

AGENDA  
REGULAR MEETING  
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, July 21, 2009

C. BUSINESS BEFORE THE BOARD

8. BOARD COMMITTEE REPORTS

- d. Pinole/Hercules/EBRPD and North Contra Costa County JPA:  
May 26, 2009 (Radke)

Attendees:

City of Pinole: Dean Allison, Director of Public Works

City of Hercules: Joanne Ward, Mayor  
Lisa Hammon, Assistant City Manager

Contra Costa County: Vincent Manuel, Redevelopment

EBRPD: Ted Radke, Boardmember  
Jim Townsend, Trails Development Program Manager  
Mark Ragatz, Shoreline Unit Manager  
John Hitchen, Point Pinole Supervisor  
Jeff Rasmussen, Grants Manager  
Rosie Bock, Secretary

GUESTS: Jack Meehan, Pinole  
Janet Callaghan, Rodeo  
Carol Arnold, Contra Costa Resource Conservation District

The Pinole/Hercules/EBRPD Joint Powers Authority (JPA) was called to order by Park District Board Member Ted Radke at 2:10 p.m. on Tuesday, May 26, 2009 at Pinole City Hall. After a round of self-introductions, the meeting proceeded with the discussion of the following items.

Pinole Shores: Bay Trail Gap Closure Status - Mr. Jim Townsend, Trails Development Program Manager, reported that all issues with the cooperative funding agreement were resolved and approved by the respective boards. Then Mr. Townsend said that before the RFP is issued the property owners along Orleans Drive could be contacted to see if there was interest in selling their homes. Lisa Hammon, City of Hercules-Assistant City Manager, wanted to know the number of homes involved. Mr. Townsend said there were five homes and a small portion of Dr. Mariotti's property as well. Mr. Townsend added that it would be in the public's interest to acquire sufficient property to not have to build the trail along the edge of the cliff. Ted Radke asked if the Park District has a conceptual easement with the Railroad (RR), and Mr. Townsend confirmed that one does exist, and it will be used at the RR crossing location.

Mr. Jack Meehan asked if the engineered trail would be adjacent to the RR. Dean Allison, City of Pinole, Public Works Director, said it would be inboard from the RR to avoid the instability of the slope where the geology is bad, and the slope is steep.

Mr. Dean Allison said the next meeting will be in August and by that time there should be news of the acquisitions or if the RFP will be out. Mr. Allison asked if there would be a meeting before the RFP is circulated. Mr. Townsend said there would be a small group meeting. Then Mr. Townsend went on to say that the Park District will be completing the engineering, geotechnical and the environmental review in the next year. Mr. Allison said that funding of \$500,000 was available for the design, and took a moment to thank Ms. Lisa Hammon for that. He went on to say that it will be a very capital intensive project, and the existing funding would get the project through only the design and geology report.

Measure WW Local Grants Programs: Time Lines, Guidelines - Jeff Rasmussen, Grants Manager, provided an update of the program and described the process beginning in March when the Park District held the first review of applicants. Dean Allison wanted to know what the application process was like. Mr. Rasmussen responded with a brief overview of the process and then went on to define the specific uses of capital funding. Lisa Hammon, City of Hercules, wanted to know if the cities could mix and match the projects. Mr. Rasmussen told her that the cities did not need to use all the allocated funding for one specific project. Jeff Rasmussen told the attendees that 33 agencies had initiated the application by submitting a city council resolution, and the Park District returned a master contract with the entire funding for the agency. For example, City of Oakland has been allocated \$19M and had already submitted 8 or 9 applications. To get the funding, the Park District needs copies of documentation such as cancelled checks, all contract administration documents, notice of award, completion, change orders, contract documents, and land acquisition documents. Agency equipment can be used on a project and needs to have a daily project log of equipment use using Caltrans equipment code and rate of use. Staff cost would be supported by a report from a payroll department.

Mr. Rasmussen addressed the process for the unincorporated county areas to be able to select projects in their areas. The Park District will submit recommended projects to the Board, and the Board will award the projects in the unincorporated areas: Alameda County has \$500,000 and Contra Costa County has about \$3,000,000. Thus far the Grants Department received 47 applications this year, and about ten will be denied because the paper work is incomplete. The total remaining applications are valued at \$20,000,000 for this year. Lisa Hammon asked how the city funding is allocated. Mr. Rasmussen said it was a per capita calculation with \$47.50 per person.

