



SADDLEBACK GATEWAY

(Former Silverado Elementary School)

Interim Operations Plan



On April 11, 2017, the Board of Supervisors approved the Saddleback Gateway Interim Operations Plan and adopted CEQA documentation Mitigated Negative Declaration No. IP 16-213.

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This Interim Operations Plan (IOP) addresses how OC Parks intends to operate and improve Saddleback Gateway (the former Silverado Elementary School site) for public use and benefit over the next several years. OC Parks will operate the site in partnership with OC Public Libraries, who will operate the new Library of the Canyons, in one of the former school buildings.

The IOP planning and design process involved a series of public workshops held onsite, as well as online surveys. Participants of the workshops and surveys provided thoughtful comments and suggestions on the proposed improvements and land uses. This input refined the overall site improvement plan that is described in this document. Several community members requested that the site maintain the legacy of the former school as a community gathering space: a place where people from the region can interact and learn, hold community events, or take in the solitude of the site’s outdoor spaces with grand views of the surrounding open space.

Site improvements are called out in the IOP to be implemented in three phases. The initial phase of work is substantially complete – primarily the renovation of the two main buildings (library and multi-purpose rooms) and the main parking lot with entry landscape and signage. Later phases of improvements will offer opportunities to redevelop the site into a more functional facility for the community to use for outdoor public events, gatherings and environmental education.

The talented and dedicated staff at OC Parks are excited to begin implementing the Saddleback Gateway Interim Operations Plan. We are very proud stewards of this important gateway to the surrounding 20,000 acres of open space we manage for the benefit and enjoyment of current and future generations.



Stacy Blackwood
Director, OC Parks



Photo of Stacy Blackwood and photo of OC Parks Operational and Maintenance Staff

Purpose

In 2014, the County of Orange acquired the former Silverado Elementary School, referred to as Saddleback Gateway, from the Orange Unified School District (District) for the following purposes: to enable OC Parks to establish a centrally located facility for the 20,000 acres of Irvine Ranch Open Space it owns and manages, to provide a new location for OC Public Libraries to expand the Silverado Branch Library, and to provide other amenities for the residents of the unincorporated canyon communities and the public. In support of this property conversion to a park site, OC Parks has prepared an Interim Operations Plan (IOP). The IOP describes the proposed interim site improvements and operation plan to make the site accessible and safe for public use. In the future, a General Development Plan (GDP) will be prepared that will include additional potential long-term

site improvements. The GDP will likely be prepared in conjunction with planning for the surrounding Blackstar Wilderness Park.

The IOP will help facilitate public use through the following:

- Guide the management of the facility for safe public access, natural and cultural resources protection, environmental education and recreation purposes.
- Outline the implementation plan for the initial site improvements and the proposed long-term conceptual land use/operational plan – including potential staffing needs.
- Identify interim improvements for use of the site for public events and programs.



Site Location

Located between Limestone Canyon Nature Preserve and Black Star Canyon Wilderness Park, the approximately 10.5-acre former Silverado Elementary School site is located on the east side of Santiago Canyon Road, approximately three-miles southeast of the Irvine Lake in unincorporated Orange County (Figure 1).

The proposed project site is located within the OC Parks-managed Irvine Ranch Open Space (IROS) and is close to Whiting Ranch Wilderness Park. The project site is bordered

to the west by Santiago Canyon Road, and is surrounded on the other three sides by OC Parks IROS, which is encumbered by a Natural Communities Conservation Plan (NCCP) and conservation easements enforced by the Nature Conservancy. IROS is managed by OC Parks park staff with supplemental scientific monitoring, maintenance, volunteer and docent-led access services provided by Irvine Ranch Conservancy through contractual agreement.



Vicinity Map – Figure 1

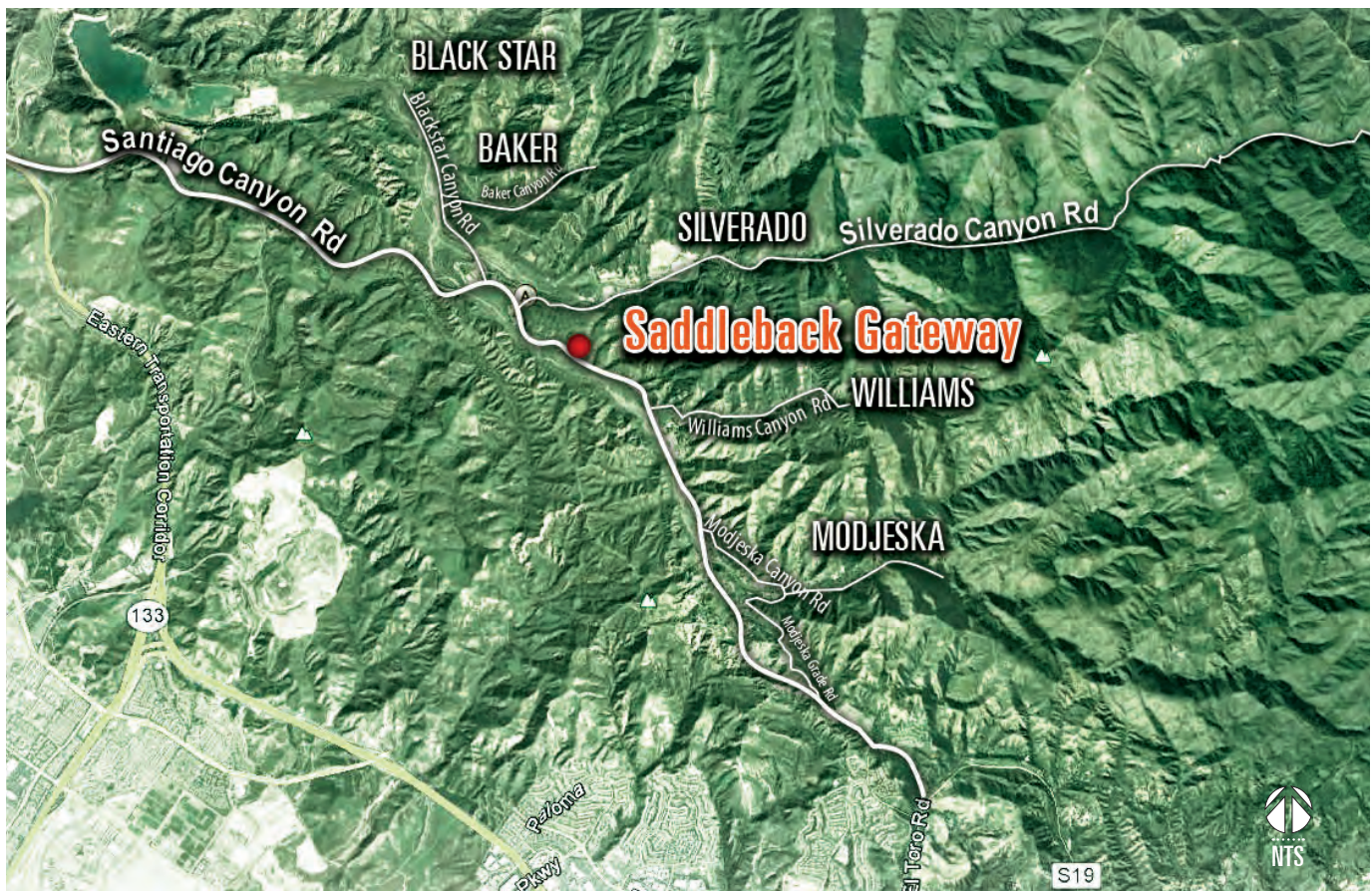
Site Location (continued)

The property is easily accessible from Santiago Canyon Road (Figure 2). The site is adjacent to OC Parks-managed open space lands consisting of Black Star Canyon Wilderness Park to the north and Limestone Canyon Nature Preserve to the south.

Additionally, the property is surrounded by the communities of Modjeska, Silverado, Black Star, Williams and Baker canyons (Figure 3).



Aerial photo showing the former Silverado Elementary School facilities location – Figure 2



Canyons Map – Figure 3

Project Background

History of the Site

In 1878, the town of Silverado was founded when silver was discovered in the area. Originally, dating back to 1881 when the Silverado School District was established, the school began as a small building that was moved back and forth between Silverado and Modjeska canyons (based on where the majority of students lived at any given time).

