

HAYS COUNTY'S VISION FOR EL RANCHO CIMA



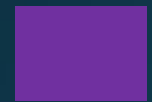
OVERVIEW OF TRACTS



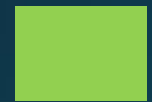
Tract A- Approximately 535 acres, with approximately 170 acres is within Comal County. Hays County would like to turn into multi-use park areas while preserving Golden-cheeked warbler habitat and water quality.



Tract B- Approximately 560 acres of which, approximately 50 acres is within Comal County. This tract is privately owned, the owners have an interest in preserving Golden-cheeked warbler habitat.



Tract C- Approximately 335 acres, of which approximately 235 acres is within Comal County. This tract contain Golden-cheeked warbler habitat.



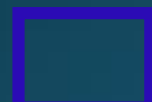
Tract D- Approximately 275 acres that contain Golden-cheeked warbler habitat.



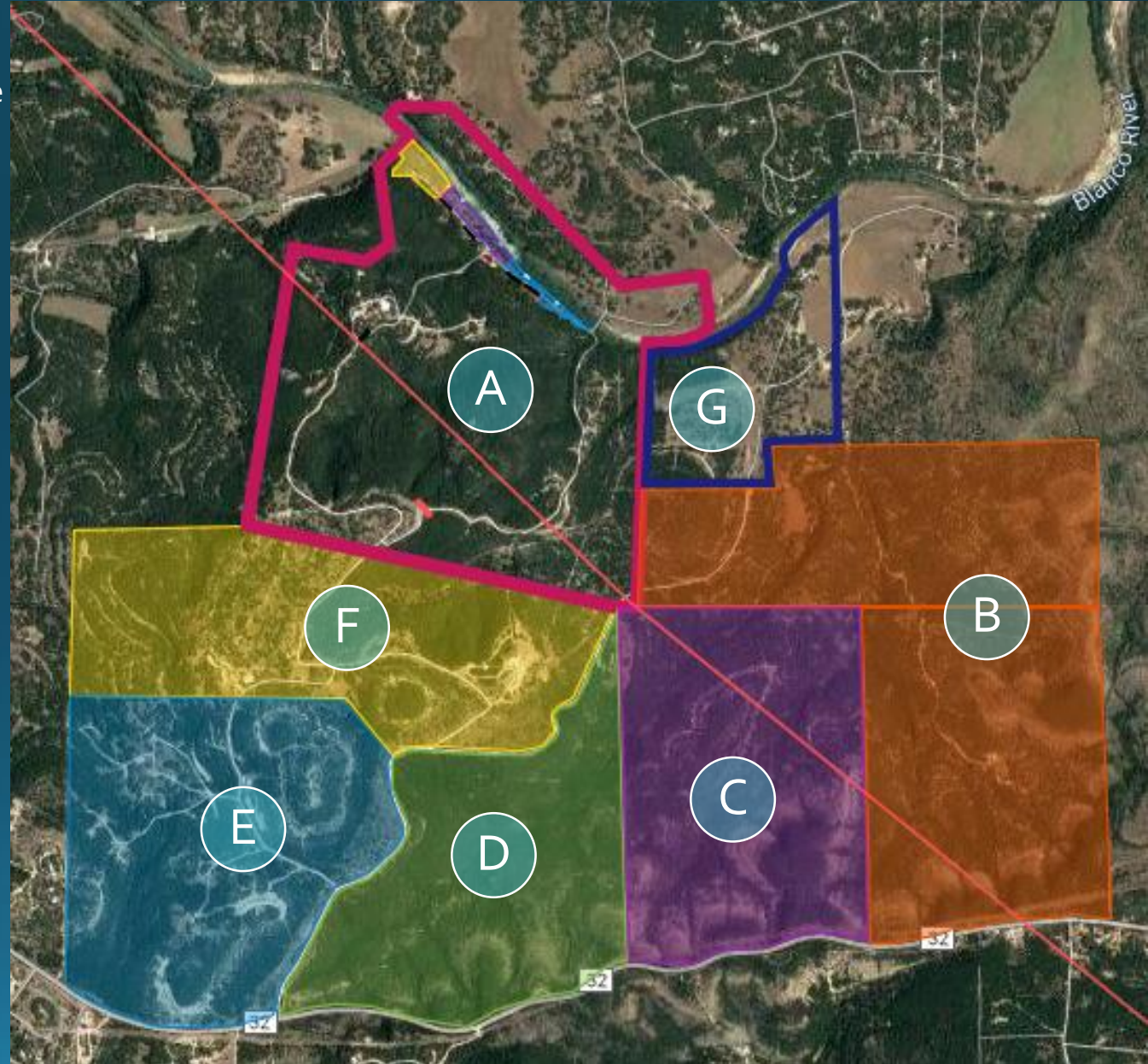
Tract E- Approximately 350 acres that contain many multi-purpose buildings built by the Boy Scouts, along with a pool.