Mr. Jack Meehan asked if the Seaview School - Shoreline Trail project would be eligible for application. Manager Jim Townsend said the school was closed, but the building was used for minor administrative purposes. Mr. Townsend said yes. The Park District was getting a feasibility study for the trail from the end of the Point Pinole Steel property to the existing Pinole Shores Trail that crosses the edge of the Seaview School property. Mr. Townsend said the best option would be to acquire a right of way from the school district; however there is an alternative that goes on the RR right of way, but it is much less interesting than using the School District's property.

Ms. Carol Arnold, Contra Costa Resource Conservation District, asked if there was a separate grant program through the Measure WW program for urban creek projects. Mr. Townsend responded saying that there is \$8,000,000 allocated to urban creek projects. Mr. Radke supported this by saying the language states that local community and governmental agencies are eligible rather than private non-profit groups, and there will be a call for projects once we have sold some bonds. Mr. Radke clarified the definition of the new category of funding as being separate from the local capital funding program. Mr. Radke reminded the attendees that if they had a creek in their jurisdiction, they should be thinking about a project involving the Park District. Mr. Rasmussen added that the Grants Department would be working with staff on the criteria for the urban creeks grant application process. The Park District has been contacted by several groups with inquiry about the process. When the guidelines are drawn-up, the communities will be included in the process for establishing the guidelines.

Dean Allison, City of Pinole Public Works Director, wanted to know if the urban creeks grant program is part of the Measure WW bond or the per capita equation, and he also wanted to know if there were there other funding opportunities under the Measure WW program. Mr. Townsend identified possible programs with allocated funding and referred Dean to the complete Measure WW list.

Hercules Intermodal Transit Center Project and the Bay Trail in the Vicinity – Lisa Hammon, City of Hercules Assistant City Manager and Project Manager, presented an update to the meeting attendees by distributing a fact sheet and an exhibits presentation. In Ms. Hammon's status report the City was in the process of doing two environmental documents; one on the intermodal transit and the other on the remainder of the project. Currently, in the design phase are a number of project components, including the train and ferry center platform design. Track, signal and retaining walls will be discussed with UP at the end of June. Ms. Hammon went on to say that a number of the blocks have changed along the waterfront from what the City of Hercules approved last summer. In order to have a broader plaza area at the bridge's touch down site the City had to move buildings on either side. There are three bridges that will be affected by the Intermodal Transit project. They are located at Bay Front, at the Transit Loop and the RR bridge, rebuilt to correct a sag by raising it another 12 inches. The City also plans to connect the Bay Trail with the Ridge Trail by installing a trail along John Muir Parkway, along San Pablo Avenue, and up Sycamore. The project incorporates many LEED design standards such as the small wind turbines and taller solar panels on the center platform structure. Construction will start soon on the retaining walls and relocating five utilities lines out of the RR right of way as well as an inactive Shell pipeline and three fiber optic lines. Lisa presented some of the design exhibits for a current look of the project. The project stakeholders include CCC, EBRPD, Bio-Rad, SF Bay Conservation Development Commission, and the Water Emergency Transportation Authority. Ms. Hammon invited everyone to the project meeting of the Joint Planning Commission City Council Study Session at the City Council Chambers on June 1 at 6:00 to 8:30 pm to view the updated trail design from Pinole, through Hercules past Bio-Rad, and on to Rodeo.

Ms. Carol Arnold asked what the time frame for the trail would be. Ms. Hammon responded that the trails are constrained by the RR and Phase I improvements including additional retaining walls near Bio-Rad property and other areas to be built. The expected design will be

done by the second quarter of 2010. Ted Radke brought up the parking issue. Lisa Hammon said that the parking structure was modified to not look like one but will still need to be 1.5 stories below grade and above the water table. Until the parking building is completed, there would be interim surface parking areas. In addition, not all the buildings will be completed at the same time. Thus, the surface parking areas can be moved as each new building unit is completed.

Public Comments – Dean Allison asked that Praxair pipeline project be placed on the next agenda with a status of how the cities of Martinez, Richmond, and Pinole, as well as EBRPD were currently viewing mitigations for the project and new construction. He asked if the City of Hercules was discussing this with Praxair. Ms. Hammon said that Praxair was using existing pipelines. Mr. Allison asked who would be the Park District's point person for the project. Mr. Radke said that both Robert Doyle, Assistant General Manager of Land Division, and Brad Olson, Manager of Environmental Program Review would be the contacts and available. Jim Townsend said the courts sent the hydrogen plant EIR back to Chevron because some of the local environmental groups questioned the documents. Ted Radke reminded the attendees that the pipeline EIR would be issued soon since spring was the due date.

The meeting was adjourned at 2:56 pm.