

**CONTRA COSTA COUNTY  
EAST BAY REGIONAL PARK DISTRICT  
LIAISON COMMITTEE**

**12:00 p.m. to 1:30 p.m.  
Monday, April 26, 2010**

**County Administration Building  
651 Pine Street, Room 101  
Martinez, CA 94553**

**Agenda**

		<u>STATUS</u>
1. Trails Update	EBRPD/CCC	I
a. Carquinez Scenic Drive Bay Trail Project		
b. Update on Great California Delta Trail		
c. Bailey Road Pedestrian and Bicycle Improvement Project		
d. Iron Horse Trail Bridge Overcrossing at Treat Blvd.		
e. Feeder Trail No. 1		
f. Extension of the Marsh Creek Trail to the Delta		
2. Delta Science Center/Delta Discovery Center Update	EBRPD	I
3. Update on Delta water issues and the County's role on Delta agencies	CCC	I
4. Update on East Contra Costa County Habitat Conservation Plan	CCC/EBRPD	I
a. ANG acquisition (Clayton Ranch/Black Diamond Mines)		
5. Concord Naval Weapons Station Reuse Plan Update	EBRPD	I
6. Wind Turbines/Repowering	CCC/EBRPD	D
7. Williamson Act Program	CCC	I
8. Public Comment		
9. Set Next Meeting Date: Monday, October 4, 2010		
(I) Information		
(D) Discussion		
(R) Recommendation		

Distribution List:

Packets:

Liaison Committee Members  
 Ted Radke, Whitney Dotson  
 Pat O'Brien, General Manager  
 Rosemary Cameron, AGM Public Affairs  
 Allen Pulido, Clerk of the Board  
 Jim Townsend, Trails Program Development Manager  
 Bob Doyle, AGM Land Division  
 Ren Bates, Landscape Architect, Design and Construction

Agenda Only:

AGM's  
 Dave Kalahela, President, Local 2428  
 Yolande Barial, Clerk of the Board's Office

AGENDA  
REGULAR MEETING  
BOARD OF BOARD MEMBERS

EAST BAY REGIONAL PARK DISTRICT

July 20, 2010

D. BUSINESS BEFORE THE BOARD

8. BOARD COMMITTEE REPORTS

a. Contra Costa County/EBRPD Liaison Committee (04/26/10) (Radke)

Attendees:

Contra Costa County:

Supervisors: Federal Glover, Susan Bonilla

Staff:

John Kopchik, Principal Planner, Community Development; John Greitzer, Senior Transportation Planner; John Cunningham, Sr. Transportation Planner; Stephen Kowalewski, Development Director, Public Works; Will Nelson, Senior Planner, Community Development; Patrick Roche, Principal Planner, Community Development

East Bay Regional Park

District Board members: Ted Radke

Staff:

Rosemary Cameron, AGM, Public Affairs; Bob Doyle, AGM, Land Division; Jim Townsend, Trails Development Manager; Ren Bates, Landscape Architect, Design and Construction; Sue Rogers, Confidential Secretary, General Manager's Office

Guests:

None

Contra Costa County Supervisor Federal Glover called the meeting to order at 12:15 p.m.

I. Trails Update

a. Carquinez Scenic Drive Bay Trail Project

East Bay Regional Park District Trails Development Program Manager Jim Townsend reported on the development of the closed 1.7 mile section of Carquinez Scenic Drive between Martinez and Port Costa into a bicycle and pedestrian trail. The county closed this road back in the 1980's due to some landslides. A right-of-way agreement between the County and EBRPD is needed in order for EBRPD to move forward with the trail project and maintenance issues will need to be resolved. Once the agreement is complete EBRPD has agreed to lead in the design and construction of the trail improvements. EBRPD is happy to take on liability and responsibility of

the trail use; however, Park District staff has concerns with the existing conditions of landslides and earth movement of the old road.

EBRPD has identified federal funding for part of the project however, more funding will be needed. EBRPD AGM of Land Bob Doyle added that the District has put in a request to George Miller for the funding. A rough estimate is that it may cost \$6 million

Contra Costa County Supervisor Susan Bonilla inquired about the timeline of this project. Mr. Townsend responded that as long as the MOU and right-of-way agreement are completed a presentation to the boards of the County and Park District will hopefully be made by the end of summer.

#### b. Update on Great California Delta Trail

EBRPD Trails Development Program Manager Jim Townsend reported that EBRPD has engaged Quest Engineering to do a feasibility alignment study for the first segment of the Delta Trail that will extend through Bay Point Regional Shoreline to the Pittsburgh Marina. It may be possible to use the existing levee that runs along the Delta, near the Mirant Power Plant, for the alignment of the trail. The Park District has had conversations with the State Lands Commission to determine if there has been a title settlement or if the land is under the jurisdiction of the state. At this time it is a challenge to get this information from the State Lands Commission due to funding cuts at the commission. Park District staff, along with Pittsburg City Manager Marc Grisham and Assemblymember Torlakson's staff will be meeting with the managers of the Mirant Power Plant in June.