Eventually, the property was acquired by Orange Unified School District (District) in 1956 from the Irvine Company. In its current configuration, the school served the canyon communities from 1957 until 2009, when the District closed the school.

In August 2010, the District contacted the County of Orange about potentially purchasing this school property for OC Public Libraries and OC Parks' use. In December 2012, the District and County reached an agreement on a price of \$2,100,000. The County Board of Supervisors subsequently approved the purchase in May 2013 (Appendix A) and on May 14, 2014, the County of Orange acquired the site. Previously, in June 2010, the County of Orange acquired 20,000 acres of North Irvine Ranch Open Space land from the Irvine Company, including the property surrounding the Silverado Elementary School site. This surrounding open space is managed by OC Parks (Figure 1).



History of the Library

In July 2009, the building lease for the Silverado Branch Library, located in nearby Silverado Canyon and operated by OC Public Libraries, converted to a month-to-month rental term. The former Silverado Elementary School classroom and administration buildings are designated to be converted into a Public Library and Multipurpose Building, as described in Section 4.

Since 1964, residents in the Silverado, Modjeska, and Trabuco Canyon communities have enjoyed the Silverado Branch Library located at 28192 Silverado Canyon Road. At 1,119 square feet, the library is relatively small and can offer only very limited library materials, access to public computers, and programs for children and adults.

In 2009, the Orange Unified School District (OUSD) closed the Silverado Elementary School located at 7531 Santiago Canyon Road due to low attendance. The school is located 2.7 miles from the current library and sits on over 10 acres and includes a playground as well as open fields.



One of the early Silverado Elementary School buildings circa 1930

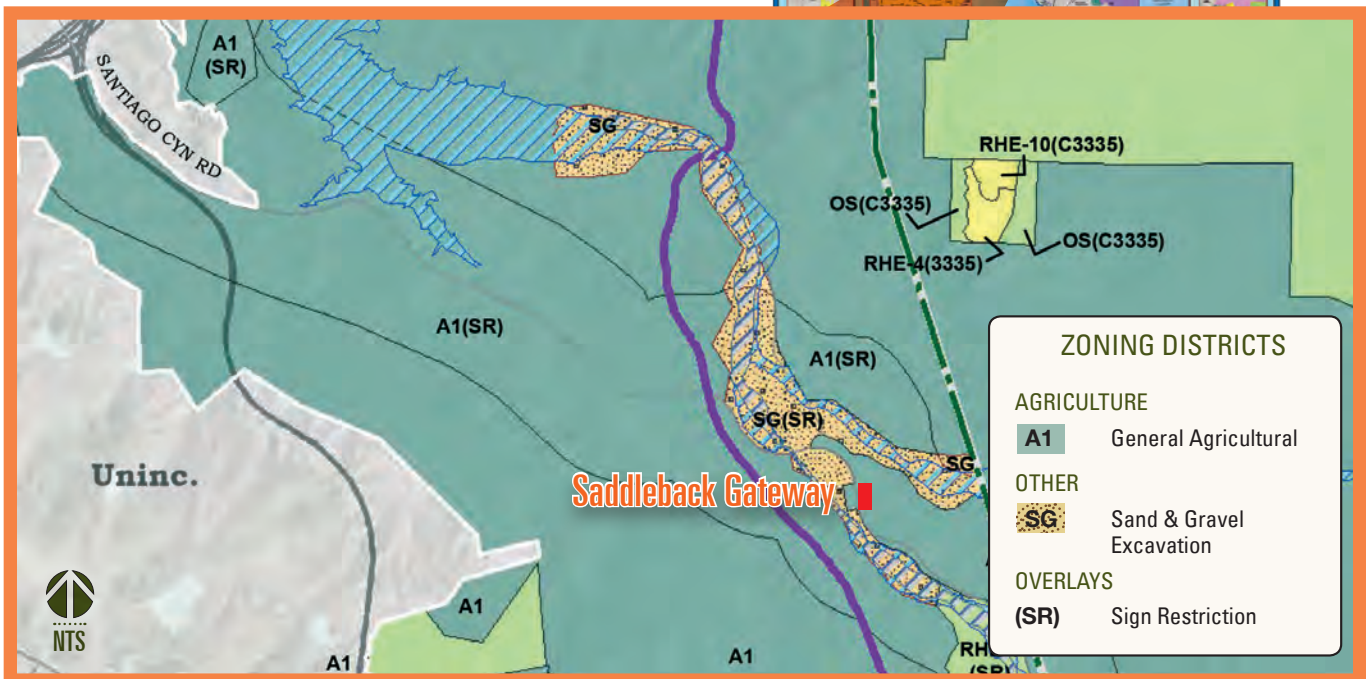
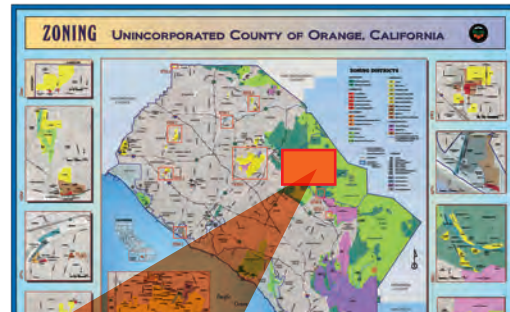
Current Zoning and Land Uses

The Silverado Elementary School property is currently designated Rural Residential on the County’s General Plan Land Use Map and is Zoned A1 (SR) – General Agricultural – with Sign Restrictions. The property also has a land-use overlay of Rural Residential in the Silverado-Modjeska Specific Plan.

The former school grounds are designated for recreational use and provide access to the adjacent IROS. Proposed programming of the site will allow for managed access to the adjacent IROS. In addition, it is envisioned that the project site will accommodate occasional special events and will create opportunities for indoor/outdoor learning and play. These proposed programs will serve to honor the school grounds’ legacy as a central hub and gathering spot for the community.

The Silverado Branch Library will relocate from its previous Silverado Canyon Road location to the newly renovated building. Once completed, it will be open to the public and named Library of the Canyons.

The Silverado Children’s Center (currently housed in the northern portion of the property) will continue to be operated by the Silverado Modjeska Parks and Recreation District under a lease with the County of Orange.



Current Zoning – Figure 4

Summary

Aside from its educational purposes, the former Silverado Elementary School site was a favorite gathering place where residents from the local canyons (Modjeska, Silverado, Black Star, Williams and Baker) held many social events. As depicted on Existing Conditions - Figure 6, there are many elements of the project site that can be used to retain the ability to carry forward its function as an important community gathering location.



Large Animal Temporary Refuge Area

In 2015, the County of Orange opened a Large Animal Temporary Refuge Area (LATRA) in the northwest corner of the project site. This new amenity provides additional options for residents in nearby fire and flood prone areas to temporarily place large animals during wildfires or other emergency events, managed by the Inter Canyon League (ICL).

