

La Verne Wilderness Area Management Plan

Projected Costs

Draft: 6/30/2018

Goals and Objectives	Action	Task/Activity	GENERAL CIP COSTS & PRIORITIES*		
			Phasing		
			1 - 2 Years	3 - 5 Years	Beyond 5 Years
Goal #1: Preserve and Enhance Wildlife Habitat Corridors and Diversity					
Objective 1.1: Enhance and Protect all habitat areas	Action 1.1.1: Remove any abandoned facilities	Unknown effort at this time	Labor costs generally estimated at \$30.00 per hour		
	Action 1.1.2: Remove non-native tree species	Unknown effort at this time	Labor costs generally estimated at \$30.00 per hour		
	Action 1.1.3: Install public access control signing along selected locations of the trail and along Sunrise Ridge Road stating "Habitat Management Area - No Public Access"	See Objective 4.2, Action 4.2.4 and 4.2.5	n/a		
	Action 1.1.4: Based on results of annual monitoring (see also Objective 7.1), install public access control railings as necessary to inhibit off-trail use and creation of volunteer trails	Install up to 650 linear feet of 4-foot high galvanized pipe railing for public access control in wash area and signs stating "Habitat Management Area - No Public Access"; provide on-going maintenance	\$ 4,875.00	\$ 4,875.00	\$ 1,000.00
	Action 1.1.5: Based on results of annual monitoring (see also Objective 7.1), decommission, restore to a natural gradient, and/or stabilize any volunteer trails that have been created	On-going maintenance activity	To Be Determined (TBD) Based on Annual Monitoring		
	Action 1.1.6: Avoid vegetation removal and management activities within the Coast Prickly Pear Scrub sensitive vegetation community and in areas that provide habitat to sensitive plant and wildlife species	No direct costs associated with avoidance	n/a		
	Action 1.1.7: Should vegetation removal in sensitive areas be determined to be necessary and appropriate, special status species surveys will be conducted prior to any work commencing	Conduct special status species surveys when work is to be performed in identified sensitive areas	Special status species surveys estimated at \$20,000 total (assumes 3 surveys in a 10-acre area, each ranging from \$3,000 to \$10,000)		
	Action 1.1.8: Avoid management activities that would prohibit wildlife movement through the Wilderness Area	No direct costs associated with avoidance	n/a		
	Action 1.1.9: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas	Contract with an qualified consultant to conduct a survey of the management activity area and prepare a Jurisdictional Delineation	Jurisdictional Delineations generally estimated between \$4,000 and \$8,000		