The Department of Toxic Substance Control, which is responsible for the oversight of the PG&E pond, near the Bay Point end of the trail, was concerned with trail use in the area but PG&E has since come to an understanding with them.

The Delta Protection Commission is moving forward with the Delta Trail Visioning Study that includes Contra Costa County. EBRPD has been providing GIS data on existing trails. The feasibility studies and the Delta Trail Visioning Study have been funded in part by the Port Chicago Settlement Fund from Contra Costa County. Contra Costa Supervisor Federal Glover commented that he would like his office to be engaged in the meetings to keep the process moving along.

#### c. Bailey Road Pedestrian and Bicycle Improvement Project

Contra Costa County Senior Transportation Planner John Greitzer, reported that the current road is dominated by automobile traffic and the plan is to make the area safer and more convenient for pedestrian and bicycle traffic, which includes serving BART riders and school children. Currently the trails on the east and west sides of Bailey Road don't meet up which requires people to walk on Bailey Road a couple of blocks in order to get to the other section of trail south of Highway 4. The project will include signage, lighting, adequate sidewalks, and hopefully landscaping. Final details of the project are being completed and then a public meeting will be held in a month or so. The Navy Mitigation Fund has provided \$1.5 in funding for this project.

d. Iron Horse Trail Bridge Overcrossing at Treat Blvd.

Deputy Director Public Works Department Stephen Kowalewski reported on the progress of the project near the Pleasant Hill BART station. Construction is moving forward and Friday night closures are scheduled on the weekends of June 4<sup>th</sup> and June 11<sup>th</sup> when the main structures will be installed. The arches will be installed on June 4<sup>th</sup> and the deck pans on June 11<sup>th</sup>.

Contra Costa County Supervisor Susan Bonilla commented that the board voted to name the bridge after Robert Schroder, former Supervisor in Martinez, who was involved in the very early days of the project. Bob Doyle added that Mr. Schroder was an active supporter of the trail and when Chevron built Bishop Ranch they gave \$100,000 to the County for a study of the trail but the project was very controversial and not expected to occur. Now there are over a million users a year on the trail.

Mr. Doyle noted that there is a lot of interest in this project, including from Congressman Garamendi's office, because of the issues of transportation funding and smart growth. He suggested the need to coordinate with other elected officials who are very excited about this project.

Contra Costa County Conservation Planner John Kopchik noted that a soft opening is contemplated for the bridge in August and a combined opening with the Avalon and Walnut Creek Transit Village is planned for October.

e. Feeder Trail No. 1

EBRPD Trails Development Program Manager Jim Townsend displayed a map of the feeder trail and commented that the Park District and the County have successfully completed the transfer of the easement rights from Dutra Road to Ferndale Road. The Park District has recorded the assignment of easement and will work to secure the additional rights necessary to connect to the Bay Municipal Utility District property and continue to the Sobrante Ridge. This summer, trails staff will be determining the exact alignment for this section of the trail. Mr. Townsend added that the District appreciates the County's cooperation and perseverance for getting this completed. This section of trail will allow public access to the Muir Heritage Land Trust properties which was previously behind a locked gate.

f. Extension of the Marsh Creek Trail to the Delta

Mr. Townsend stated that the extension is a short segment of the Marsh Creek Trail, just past the intersection to the Big Break Trail, adjacent to the Iron House Sanitary District property that extends out to a nice viewing site along the Delta. It has always been the Park District's ultimate goal to incorporate this into the Marsh Creek Trail. This segment is currently an old levee road that is in bad condition and in need of extensive repairs. The Cal Fed project to restore the Dutch Slough property includes relocating an Iron House Sanitary District pipeline to underneath this existing road. EBRPD hesitates to spend money improving the road now when they know the restoration project will tear the road up when the pipeline is relocated. EBRPD has had discussions with Iron House and internal discussions about putting up signs designating it as rough road and going ahead with opening the extension now. It would not be a class one trail. This segment of trail is about a half mile long and the restoration is about 1000 acres.

## 2. Delta Science Center/Delta Discovery Experience Update

EBRPD Landscape Architect Ren Bates provided a graphic display of the projects which are at Big Break Regional Shoreline, in Oakley on Big Break Road.