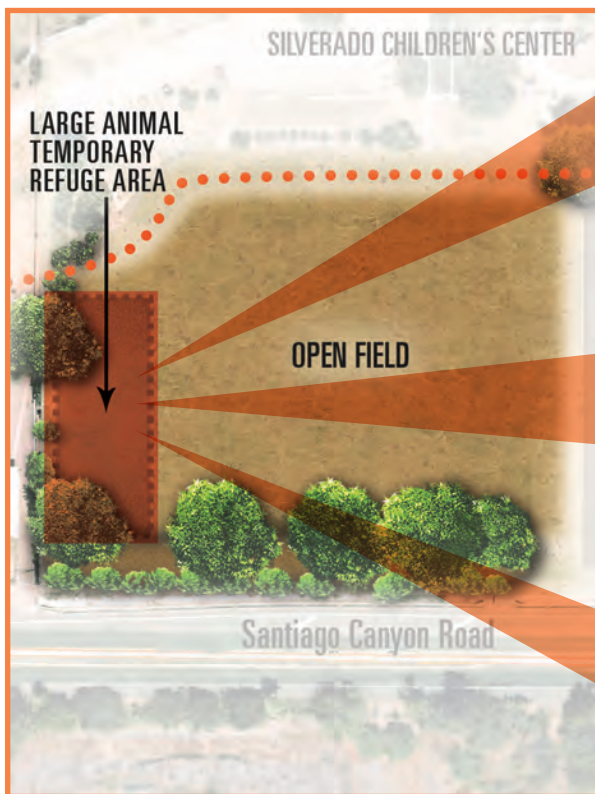


Figure 5



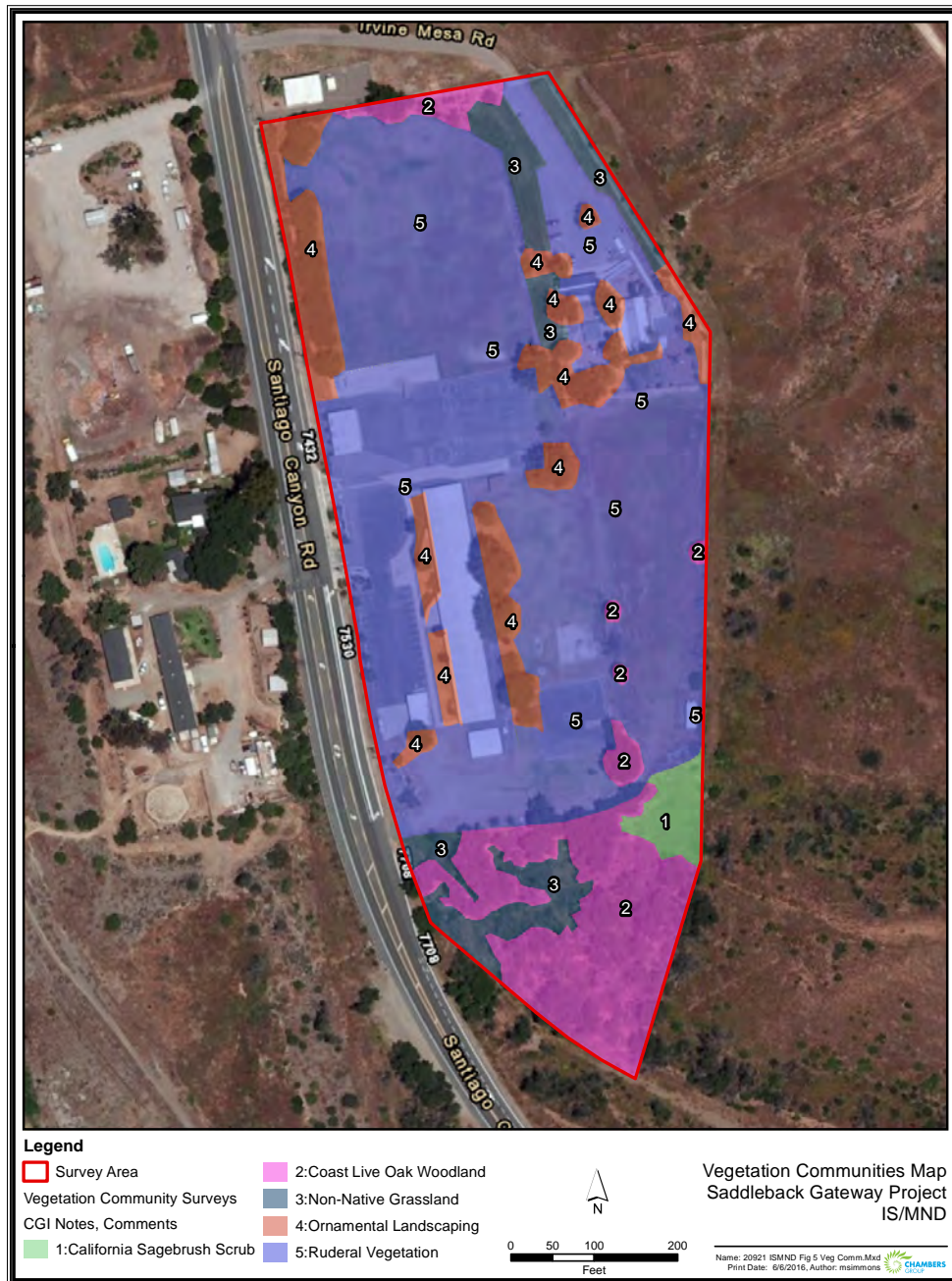
Existing Conditions – Figure 6

Back of Figure 6

Vegetation Assessment

Vegetation communities located within the project site consist of California Sagebrush Scrub, Coast Live Oak Woodland, Non-Native Grassland, Ornamental Landscaping and

Ruderal Vegetation. Other areas not classified as vegetation communities include Disturbed and Developed.



Existing Vegetation Communities – Figure 7

Public Workshops

In 2014, OC Parks held two public workshops – in August 2014 and in December 2014. The purpose of these workshops were to update the public on the progress of the Silverado Library project, share the proposed development plan and reach out to the public to obtain comments and suggestions for future site land uses and events (Appendix B and C).



Public Workshops

Design Criteria

From community input, OC Parks established the following site design criteria to be used as a guide for all future site design:

- **Community Event Space:** Although events could occur in many locations throughout the site, most larger events will be best accommodated in the Open Field area of the site. The design of the event space should provide for flexible programming of multiple types of special events.
- **Opportunities for Indoor/Outdoor Learning and Play:** Create outdoor reading areas located in the quieter part of the site. Design the Open Field area to allow for informal passive recreation and game play, rather than any organized sports activities. Provide a natural play location in the Oak Woodland Discovery Trail area.
- **Sustainable and Canyon-Appropriate Design Features:** All landscaping implemented on the site will be a combination of “California Friendly” drought tolerant and/or native species. Additionally, all proposed lighting will be “dark sky” lighting design to help reduce light pollution.
- **Views:** Any proposed improvements should take advantage of the desirable views – both on and off of the site, while screening the undesirable views from Santiago Canyon Road and from the Library/Multipurpose Building complex.

- **Land Use:** All proposed uses will be consistent with the approved Silverado/Modjeska Specific Plan and respect the conservation of surrounding open space.

Existing Facilities: Any proposed improvements will be sensitive to and protect all existing facilities on site, such as: Communication Building (located along eastern property edge), and adjacent Silverado Children’s Center.

Potential Uses

The implementation of the project should study the feasibility of various uses/activities that are appropriate for each area, such as:

- **Library:** Reading/story time.
- **Multipurpose Building:** Community meetings and activities, banquet space with food serving area, fitness classes, various club meetings and County-sponsored trainings.
- **Special Events:** Country fair, outdoor concerts, open air movie series, chili cook-off, farmer’s market, summer outdoor storytelling.
- **Overall Site:** Nature center, visitor center and Trailhead staging area.

Additional potential uses suggested by the community during the workshop process such as a swimming hole, equestrian arena and pistol shooting range are currently not being considered feasible due to site constraints. These uses may be reconsidered during the implementation phase.

Summary

The proposed land use concept of the former Silverado Elementary School property (as summarized below) takes advantage of the existing facilities, while proposing to enhance each area for a more diverse group of opportunities for current and future public uses. The site is laid out with a variety of opportunities for public use, as follows:

- **Library/Multipurpose Buildings:** At the center of the site are the Public Library and Multipurpose buildings, which will be made available to the community. These two facilities will be housed within the renovated school buildings, located just east of the existing parking lot.
- **Visitor Center:** A future Visitor Center to be located within the old school 'temporary' library and small parking area will be located just south of the Multipurpose Building.
- **Special Event Parking:** Just north of the Library/Multipurpose Building is a new community event area. This area will be repurposed to allow for general community events or overflow parking on the school's old blacktop play area.
- **Open Field:** At the north end of the site, the school's old sports field will be available for larger community events, or additional special event overflow parking.
- **Upper Meadow:** Behind the Library/Multipurpose Building to the east, is the Upper Meadow area. This area will generally be left natural, while incorporating some additional walkways, along with an outdoor educational space.
- **Oak Woodland Discovery Trail:** The southernmost area on the site is the Oak Woodland Discovery Trail area. This area was historically used by the school for environmental exploration and discovery, but current conditions are very degraded. This area will be enhanced and upgraded to allow for community enjoyment.

Additionally, in the northeastern corner of the site houses the Silverado Children's Center. Currently, the school uses a separate access and will operate independently of the Saddleback Gateway project.