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	Action 1.1.10: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel National Monument Plan, and San Dimas Experimental Forest	No direct costs associated with inter-agency coordination; assumed on-going City staff responsibility	n/a		
Objective 1.2: Restore the southern wash corridor as Riversidean Alluvial Fan Sage Scrub with a Surrounding Modified Coast Live Oak Woodland/Grassland Habitat	Action 1.2.1: Remove non-native shrubs and trees	Unknown effort at this time	Labor costs generally estimated at \$30.00 per hour		
	Action 1.2.2: Revegetate with appropriate native species	Unknown effort at this time	Generally estimated around \$71,500.00 per acre		
	Action 1.2.3: Weed abatement shall occur in coast live oak woodland/grassland areas annually. Disking shall be prohibited.	On-going maintenance activity	Estimated at \$1,000/acre if hand-weeded, \$160/acre if mowed	Estimated at \$1,000/acre if hand-weeded, \$160/acre if mowed	Estimated at \$1,000/acre if hand-weeded, \$160/acre if mowed
Objective 1.3: Preserve existing, and where appropriate, enhance northern mixed chaparral/coast live oak woodland	Action 1.3.1: Remove non-native shrubs and trees	Unknown effort at this time	Labor costs generally estimated at \$30.00 per hour		
	Action 1.3.2: Revegetate with appropriate native species	Unknown effort at this time	Generally estimated around \$71,500.00 per acre		
Objective 1.4: Revegetate disturbed areas	Action 1.4.1: Rip and grade abandoned roads and social trails where appropriate	Up to 850 linear feet of 12-foot wide access route along upper plateau of Wilderness Area	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00
	Action 1.4.2: Hydroseed with native erosion control mix	Unknown effort at this time	Generally estimated between \$5,000.00 and \$35,000.00 per acre, depending on access to sites and water supply.		
	Action 1.4.3: Limit public access during establishment period	Install temporary exclusion fencing around revegetated areas	Estimated \$2.65/ft for 7-foot-high plastic mesh fence	Estimated \$2.65/ft for 7-foot-high plastic mesh fence	Estimated \$2.65/ft for 7-foot-high plastic mesh fence
Objective 1.5: Preserve significant and heritage trees	Action 1.5.1: Avoid trimming and removal of significant and heritage trees	No direct costs associated with avoidance	n/a		
	Action 1.5.2: Tree replacement will be included in restoration activities as appropriate	City staff responsibility or contract with a qualified consultant to transport and plant trees?	Estimated \$2,000-\$2,500/acre for tree establishment	Estimated \$2,000-\$2,500/acre for tree establishment	Estimated \$2,000-\$2,500/acre for tree establishment
	Action 1.5.3: Tree trimming or removal will take place outside of nesting bird season	Feasible; no direct costs associated with avoidance of nesting bird season	n/a		
GOAL #2: Provide Flood Hazard Management					

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Objective 2.1: Manage stormwater, sediment, and woody debris	Aciton 2.1.1: Delineate and field stake the 100-year floodplain of the wash and a riparian buffer within the southern limits of the Wilderness Area. Manage as a Coast Live Oak Woodland habitat corridor to provide both habitat diversity and facilitate the transport of floodwaters (See also Goal #1)	Contract with an qualified consultant to conduct a survey of the management activity area and prepare a Jurisdictional Delineation	Jurisdictional Delineations generally estimated between \$4,000 and \$8,000		
	Action 2.1.2: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas	Contract with an qualified consultant to conduct a survey of the management activity area and prepare a Jurisdictional Delineation	Jurisdictional Delineations generally estimated between \$4,000 and \$8,000		
	Action 2.1.3: Explore the possibility of installing and maintaining up to three woody debris racks to discourage debris from moving downstream	City staff responsibility - no added cost	n/a		
Objective 2.2: Provide for Public Safety	Action 2.2.1: Close area to public access during potential rain, flood periods, and when the southern drainage crossing is wet	City staff responsibility - no added cost	n/a		
GOAL #3: Provide Wildfire Hazard Management					
Objective 3.1: Clear Brush and Modify Fuel Load	Action 3.1.1: Weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually (See also Goals #1 and #2). Disking shall be prohibited.	On-going maintenance activity	Estimated at \$1,000/acre if hand-weeded, \$160/acre if mowed	Estimated at \$1,000/acre if hand-weeded, \$160/acre if mowed	Estimated at \$1,000/acre if hand-weeded, \$160/acre if mowed
	Action 3.1.2: In cooperation with Los Angeles County, prepare a local <i>Brush and Fuel Load Vegetation Management Plan</i> in one year of the Wilderness Area opening to the public, and review the plan every five years	Prepare a <i>Brush and Fuel Load Vegetation Management Plan</i>	\$ 10,000.00	n/a	\$ 2,500.00
Objective 3.2: Prohibit Fires	Action 3.2.1: Prohibit any fires for recreation or maintenance in the Wilderness Area	See Objective 4.2, Action 4.2.5	n/a		
	Action 3.2.2: Prohibit smoking in the Wilderness Area	See Objective 4.2, Action 4.2.5	n/a		
Objective 3.3: Provide for Public Safety	Action 3.3.1: Close area to public access during periods of extreme fire danger, as defined as Fire Weather Warning, announced by the United States National Weather Service	On-going City staff responsibility - no added cost	n/a		
	Action 3.3.2: No road or trail maintenance or fuel management activities shall occur during periods of extreme fire danger (Fire Weather Warning or Fire Weather Watch days, as posted by the United States National Weather Service)	On-going City staff responsibility - no added cost	n/a		