Tract F- Approximately 325 acres that contain agricultural buildings along with other structures.



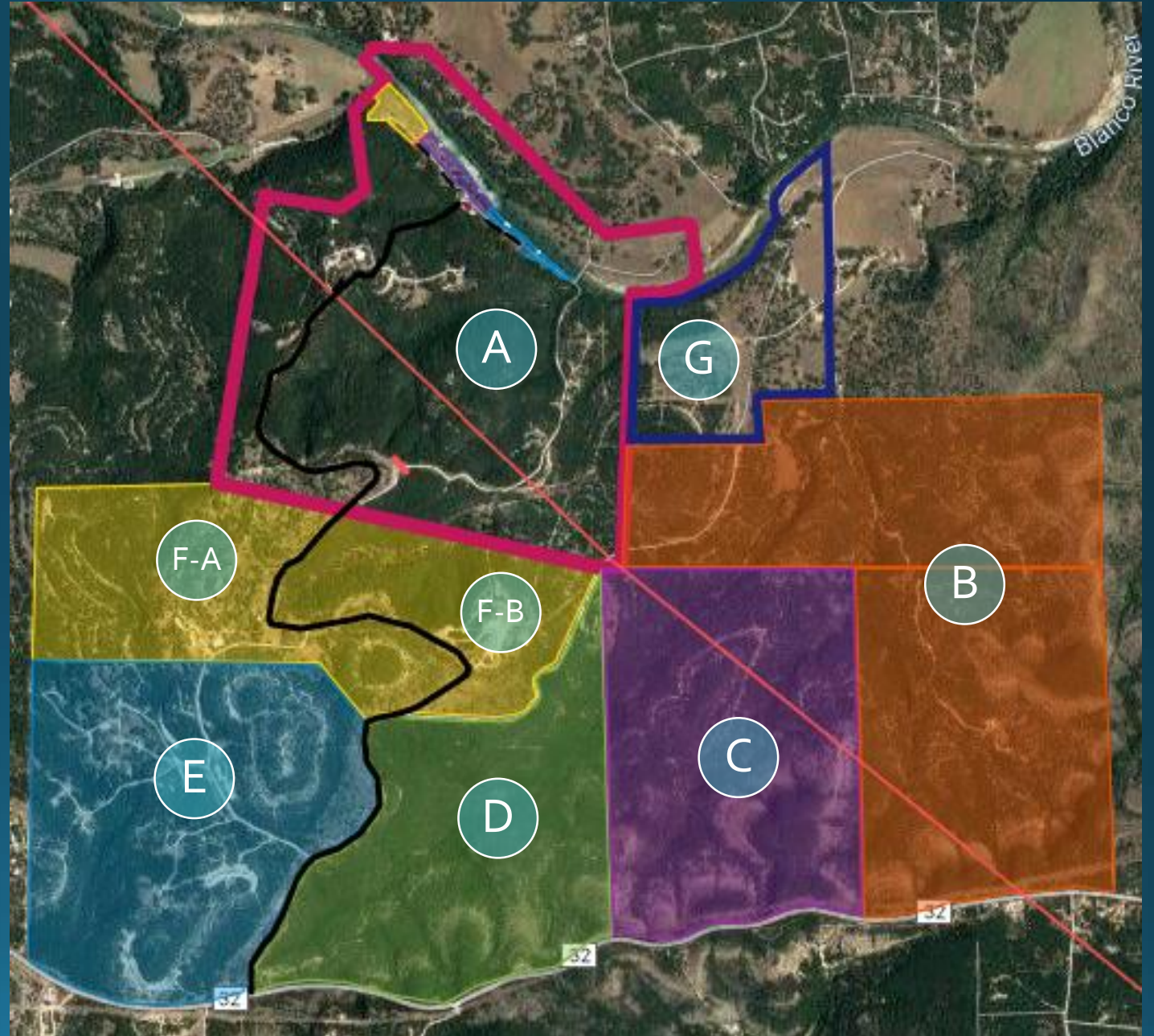
Tract G- Approximately 135 acres. This tract is privately owned, the owners have an interest in preserving Golden-cheeked warbler habitat.