Proposed Land Use Plan – Figure 8

Back of Figure 8

General Site Improvements

Public Vehicle Access, Parking and Staging

Public vehicular access to the site will be provided from existing dedicated turn lanes to/from Santiago Canyon Road entry and exit driveways. Vehicular access will be limited to the existing parking lot and turn-around area accessible off the main entry driveway. The main driveway to the south will be used as the vehicle access to the main parking lot for the Library of the Canyons and Multipurpose Building, Visitor Center and trail staging area. Additionally, this same driveway will provide access to the special event parking lot. The driveway located just north of the site serves as the vehicle access to the Silverado Children’s Center and the Large Animal Temporary Refuge Area.

The project will contain a variety of parking facilities that can accommodate site visitors and staff. The main parking lot is located in the existing parking lot area along Santiago

Canyon Road. It will ultimately have a capacity of 41 permanent spaces (including 2 Accessible Parking Spaces). A new parking/staging area is proposed just south of the existing parking area between the Oak Woodland Discovery Trail area and the Visitor Center. This staging area will accommodate approximately 20 vehicles and five horse-trailers. This secondary parking area can be used for overflow parking reserved for scheduled public access programs to the adjacent trails, or for special events.

When larger special events take place, the former school blacktop play area to the north of the proposed library may accommodate additional event parking capacity of up to 207 additional spaces. The blacktop area was previously used by the school during special events. For more information regarding special event parking management see Traffic and Parking Management Plan (Appendix F).



Public Vehicle Access, Parking and Staging – Figure 9

Signage

The existing school signage on the property will be replaced with new signage, starting with the monument sign located along Santiago Canyon Road. The OC Parks Signage and Graphics Master Plan will be used to guide the design and implementation of all new signs (Figure 11). With the exception of interior library signs, all signs will be prepared, installed and maintained by OC Parks. Signs will be focused on visual information: designed to be brief and graphic, using icons and simple language. Additionally, signs will contain the appropriate contact information for access and emergencies.

Sign types proposed will include:

- Monument/Primary Site Identification Sign (Figure 10)
- Information and Regulatory Signs
- Interpretive Signs
- Wayfinding Signs

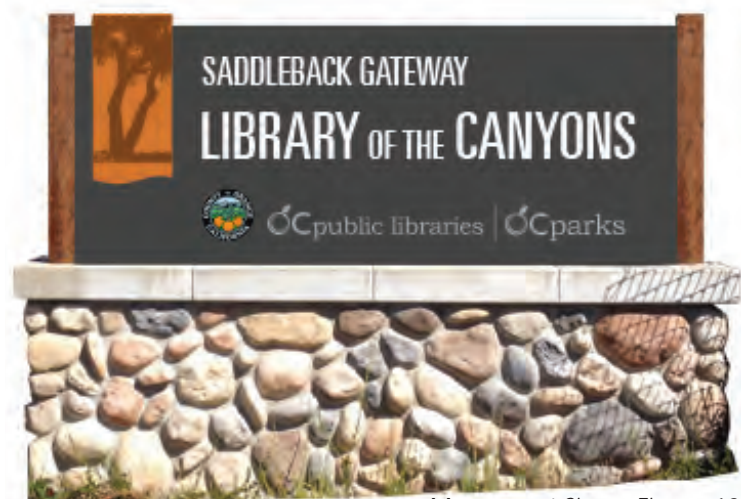
Fencing and Gates

Existing perimeter fencing will be repaired/replaced as needed, including installing/replacing gates where needed. Gates required for vehicular access/control will be upgraded to OC Parks standards and will respect the rural characteristics of the area. Gate control and lock system implemented on site will conform to the security systems established throughout regional park network. OC Parks will maintain the fencing and gates to a

standard needed for appropriate site security, safety and management requirements.

Trails

A new trail will be installed through the site to link to the north and south trailheads entering and exiting the nearby Mesa Loop Trail. The Mesa Loop Trail is a 2.3-mile loop trail (Figure 18) through the surrounding Irvine Ranch Open Space (IROS). OC Parks will manage public access to the IROS consistent with the Nature Conservancy's conservation easement requirements. The trail will travel from the northerly Mesa Loop Trailhead southerly along the eastern edge of the Open Field, continue through the Upper Meadow and Oak Woodland Discovery Area to the Northern Mesa Loop Trail Trailhead. All existing parking areas and internal trails will be maintained to OC Parks standards and facilitated by OC Parks staff.



Monument Sign – Figure 10

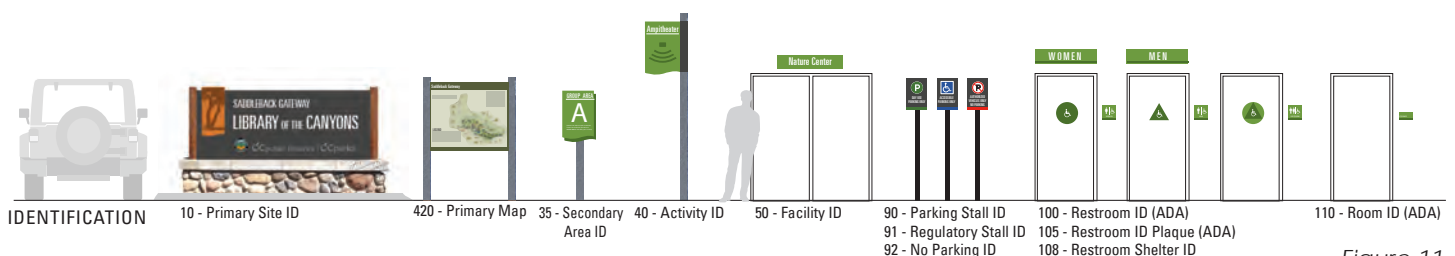


Figure 11

Restrooms

Public restrooms will be provided in both the Library of the Canyons and the Multipurpose Building. Renovation of these buildings is already underway and will support the uses proposed in this site development plan. The restrooms in the Library of the Canyons will be accessible from the interior of the library. The Multipurpose Building restrooms will be accessible to the public from outside, and will serve visitors even when the Library and Multipurpose Building are closed. Additionally, special events may require temporary on-site portable restroom facilities based on estimated attendance.

Waste Receptacles

Several permanent waste receptacles will be located throughout the site designed appropriately for each area. Because the site is surrounded by a large wilderness area, the waste receptacles will be of a design and emptied on a schedule that reduces any contact by or disturbance to wildlife. OC Parks will provide the waste receptacle services for the areas outside the library building, while OC Public Libraries will provide for waste receptacles found within the library, per the existing OC Public Libraries/OC Parks Memorandum of Understanding.

Dogs

Dogs are allowed in the outdoor open space areas on leashes up to six feet in length. Regulation and interpretive signage onsite will provide guidance to visitors regarding safe and appropriate spaces for canine companions.

Dogs are prohibited in the surrounding Irvine Ranch Open Space (including Mesa Loop Trail) and Oak Woodland Discovery Area per the Nature Conservancy Easement and Orange County Codified Ordinance 2-5-39(d).

Specific Land Use Areas

The site, based on its diverse existing facilities, will support a wide variety of activities. Indoor and outdoor activities will include passive recreation and educational uses, special community events and open play activities.

The indoor facilities will include the library, operated by OC Public Libraries, the Multipurpose Building, operated by OC Parks, along with a small storage facility and proposed Visitor Center building. Subject to staffing availability, the Visitor Center Building will be open to the public and include an information area for the purpose of informing guests about the availability of the facilities within the park and trails within the local area.

OC Parks plans to partner with other organizations to program various outdoor education activities and community events.

Public Library

A portion of the repurposed school building will house the new Library of the Canyons, a public library to be operated by OC Public Libraries (Figure 12). The library will be available to the general public and function as the public library for the surrounding community, replacing the current library facility in Silverado Canyon.

At 4,023 square feet, the new library will offer a children’s area, additional public

access computers and more space for programming such as crafts, story times, lectures and book clubs. Library staff will also be able to make use of the Multi-Purpose Building next door for events, including joint Library and Parks presentations.

Named by the community, the new library will be known as the Library of the Canyons.