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	Action 3.3.3: In cooperation with other agencies, design, locate, and develop strategies for acquiring and improving emergency access to the Wilderness Area and facilitating evacuation in the event of a wildfire	On-going City staff responsibility - no added cost	n/a		
	Action 3.3.4: Notify the responsible agency of any identified fire road maintenance needs	On-going City staff responsibility - no added cost	n/a		
GOAL #4: Provide a Tranquil and Safe Visitor Experience					
Objective 4.1: Secure Access	Action 4.1.1: Employ a dedicated easement for public access from Golden Hills Road to the downstream end of the wash within the southern limits of the Wilderness Area			n/a	n/a
Objective 4.2: Develop Limited Use Facilities	Action 4.2.1: Identify space for and create parking spaces, one of which would be an accessible parking space, through striping and/or signage along Golden Hills Road for use to access the Wilderness Area	Street parking striping and signs along Golden Hills Road (up to 14 spaces; 1 accessible space)	\$ 7,500.00	\$ 7,500.00	n/a
	Action 4.2.2: Develop a foot trail to avoid and/or minimize resource impacts and related mitigation to include:	Design and construction observation	\$ 55,517.00	\$ 27,758.00	n/a
	1. An accessible trail/maintenance route from Golden Hills Road into the Wilderness Area	Create the 8-foot-wide trail / maintenance access route (ADA accessible) leading from Golden Hills Road to the Wilderness Area access point. Approximately 200 feet in length. Includes: clearing and grubbing; rough earthwork; fine grading; drainage features; compacted Class II AB surface.	\$ 12,800.00	n/a	n/a
	2. An approximately 0.6-mile, 8-foot wide accessible trail/maintenance route from Golden Hills Road leading into the Wilderness Area and forming a loop, and composed of natural materials with a firm and stable surface	Create the 8-foot-wide loop trail / maintenance access route (ADA accessible). Approximately 3,200 feet in length. Includes: clearing and grubbing; rough earthwork; fine grading; drainage features;	\$ 136,534.00	\$ 68,266.00	n/a
	Action 4.2.3: Provide benches at key location(s) where there is shade or opportunities to plant trees for future shade	up to two (2) benches	\$ 5,000.00	\$ 5,000.00	n/a
	Action 4.2.4: Provide interpretive signs at key locations addressing wildlife habitat and use, and respect for privacy for adjacent neighbors	up to three (3) signs	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	Action 4.2.5: Provide management and safety signs at the Golden Hills Road entrance to include information about general use regulations, a trail map, and universal access conditions	up to four (4) safety signs	\$ 1,200.00	n/a	n/a
GOAL #5: Controlled Public Access					
Objective 5.1: Provide for public safety	Action 5.1.1: Prohibit bicycles and equestrians	See Objective 4.2, Action 4.2.5	n/a		
	Action 5.1.2: Require all dogs to be on leashes pursuant to La Verne Municipal Code Section 6.16.070 Leash Law	See Objective 4.2, Action 4.2.5	n/a		

