LF = Linear Foot
 SF = Square Foot

PROJECT: BOB POWERS GATEWAY PRESERVE STRATEGIC PLAN
LOCATION: LAKE ISABELLE, CALIFORNIA
PHASE: Alternative A - Suhre Street as one-way slow street (See Figure 9)

Date: 1/17/12

Prepared by: 2M Associates

Description	Description	Quantity	Unit	Unit Cost	Cost	TOTAL
Site Preparation						
	Clear and grub	34,000	SF	\$ 0.50	\$ 18,750.00	
	Asphalt removal	13,600	SF	\$ 2.00	\$ 27,200.00	
	Misc. removal	1	LS	\$ 5,000.00	\$ 5,000.00	
	Construction sign	1	EA	\$ 1,800.00	\$ 1,800.00	
					Sub-Total:	\$ 52,750.00
Grading and Drainage						
	Earthwork Bulk cut/fill	400	CY	\$ 6.00	\$ 28,800.00	
	Fine grading	34,000	SF	\$ 0.50	\$ 17,000.00	
	Fiber roll	1,700	LF	\$ 4.50	\$ 10,350.00	
					Sub-Total:	\$ 355,338.89
Street						
	PCC Curb & gutter w / curb cuts for drainage	1,700	SF	\$ 22.50	\$ 38,250.00	
	PCC Entrance road (14' wide @ 6") and parking	11,900	SF	\$ 16.00	\$ 190,400.00	
	PCC Sidewalk (3-1/2")	5,100	SF	\$ 9.50	\$ 48,450.00	
					Sub-Total:	\$ 228,650.00
Misc Features						
	Misc. street signs	16	EA	\$ 200.00	\$ 3,200.00	
	Misc. park signs				Sub-Total:	\$ 3,200.00
Utilities (not included in costs)						
Planting - Trees and Water Quality Swales						
	Import topsoil	315	CY	\$ 60.00	\$ 18,888.89	
	Trees (15 gal)	68	EA	\$ 200.00	\$ 13,600.00	
	Shrubs (1 gal)	1,500	EA	\$ 20.00	\$ 30,000.00	
	Mulch	17,000	SF	\$ 0.50	\$ 8,500.00	
	Irrigation (trees and Shrubs)	1,568	EA	\$ 10.00	\$ 15,680.00	
	Sub-total: Landscaping				Sub-Total:	\$ 86,668.89
SUB- TOTAL						\$ 726,607.78
Contingency @ 15%						\$ 108,991.17
Contractor Contingency @ 6%						\$ 36,330.39
LOW-BID PROJECTION						\$ 835,598.94
Permitting @ 5%						\$ 41,779.95
Engineering and Design @10%						\$ 83,559.89
Const. Admin./ Inspection @ 10%						\$ 83,559.89
TOTAL						\$ 1,044,498.68

* January, 2010 costs. This projection is preliminary, for planning purposes only, and is subject to change. This projection uses normal open space/park/trail construction costs based on industry standards suitable for a master plan document level of detail.

n/a = not applicable	SY = Square Yard
A = Acre	EA = Each
LS = Lump Sum Allowance	LF = Linear Foot
CY = Cubic Yard	SF = Square Foot

ATTACHMENT

G

*S U P P L E M E N T A L P O N D
W A T E R - W E L L A N D
P U M P C A L C U L A T I O N S*

**BOB POWERS - GATEWAY PRESERVE
MONTHLY WATER BALANCE ANALYSIS - UPDATED 01/17/12**

Month	Net Basin Volume (ft ³)	Average Precip ² (in)	Vol. Added by Precip (ft ³)	Pan Evaporation ³ (in/day)	Pond Evap. ⁴ (in/month)	Vol. Removed by Evap. ⁵ (ft ³)	Allowable Monthly ⁶ Percolation (in)	Volume Loss to Percolation (ft ³)	Net Basin Volume (ft ³)
Equations	(1)	(2)	(3)=(2)*(11)*.4*43,560/12	(4)	(5)=(4)*(0.8)	(6)=(5)*(10)*43,560/12	(7)	(8)=(7)*(10)*43,560/12	(9)=(3)-(6)-(8)
Jan	130,680	2.38	34,558	0.07	1.68	6,098	30.00	108,900	-80,441
Feb	130,680	2.17	31,508	0.12	2.88	10,454	30.00	108,900	-87,846
Mar	130,680	1.58	22,942	0.15	3.60	13,068	30.00	108,900	-99,026
Apr	130,680	0.66	9,583	0.18	4.32	15,682	30.00	108,900	-114,998
May	130,680	0.25	3,630	0.26	6.24	22,651	30.00	108,900	-127,921
Jun	130,680	0.07	1,016	0.36	8.64	31,363	30.00	108,900	-139,247
Jul	130,680	0.13	1,888	0.41	9.84	35,719	30.00	108,900	-142,732
Aug	130,680	0.15	2,178	0.35	8.40	30,492	30.00	108,900	-137,214
Sep	130,680	0.30	4,356	0.29	6.96	25,265	30.00	108,900	-129,809
Oct	130,680	0.36	5,227	0.16	3.84	13,939	30.00	108,900	-117,612
Nov	130,680	1.18	17,134	0.10	2.40	8,712	30.00	108,900	-100,478
Dec	130,680	2.06	29,911	0.06	1.44	5,227	30.00	108,900	-84,216
		11.29	163,931	2.51	60.24	218,671	360.00	1,306,800	

Summary:

Estimated Surface Area of Pond: (10) 1.00 acres
Average Depth of basins: 3 ft
Surface Area of Watershed: (11) 10.00 acres

Maximum Monthly Well Flow 130,680 (ft³)
Maximum Monthly Well Flow 977,486.40 (gal/month)
Well Pump Runtime 12.00 (hours)
Well Demand 54.30 (gpm)

Notes:

1. The average monthly evaporation rates were obtained from a "Class A" Pan located near Lake Isabella.
2. The precipitation was calculated by averaged data recorded from California Department of Water Resources data center.
3. The lowest pan evaporation is based on record data received for the Class A pan located at California Department of Water Resources.
4. The pan evaporation rate is multiplied by a conversion factor of 0.8 for evaporation from open water surfaces, as per DWR Bulletin 73-79 "Evaporation for Open Water Surfs".
5. Effluent ponds may be empty during the months of August, September and November. In addition, the ponds may not be completely full; therefore, the surface area used during these three months is 90% of the surface area at high water. The calculation for the remaining nine months utilizes
6. Percolation rate estimated based on Kern County sewage disposal maps and soil classification given as sandy loam. The percolation rate for sand loam is given to be 2.5 gal