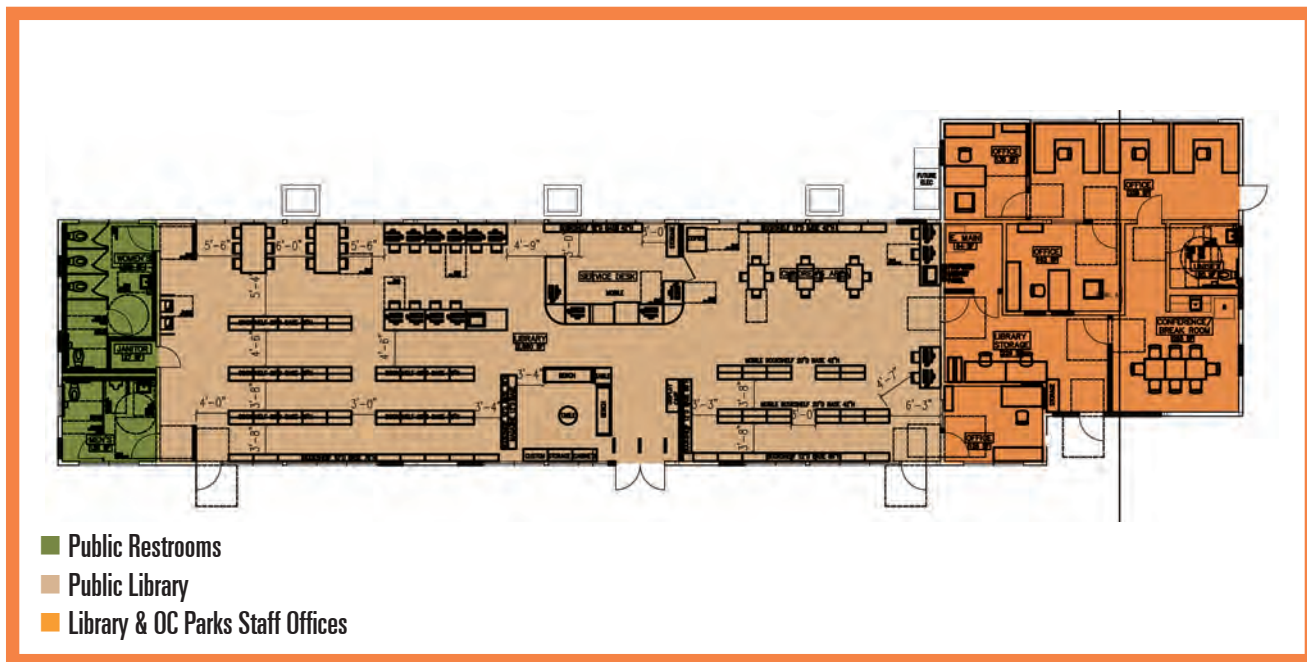


Figure 12



Multipurpose Building

The remaining portion of the repurposed school building will house a new Multipurpose Building (Figure 13). This Multipurpose Building will be made available to the public for community meetings and activities by reservation or by future permit or license agreements with community groups or organizations. It will also facilitate County trainings, events and other meetings. A small food serving area with sink, counter and refrigerator will be located in the small

meeting room that will provide facilities for serving prepared foods but will not be designed as an actual cooking facility.

Also, the area just outside of the main entry doors to the Multipurpose Building, known as the breezeway, will function as a shaded outdoor patio area for site visitors.

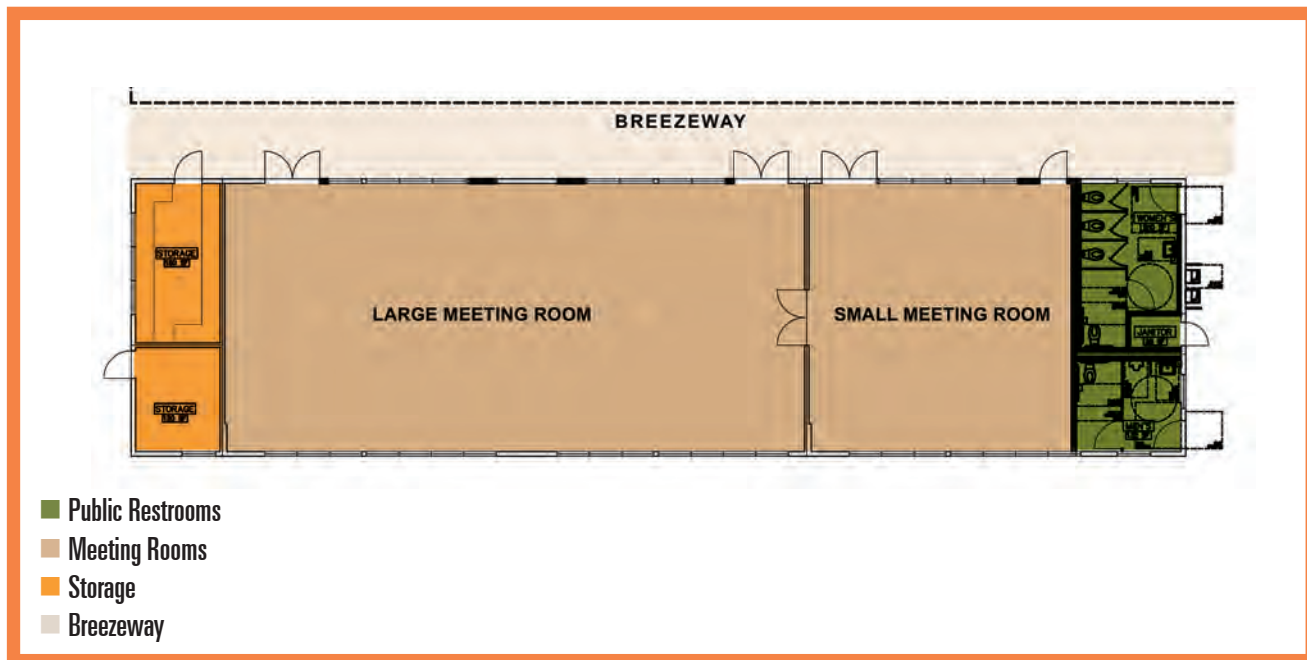


Figure 13



Visitor Center

The Visitor Center (Figure 14) will be located in the former modular school building located between the Multipurpose Building and the Oak Woodland Discovery Trail area and will be subject to staffing availability. The Visitor Center’s purpose will be to inform the public about the availability of the facilities within the site, along with trails and programmed events with the surrounding IROS.

The existing parking lot adjacent to the future Visitor Center will be expanded and improved using gravel or other permeable material. This parking area will be created to ensure additional parking spaces are available for scheduled managed access activities into IROS’s Mesa Loop Trail, and for other special events.



Figure 14



Open Field

Field Recreation (non-organized sports) and Open Play Area: The existing field located on the north side of the site will be maintained as an un-programmed, open play area. Park visitors can use this area for informal recreational activities, such as: non-organized baseball, football, soccer, or disk golf. (Figure 15a).

Event Space: The Open Field in the northern area of the site will also serve as an event

space area for community concerts, outdoor movies, farmer’s markets, country fairs and other special events (Figure 15b). If needed, for larger events, additional parking can be provided at off-site locations. In addition, smaller events that may require hardscape can take place in the Event Parking lot area while the guests can park in the Open Field area (see Appendix F for more information on parking management for special events).



Figure 15a



Figure 15b



Upper Meadow

The gently sloping hillside to the east of the Library and Multipurpose Building, known as the Upper Meadow, will provide opportunities for quiet, intimate seating and reading areas for library patrons and park visitors (Figure 16). A meandering trail will be constructed through a new native grassland meadow area with benches at spaced locations with views to the surrounding open space. This area may also serve as a native landscape/garden educational area, with interpretive signage as appropriate.

An outdoor gathering space is proposed in the lower portion of the Upper Meadow at the former small blacktop play area

near the proposed Visitor Center and Multipurpose Building. The gathering space is envisioned to be used for informal outdoor educational programs and special events.

Additionally, pathways will connect the outdoor patio adjacent to the Multipurpose Building, Oak Woodland Discovery Trail area and trailheads to the surrounding open space.

Picnicking: There are no plans at this time to provide designated picnicking areas, however, informal picnicking will be allowed throughout the site. Signage will emphasize the importance of park users properly disposing of all waste and recyclable items in provided receptacles.