PREFERRED MAIN ROAD

- The best option for Tract A to have road access without doing any additional clear cutting is shown in the image to the right.
- If this option is pursued, it would subdivide Tract F into two parcels.
- The acreage of Tract F-A to the left of the proposed road is approximately 200 acres.
- The acreage of Tract F-B to the right side of the proposed road is approximately 125 acres.

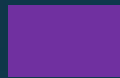
 Preferred Road



OVERVIEW OF TRACT A



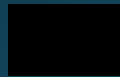
Approx. 6.5 Acres for Exclusive Use



Approx. 5 Acres for Pavilion Reservation Area- No Canopies Allowed



Approx. 3.5 Acres for First-Come-First-Serve Area- Canopies Allowed



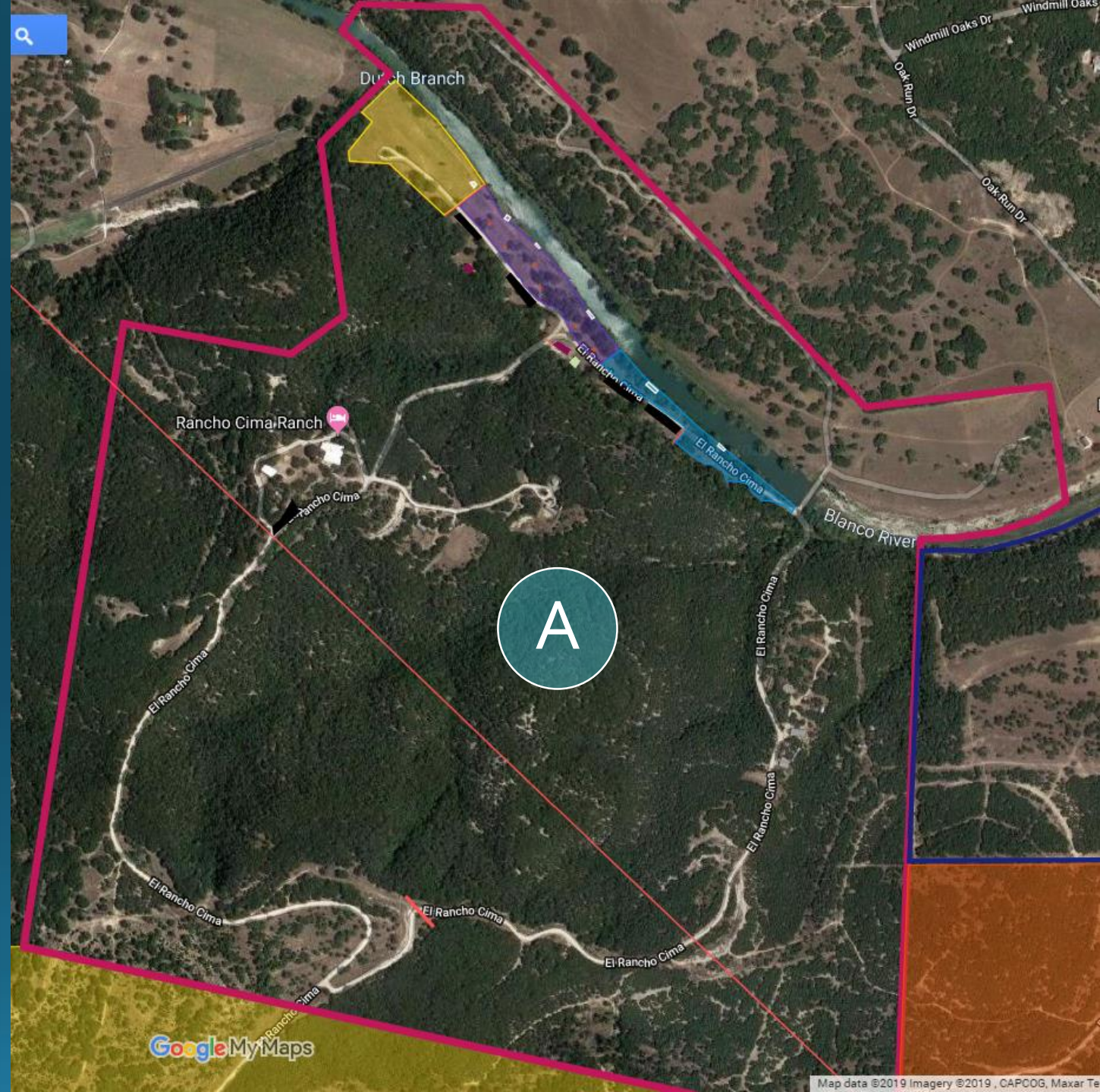
Parking Areas



River Access Points



Fences with Gates



POSSIBLE LOOKOUT POINTS FOR VISITORS



- Looking at the topography of Tract A, we've identified possible locations for lookout points with scenic views.
- These locations were chosen based on their elevation and the ease of access from the proposed main road.

EDUCATIONAL COMPONENT

- The Lookout points could also be utilized by bird watchers.
- For the use of the potential seasonal hike & bike trails, the visitors will need to complete a 90-minute Leave No Trace Behind training.
- The visitors must have their Hays County Preserve and Open Space Pass on their person while utilizing the trails at all time.
- [Leave No Trace National Training Guidelines](#)



**9 out of 10 people
in the outdoors are uninformed about their impacts.
Let's change that.**

Leave No Trace provides research, education and initiatives so every person who ventures outside can protect and enjoy our world responsibly.

CAPACITY & HOURS

- 60-80 visitors per swim reservation time slot.
- 4-hour windows for reservations.
- Swim Reservations:
 1. 10:00-2:00pm
 2. 2:00-6:00pm
- \$10 per visitor.
- \$20 to rent a pavilion during swim reservation.

PAVILION RESERVATION SWIMMING AREA

- This is approximately a 5-acre portion of the property.
- This area would contain the 15' x 15' pavilions with picnic tables and trash cans at each one.
- There will be 2 parking areas, both with 10 spots available for vehicles.
- There is potential for three river access points.

-  Pavilion Reservation Area
-  Pavilions (6)
-  Parking Areas & Road
-  Restrooms
-  River Access Points
-  Area Available for Exclusive Use
-  Fence and Gate for Exclusive Use Area & Park Entrance
-  Park Ranger Office