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Objective 5.2: Provide single access point from the City	Action 5.2.1: Develop access entrance on Golden Hills Road	See Objective 4.2, Action 4.2.2, Item 1	n/a		
	Action 5.2.2: Identify space for parking spaces along Golden Hills Road and post information regarding appropriate alternative overflow parking locations	See Objective 4.2, Action 4.2.1	n/a		
	Action 5.2.3: Install an open/lock gate at Golden Hills Road	Install a lockable gate at the public access point at Golden Hills Road; provide on-going maintenance	\$ 7,500.00	\$ 1,000.00	\$ 1,000.00
Objective 5.3: Designate Wilderness Area as pedestrian access / day use only (no overnight use)	Action 5.3.1: Install lockable gates and associated fencing at Golden Hills Road	See Objective 5.2, Action 5.2.3	n/a		
	Action 5.3.2: Install use and regulatory signs at Golden Hills Road	See Objective 4.2, Action 4.2.4 and 4.2.5	n/a		
	Action 5.3.3: Limit Wilderness Area use from one hour after sunrise to one hour before sunset	See Objective 4.2, Action 4.2.4 and 4.2.5	n/a		
Objective 5.4: Limit use to trail-related pedestrian activities	Action 5.4.1: Provide no picnic or restroom facilities	No direct costs associated with not providing picnic of restroom facilities	n/a		
	Action 5.4.2: Require groups of 10 or more individuals to obtain a special use permit	Establish a special use permit procedure	Staff time to develop process and review		
	Action 5.4.3: Clearly inform the public/post all prohibited uses	See Objective 4.2, Action 4.2.4 and 4.2.5	n/a		
Objective 5.5: Provide Public Access Program based on available staff resources and funding	Action 5.5.1: Phase 1: Allow initial access only to small groups (from 5 up to 20 individuals) through a special use permit system identifying one designated responsible individual (reviewed annually to determine Phase 2)		TBD		
	Action 5.5.1: Phase 2: Based on results of annual use monitoring, issue special use group permits and individual access permits (once implemented, reviewed annually to determine Phase 3)		TBD		
	Action 5.5.1: Phase 3: Based on results of annual use, allow individual access for general use without permits (once implemented, reviewed annually)		TBD		
	Action 5.5.2: Consider engaging and coordinating with local non-profit organizations, such as the La Verne Land Conservancy, to assist with staffing and patrolling the Wilderness Area	No direct costs associated with non-profit coordination; assumed on-going City staff responsibility	n/a		
Objective 5.6: Protect adjacent private property	Action 5.6.1: Maintain approximately 50 feet between the public access trail and existing backyard property lines along Monterey Street	Phase in up to 1/2 acre of native vegetative screening with irrigation between loop trail and neighboring properties along Monterey Avenue	\$ 54,450.00	\$ 54,450.00	\$ 54,450.00

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	Action 5.6.2: Install secure property line fencing parallel to Monterey Street where not already existing(1,900 linear feet; 8' chain link; vinyl coated)	Phase in up to 1,900 linear feet of 8-foot chain link, vinyl coated fencing; provide on-going maintenance	\$ 23,750.00	\$ 23,750.00	\$ 5,000.00
	Action 5.6.3: Install signs along boundary lines designating the "Wilderness Area Boundary"	See Objective 4.2, Action 4.2.4 and 4.2.5	n/a		
	Action 5.6.4: Public access to Wilderness Area through private properties (including from Calle Aragon and Brydon Road) shall be prohibited	See Objective 5.6, Action 5.6.1 and 5.6.2	n/a		