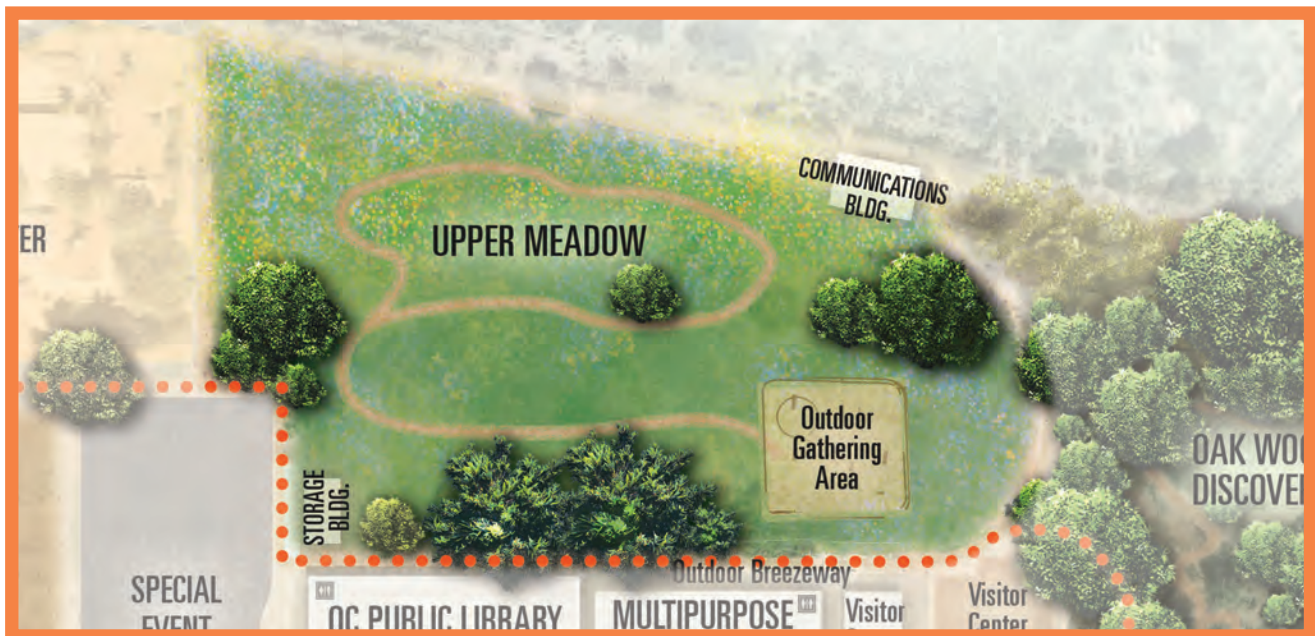
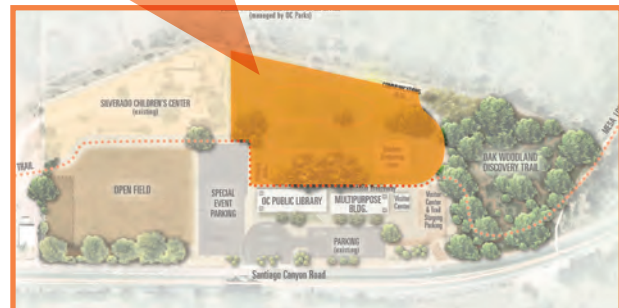


Figure 16



Oak Woodland Discovery Trail Area

Located in the southern portion of the property, the Oak Woodland Discovery Trail area will be designed, operated and managed as a natural play area and environmental education site. A proposed system of pathways will provide opportunities for natural play and interaction with indigenous flora and fauna. This area was once used by the former school as an “outdoor classroom” for environmental education purposes.

The former school’s informal amphitheater will be reconstructed to allow for outdoor educational programs. Interpretive signage is also proposed as a future addition to this area.