PAVILION DESIGN

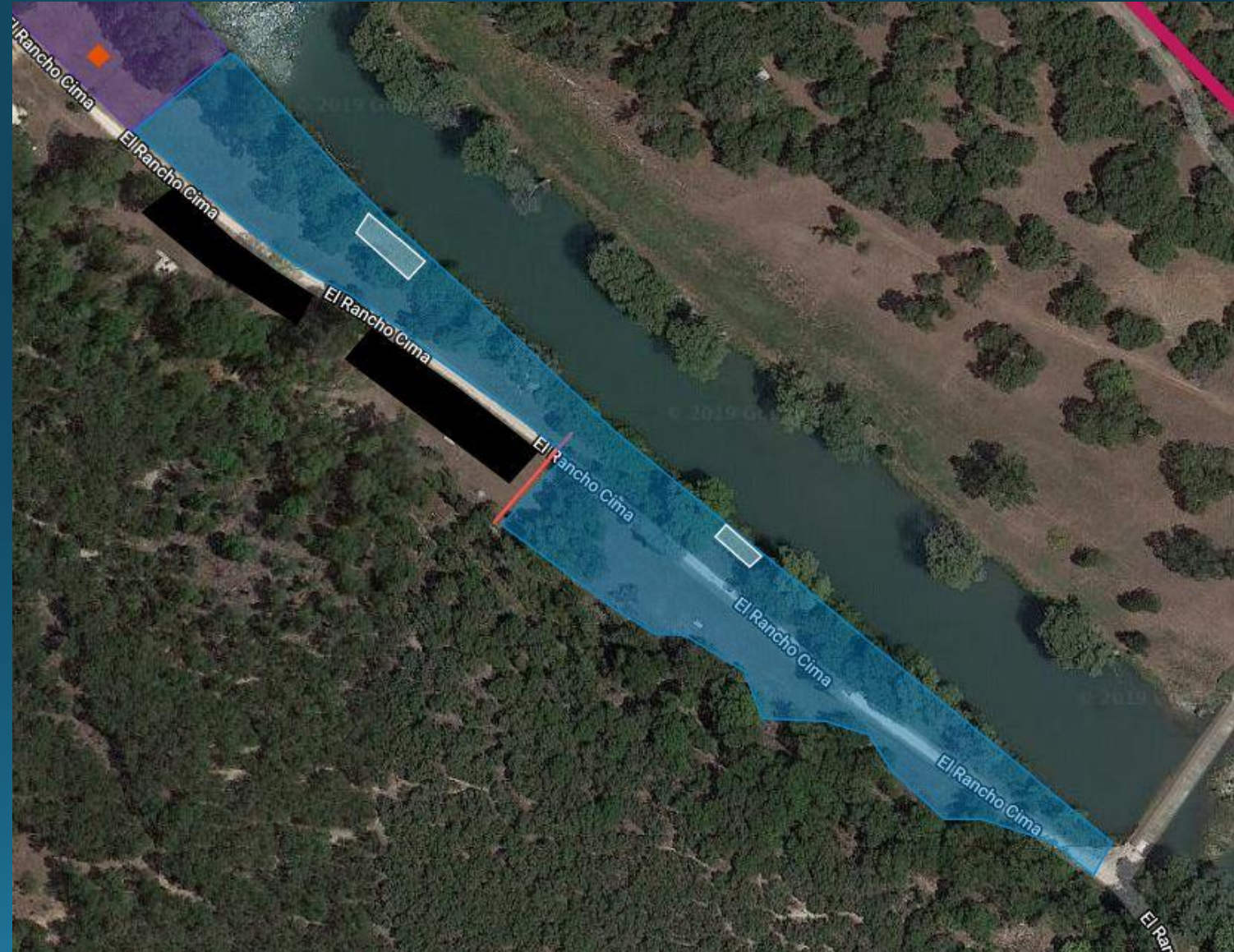
- Approximately a 5-acre area for Pavilion Reservation.
- Six 15' x 15' Pavilion Trash Cans
- "No Littering" signs
- Picnic tables



FIRST-COME FIRST-SERVE SWIMMING AREA





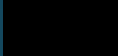
Approximately a 3.5-acre area for visitors to set up wherever they like. Certain areas are narrower along the riverbank closer towards the dam.

-  First-Come-First-Serve Swimming Area
-  Gate & Fence to Limite Vehicle Access
-  River Access Points
-  Parking Area
-  Pavilion Area
-  Pavilion



AREA AVAILABLE FOR EXCLUSIVE USE

- This is an approximately 6.5 acre section available for exclusive use by the Boy Scouts or by reservation.

-  Area Available for Exclusive Use
-  River Access Point
-  Fence & Gate for Exclusive Use Area
-  Pavilion Reservation Area
-  Pavilions
-  Parking



AREA AVAILABLE FOR EXCLUSIVE USE

- This is an approximately 6.5-acre section available for exclusive use by the Boy Scouts.
- When not in use by the Boy Scouts, it would be an area used by Hays County visitors.



