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.
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.
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.
• 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.
Approximately a 5-acre area for Pavilion Reservation.

- Six 15’ x 15’ Pavilion Trash Cans
- “No Littering” signs
- Picnic tables

PAVILION DESIGN
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 limit 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

- 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

<table>
<thead>
<tr>
<th>Tract</th>
<th>Hays County</th>
<th>Comal County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acreage</td>
<td>Acreage</td>
</tr>
<tr>
<td>A</td>
<td>365</td>
<td>170</td>
</tr>
<tr>
<td>B</td>
<td>510</td>
<td>50</td>
</tr>
<tr>
<td>C</td>
<td>90</td>
<td>235</td>
</tr>
<tr>
<td>D</td>
<td>275</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>135</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>1,100</td>
<td>730</td>
</tr>
</tbody>
</table>

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