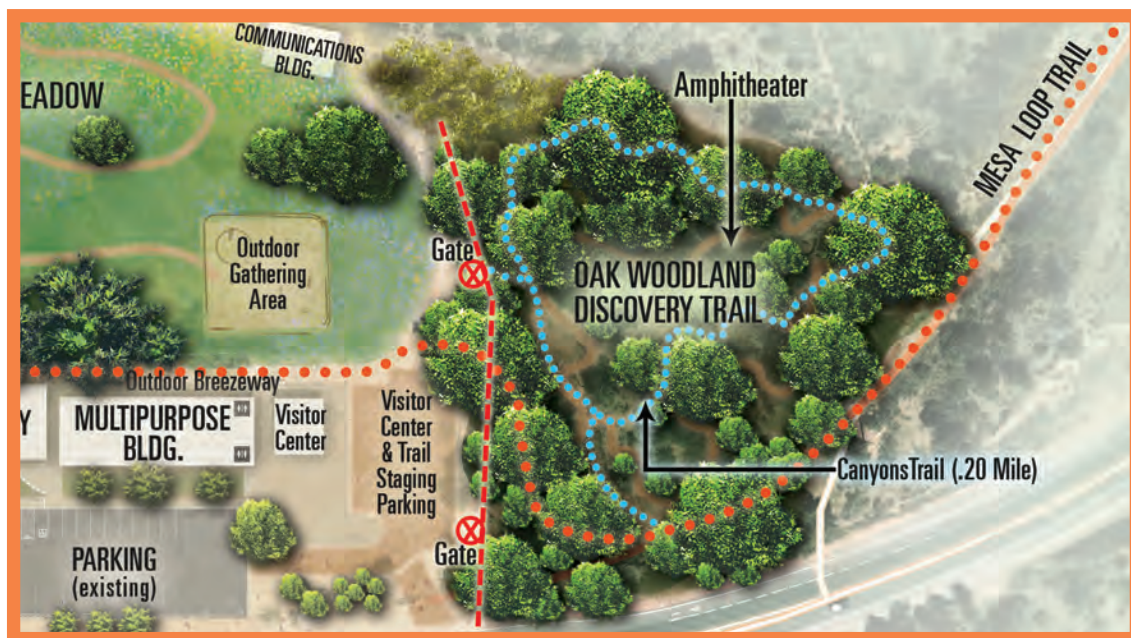


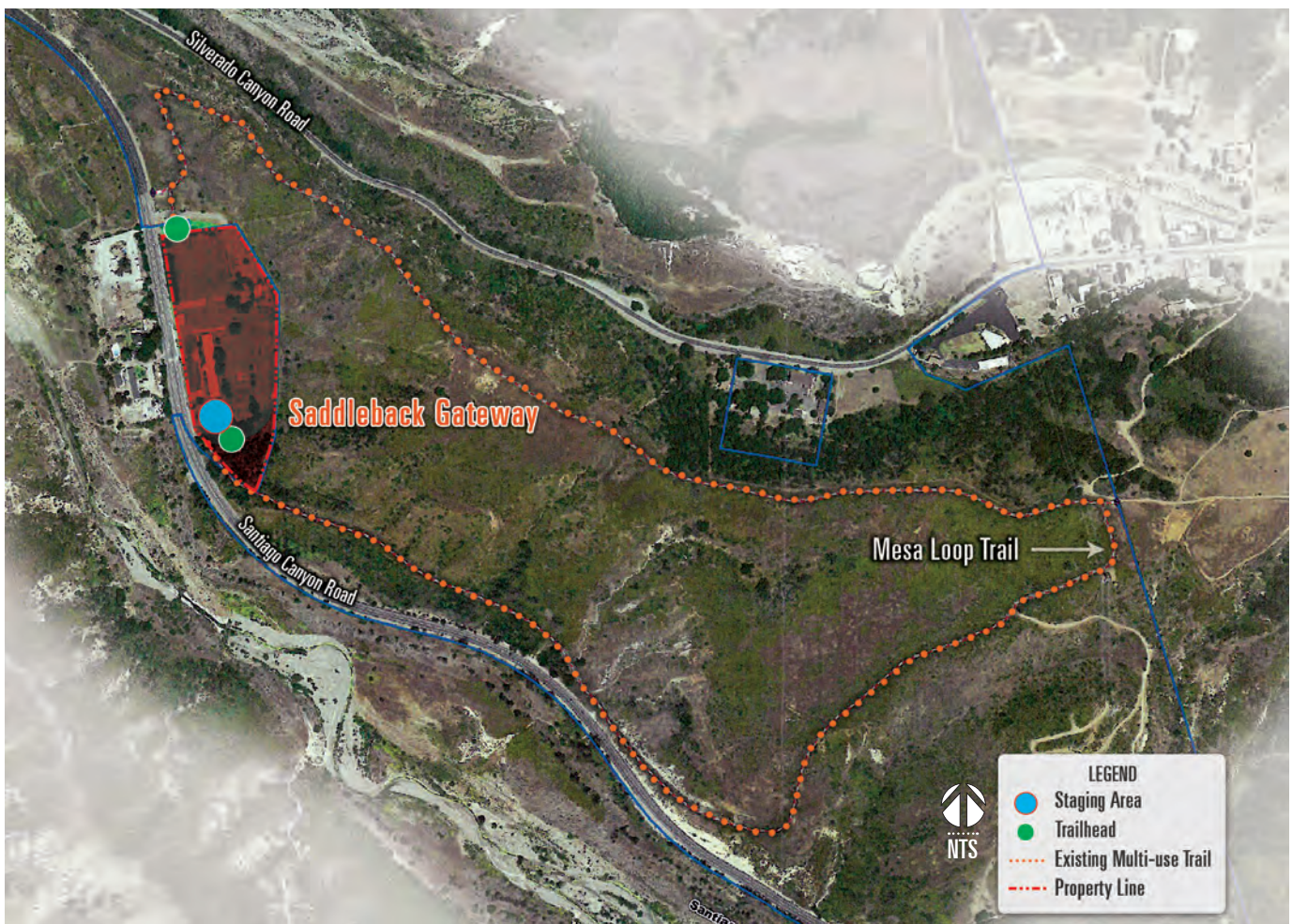
Figure 17



Trailhead and Trail Staging Area

Under the IROS managed access program, the public will have access to a 2.3-mile Mesa Loop Trail (Figure 18). The trail begins at the north end of the property and ascends to the top of the Mesa with views to the adjacent Black Star Canyon area to the north and Limestone Canyon Nature Preserve to the south. Trail access opportunities will initially

be docent-led hikes, but may expand to self-guided access opportunities dependent upon future managed access programming in coordination with The Nature Conservancy, who has oversight of the property pursuant to conservation easements placed on the land prior to its transfer into County ownership.



Mesa Loop Trail -- Figure 18

After exploring the Mesa Loop Trail, visitors return to the southern end of the property through the renovated Oak Woodland Discovery Trail area. Visitors may also traverse the Mesa Loop Trail in reverse. While not prohibited, mountain biking and equestrian access may not initially be programmed (docent-led) due to the short length of the Mesa Loop Trail. Additionally,

space constraints for parking multiple horse trailers make this option challenging. Equestrian and mountain biking opportunities may increase should trail connectivity become enhanced due to adjacent land becoming available for authorized public access in the future.



Hours of Operation

The overall site, including library, parking lot and surrounding recreation spaces, will be open during general library/park hours as follows (subject to change):

- Sunday Closed
- Monday 10 a.m. to 7 p.m.
- Tuesday 10 a.m. to 7 p.m.
- Wednesday 10 a.m. to 7 p.m.
- Thursday 10 a.m. to 7 p.m.
- Friday Closed
- Saturday 9 a.m. to 5 p.m.

The OC Public Libraries staff will open and close main vehicle gates during normal hours of operation. Also, meetings and educational programs may be conducted in the Multipurpose Building by OC Parks staff or through an agreement with local community groups. These events may occur outside of the general library/park hours listed above.

The Silverado Children’s Center operates under a lease with the County of Orange, with separate operating hours and is accessed by a separate driveway. Additionally, portions of the site (such as the Open Field, Upper Meadow and Oak Woodland Discovery Trail) may be closed for a number of days following heavy precipitation dependent upon quantity of rain received, and at any time when OC Fire Authority officials request use of the site for emergency operations as part of a response to local fire or flooding emergency events.



Staffing and Park Management

During initial operations, the OC Parks office space in the library building will serve as a field office for OC Parks staff. In the short term, OC Parks may not have staff dedicated to the site on a daily basis. OC Parks staff from Saddleback Operations Group which manages Whiting Ranch, O’Neill and Modjeska Nature Preserve, will operate and maintain the facility as a satellite property and continue to use Whiting Ranch Wilderness Park as their primary park office. Irvine Ranch Open Space and OC Parks Field Services staff may also use the facility as a field office, as needed. In the future, this site may expand to function as a primary office for OC Parks staff as improvements and use of adjacent open space and wilderness facilities increase the demand for full-time staff presence.

Maintenance

Site maintenance will be managed under the supervision of the Maintenance Crew Supervisor for Saddleback Operations

Group. As a satellite site, many maintenance activities will be performed by contractors including janitorial, building security monitoring and other functions. OC Parks will manage the site within the Computerized Maintenance Management System (CMMS) program used for all park facilities and will perform both regular inspections and preventative activities such as winter weather preparation using in-house resources.



Vehicles

General vehicle uses (private autos, trucks, etc.) will be limited to the public parking lot accessible from Santiago Canyon Road. Additionally, the Event Parking area will be opened for general public parking, but only during special events. The existing service access driveway located between the Oak Woodland Discovery Trail area and the Visitor Center/Upper Meadow areas will be accessible only by authorized vehicles serving the existing Communication Building located along the eastern property edge, and OC Parks maintenance equipment. Once completed, the proposed Visitor Center/Trailhead parking lot extension will be accessible during normal business hours on an as-needed basis. OC Parks maintenance and patrol vehicles may access any part of the site and surrounding trails area as necessary to respond to maintenance and public safety needs.

Event Management

OC Parks has had recent discussions with local community groups regarding an event programming partnership. Under this partnership, it is envisioned that the Multipurpose Building and other site grounds may be reserved and managed through these groups. The partnership would likely result in OC Parks issuing an annual Special Use Permit to these groups, outlining the authority and responsibility of the managing entity. Until a partnership is reached with another entity for site event programming, OC Parks will be responsible for site event programming subject to staffing availability. For further detail on event parking see the Traffic and Parking Management Plan (Appendix F).

Equipment and Supplies

The facility will be stocked with basic office, maintenance and janitorial supplies along with emergency supplies (e.g., first aid kits, earthquake kits, etc.). Large equipment may be stored temporarily for maintenance projects, emergency incidents and special and community events (e.g., fire, flood, weed abatement, tree trimming, chipper day, canyon cleanup day, etc.). When possible, locations will be selected that have the least impact on library operations and public vehicle ingress/egress.

Law and Ordinance Enforcement

As requested by Orange County Sheriff's Department (OCSD), OC Parks has agreed to allow the use of a workstation in the OC Parks administrative office space in the library building. The workstation will be used by OCSD deputies to perform administrative work while patrolling in the canyon area, however OCSD's presence on site is not to provide for site security and monitoring.

All applicable local, state and federal laws and/or ordinances pertaining to the protection and use of the property, whether originating at the local, regional, state or federal level, will be in effect and enforced.

- Park Rangers will enforce, Title 2 - Division 2 and 5 of the Orange County Codified Ordinances (OCCO's) County of Orange (Parks, Beaches and Recreational Areas) on OC Parks grounds.
- Park Rangers will coordinate and cooperate with Federal, State and other local agencies, as necessary, on the enforcement of the other applicable laws and/or ordinances.

Public Health and Safety

The site is surrounded by a wilderness area that contains certain inherent dangers. The public will be advised of these dangers through public safety signage, located at all open public areas and trailheads. Additionally, informational flyers regarding mountain lion sightings or other natural hazards will be made available to all site visitors. Also, OC Parks website (OCParks.com) and mobile apps can provide up-to-date information on each park site.



Fire Prevention/Control

There will be fire extinguishers installed in each room of the Library and Multipurpose Building. The building is equipped with a fire alarm and sprinkler system. OC Parks will be responsible for performing regular weed abatement to maintain defensible space clearance around the site's buildings.