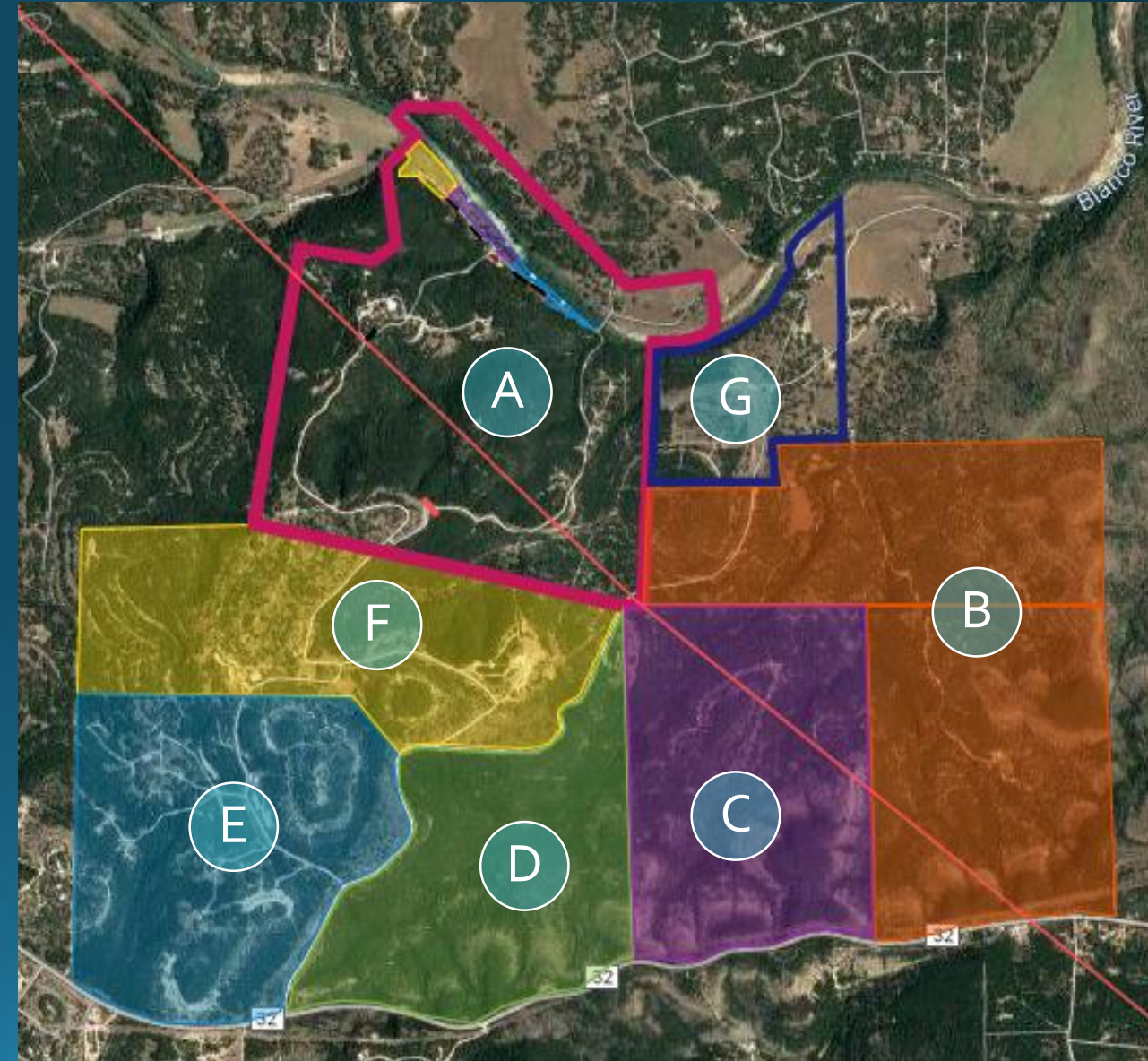
ACCESS POINTS TO RIVER

- Building durable river access points will prevent riparian degradation and soil erosion from overuse.
- Preserving the natural riparian bank vegetation will prevent damage during flood events.
- San Marcos River photos below for erosion examples.



PROJECTED MITIGATION CREDITS

Tract	Hays County		Comal County	
	Acreage	Projected Credits	Acreage	Projected Credits
A	365	340	170	135
B	510	495	50	30
C	90	40	235	135
D			275	205*
G	135	50		
Total	1,100	925	730	505



*Possibility for additional credits, dependent upon adjacent land use.