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GOAL #6: Cooperate with Others in Management of the Wilderness Area					
Objective 6.1: Coordinate with other Agencies/interest groups/volunteers/neighbors to complement City staff in implementing resource management activities and capital improvements	Action 6.1.1: Coordinate with appropriate federal, state, or local agencies, such as the Forest Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas	Contract with an qualified consultant to conduct a survey of the management activity area and prepare a Jurisdictional Delineation	Jurisdictional Delineations generally estimated between \$4,000 and \$8,000		
	Action 6.1.2: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel Mountains National Monument Plan, and San Dimas Experimental Forest	No direct costs associated with inter-agency coordination; assumed on-going City staff responsibility	n/a		
	Action 6.1.3: Where feasible, enter into inter-jurisdictional cooperative agreement with allied agencies such the Angeles National Forest, the San Gabriel Mountains National Monument, Los Angeles County Department of Parks and Recreation, the cities of Claremont and San Dimas, and non-governmental organizations, to implement resource management programs	No direct costs associated with inter-agency coordination; assumed on-going City staff responsibility	n/a		
	Action 6.1.4: Consider entering an agreement with local non-profit organizations, such as the La Verne Land Conservancy, to assist in resource management activities	No direct costs associated with non-profit coordination; assumed on-going City staff responsibility	n/a		
Objective 6.2: Community Involvement	Action 6.2.1: Consult with immediate adjacent neighbors to detail the location and design of boundary line / public access control fencing parallel to Monterey Street and the Wilderness Area entrance	No direct costs associated with neighbor coordination; assumed on-going City staff responsibility	n/a		
	Action 6.2.2: Consult with the community, including non-governmental organizations, such as the La Verne Land Conservancy, to develop the final trail design	No direct costs associated with community coordination; assumed on-going City staff responsibility	n/a		
GOAL #7: Provide Sufficient Onsite Presence to Manage the Wilderness Area					
Objective 7.1: Coordinate with other agencies/trail groups/volunteers/neighbors to	Action 7.1.1: Monitor public access conditions at the beginning, middle, and end of the primary recreation season and after major storm events		TBD		

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complement City staff presence	Action 7.1.2: Provide onsite management presence on weekends and holidays during the prime use season once the Wilderness Area is open for general use (see Objective 5.5 Phase 3) with City staff as funding allows, or through management agreements, others (see also Objective 6.1)		TBD		
	Action 7.1.3: Establish a Wilderness Area Watch hot line	Establish a Wilderness Area Watch hot line and routinely monitor calls	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
GOAL #8: Reflect Changes in Surrounding Use and Ownership Conditions					
Objective 8.1: Assure the Management Plan remains current as conditions change	Action 8.1.1: Review the Management Plan as needed and update as necessary	On-going City staff responsibility; cost beyond 5 years is with the assumption of consultant assistance	n/a	n/a	\$ 10,000.00
GOAL #9: Obtain Sufficient Funds to Assure Full Implementation of the Management Plan					
Objective 9.1: Secure funds for resource management	Action 9.1.1: Subsequent to any Wilderness Area Plan requirements (as established by subsequent CEQA documentation), consider resource management actions as potential for City project mitigation, or mitigation by others	On-going City staff responsibility - no added cost	Unknown: potential revenue generation if used as mitigation by others		
	Aciton 9.1.2: Apply for funding from watershed and wildlife enhancement grant programs	On-going City staff responsibility?	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Objective 9.2: Secure funds for capital improvements	Action 9.2.1: Apply for funding from watershed, watchable wildlife, and park/open space grant programs	On-going City staff responsibility?	see above	see above	see above
Objective 9.3: Secure funds for public access management	Action 9.3.1: Prior to opening the Wilderness Area to general use without permits (reference Objective 5.5 Phase 3), fund a position to monitor and manage the Wilderness Area and coordinate habitat management programs in the Wilderness Area		n/a	n/a	unknown
			Cost over Phasing		
			1 -2 Years	3 - 5 Years	Beyond 5 Years
Environmental Review			\$ 30,000.00		
Permitting			\$ 50,000.00		

Sub Total*	\$ 412,051.00	\$ 205,524.00	\$ 90,750.00
Contingency @ 20%	\$ 82,410.20	\$ 41,104.80	\$ 18,150.00
Sub Total*	\$ 494,461.20	\$ 246,628.80	\$ 108,900.00
TOTAL *	\$ 849,990.00		

*Totals do not reflect all costs, as not all costs can be determined at this time.

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Source: Rincon Consultants, Inc. and 2M Associates. Costs are presented in 2018 dollars. Actual costs will depend on current labor and materials supply markets at the time of contracting. Costs for some indicated tasks are to be determined. These are not included in totals.

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