Silverado Children's Center

The Silverado Children's Center will continue to operate independently under its current lease agreement with the County of Orange. OC Parks staff will coordinate with the Children's Center staff if special events require use of the grounds. The Children's Center shares utilities with the Saddleback Gateway site; OC Parks staff will schedule utility maintenance work at times that are least disruptive to Children's Center operations.



Public Library

Library facilities at this location will be operated by the OC Public Libraries staff. Current staffing for the library building is expected to be 3.5 FTE (Full-Time Equivalent) staff members, during regular hours of library operation. OC Public Libraries will coordinate with OC Parks staff regarding on-site operations including opening and closing of the site gates for vehicle and pedestrian access.

Multipurpose Building

The Multipurpose Building is designed to accommodate a variety of events from small gatherings to larger, full presentation events. It is anticipated that audio-visual equipment will be installed and made available for use for various meeting types, along with installation of a small food serving facility to make catering for events possible.



Figure 19



Emergency Operations

Large Animal Temporary Refuge Area

The Inter Canyon League (ICL) currently retains an OC Parks permit to open, manage and close the Large Animal Temporary Refuge Area (LATRA) during emergency incidents (Appendix E). As stipulated in the permit, the opening of the LATRA must be based on a perceived threat to the Silverado, Modjeska, Black Star, Baker or Williams canyon communities from fire, flood or other substantial life-threatening condition.

Use of the LATRA is intended to be on a temporary basis (24 hours maximum). Prior to the opening of the LATRA, the ICL will notify OC Animal Care and confirm with OC Parks staff that the LATRA is available for occupancy and whether any special site limitations will be in effect during the occupancy period. The LATRA will be accessed exclusively from the Silverado Children's Center driveway which is offsite, just north of the site; no access to the LATRA is permitted from the library/park entrance and parking lot. ICL will ensure the LATRA will be accessed in a manner that does not block or impede traffic to and from the Silverado Children's Center.

OC Parks staff will maintain the LATRA, perform weed abatement and make any necessary repairs to infrastructure.

Disaster Incident Command Center

In the event of a major emergency such as a wildland fire, flood or medical aid, the site will be available to stage vehicles, equipment and personnel associated with the incident from fire, law enforcement, public works and animal control. Emergency operations from this site will be in coordination with the Orange County Emergency Operations Center (EOC).

Emergency Procedures

The site (the grounds and conference rooms) will be available to be used as an Incident Command Center staging area, for local emergencies such as fire or flooding, for such agencies as: Orange County Fire Authority, Orange County Sheriff's Department, Orange County Animal Care and Orange County Public Works.

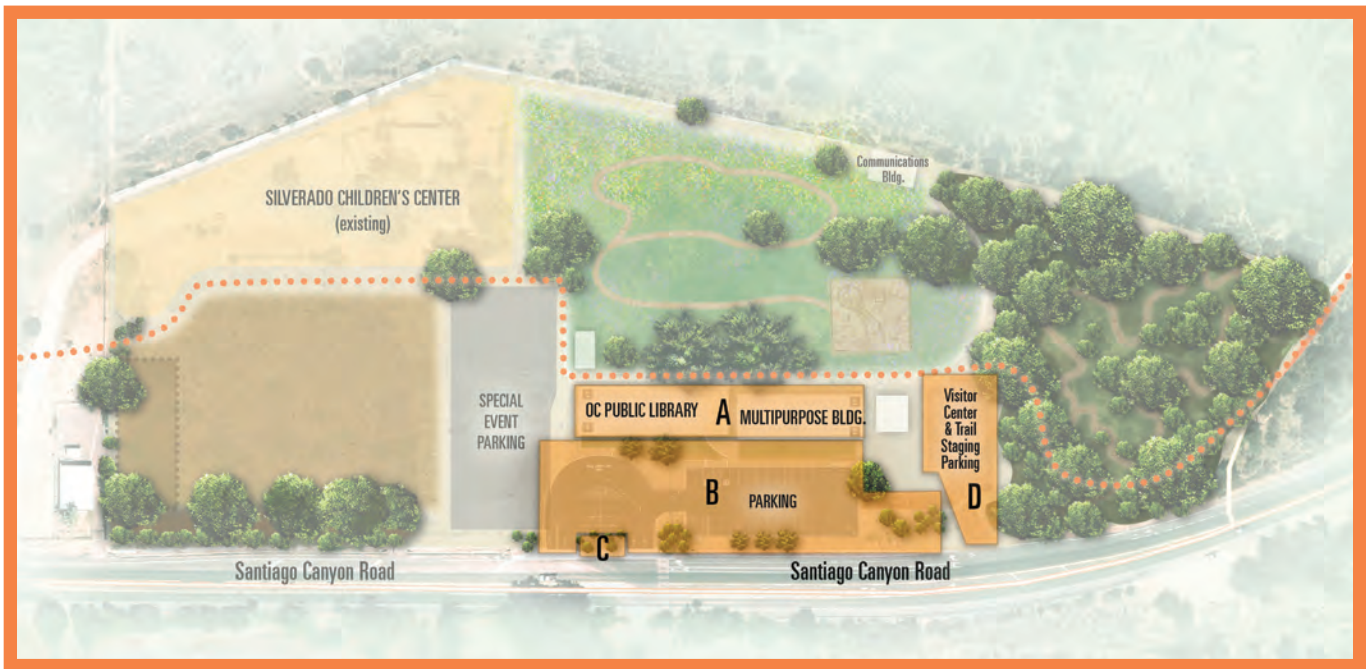
Budget and Funding

The annual budget for the maintenance and operation of the site will be prepared as part of the budgeting process for OC Parks Saddleback Operations Group (for OC Parks areas of responsibility) and OC Public Libraries (for OC Public Libraries areas of responsibility).

Capital projects associated with development of the site will be budgeted in the OC Parks Capital Projects Fund (Fund 406) and programmed in the OC Parks five-year Capital Improvement Program.

Phasing of Site Improvement Projects

1. Phase I – Site Improvements (completed prior to the approval of the Interim Operations Plan)



Phase I - Site Improvements – Figure 20

	<u>ESTIMATED COST</u>
A. Renovation of former classroom and administration buildings for use as public library, multipurpose building, staff offices and public restrooms.	\$2,720,000
B. Landscaping and irrigation around main entry and parking lot and in front of Library and Multipurpose Building.	\$225,000
C. Monument Sign refurbishment	\$10,500
D. Visitor Center/Trail Staging Parking Lot improvements (permeable surface).	\$30,000
	<u>TOTAL \$2,985,500*</u>

See cost estimate detail Appendix D

*All costs include contingency and project administration.

2. Phase II – Site Improvements



Phase II - Site Improvements – Figure 21

	<u>ESTIMATED COST</u>
A. Oak Woodland Discovery Trail improvements	\$120,000
B. Renovate perimeter fencing and gates	\$247,500
C. Renovate existing storage shed	\$75,000
D. Regulatory and wayfinding signage	\$45,000
	<u>TOTAL \$487,500*</u>

See cost estimate detail Appendix D
 *All costs include contingency and project administration.

Phasing of Site Improvement Projects (continued)

3. Phase III – Site Improvements



Phase III - Site Improvements - Figure 22

	<u>ESTIMATED COST</u>
A. Install Upper Meadow Trail and native plantings.....	\$900,000
B. Improve Outdoor Gathering/Education Space.....	\$75,000
C. Remove sand pit and renovate for use as parking/event space.....	\$270,000
D. Improve Breezeway area.....	\$15,000
E. Improve Open Field Special Event Area and staging.....	\$450,000
F. Renovate Visitor Center for public use.....	\$450,000
	<u>TOTAL \$2,160,000*</u>

See cost estimate detail Appendix D

*All costs include contingency and project administration.

Proposed site improvement projects may be advanced out of phased order listed above subject to available financing from grant or other (private, non-government agency) sources.

Appendices

Appendix A

Board of Supervisors Staff Report Regarding Site Purchase

Appendix B

Public Meeting #1 Presentation Document

Appendix C

Public Meeting #2 Presentation Document

Appendix D

Estimate of Probable Construction Costs

Appendix E

Inter Canyon League Large Animal Temporary Refuge Area Permit

Appendix F

Traffic and Parking Management Plan

Appendix G

Event/Parking Studies

SADDLEBACK GATEWAY
(Former Silverado Elementary School)

Interim Operations Plan