The Delta Discovery Experience is a three-dimensional interactive map currently in fabrication at the Scientific Art Studios in Richmond. Fabrication will be done in pieces and be brought to the site for installation. The final product will include tiles which will replicate Google maps of the Delta area. The Delta Discovery Experience will be an innovative and unique central piece to Big Break Regional Shoreline. In addition, there will be an outdoor amphitheatre near the waterfront that is covered by shade sails, an outdoor laboratory area for future programs, a children's play area, a kayak launch, and a kayak storage building. The contract for this portion of the project was awarded last year. The Army Corp of Engineers' permit has been received for this project. An access road and parking lot have been added. Project construction should commence this summer.

EBRPD is in design development and site preparation for the Delta Science Center, which will be a visitor center. The actual Delta Science Center building, which will be certified for school use, will be a prefab design of Project FROG (Flexible Response to On-going Growth), a new venture-capital backed San Francisco company focused on well-designed, "green", energy efficient, prefab buildings for schools and other public uses. The Delta Science Center building will be LEED Silver certified, and similar in design to the Crissy Field Center's new temporary facilities. EBRPD's architect is currently working with FROG to develop the drawings. The site must be raised for flood control and is awaiting 12,000 cubic yards of fill. The center will also be Department of State Architects approved so that educational classrooms can be part of the future plans.

Mr. Bates indicated that the Discovery Experience received a River Parkways Grant and will need to be completed by the end of the year when this funding expires. EBRPD Director Ted Radke stated that the cost for the Delta Science Center facility will be approximately \$3 million, which is completely funded, and it's expected to open in spring 2011. Mr. Doyle added that there may be additional proposals in the future that can expand the footprint of this project.

## 3. Update on Delta Water Issues and the County's Role on Delta Agencies

Contra Costa County Conservation Planner John Kopchik reported that the County has a team meeting weekly with County lobbyists on Delta related legislation. The Governor and Department of the Interior set a deadline of November 2010 for releasing a draft of the Bay Delta Conservation Plan. Mr. Kopchik highlighted the numerous activities that surround this issue including; a bond measure in November; the creation of the Delta Stewardship Council, which the Delta Protection Commission will have a seat on; the re-writing of the Delta Protection Commission's resource plan; and a new Delta Conservancy that will buy or restore lands. With this level of activity the County wanted to reach out to EBRPD to be sure they were communicating with the proper staff at the Park District and to ensure that there were opportunities for coordination. EBRPD Director Radke responded that it has been difficult to track what is occurring at each of the involved agencies and it is difficult to get clarity on what is happening.

Supervisor Bonilla suggested that the contact person, Roberta Goulart, provide monthly status/summary updates, by email, to include the Park District and all interested partners, including elected officials, to assist in reacting quickly. Mr. Doyle added that the Park District is very interested in coordinating with the County and he indicated that EBRPD's Interagency Planning Manager Larry Tong will be the contact with the County to follow-up.

#### 4. Update on East Contra Costa County Habitat Conservation Plan

CCC Conservation Planner John Kopchik provided a parks report on the HCP plan. Since early 2008 the Park District started buying lands that ended up being high priority lands for the HCP when it was created. There has not been a lot of permitting activity but it has been a good time to try to buy land. Forty-five hundred acres have been acquired or are under contract to be acquired. The HCP has \$28 million of approved Federal Grants and has spent only \$2 million so far. The \$28 million requires about \$34 million in non-federal match. State matching funds have not been available, though some Park District bond money and some foundation money have helped, but State bond money is needed. There is currently a prohibition by the Department of the Interior on using HCP development fees as matching funds. This is an important issue that the coalition of HCP's is trying to fight. All of the HCP land acquisition will someday be accessible public parklands creating regional trail corridors from the Naval Weapons Station to the Byron airport. Mr. Doyle congratulated the HCP staff in securing the \$28 million from the federal government and added that he believes there is an opportunity for both agencies to lobby state legislators to get a share of the resource bonds from the state.

##### a. ANG Acquisition (Clayton Ranch/Black Diamond Mines)

EBRPD AGM of Land Bob Doyle introduced the new acquisition that the Park District partnered with the Habitat Conservancy to acquire. On September 15, 2009 EBRPD's Board of Directors authorized staff to enter into an option, purchase and sale agreement, for the acquisition of 460.64 acres of land located near the City of Clayton in unincorporated Contra Costa County adjacent to Black Diamond Mines Regional Preserve. The ultimate acquisition costs for this property will be \$2,763,840 which includes a partial donation as negotiated among the parties. The funding source for the option payments, as well as additional funds for associated acquisition cost, was Measure AA interest. Funding for the final payment will be a combination of Measure WW funds and \$1,243,725 from the East Contra Costa County Habitat Conservancy.

It was recently discovered that the back end of the ball field at Mount Diablo Foothill Elementary and the City of Clayton and middle school ball fields connect to the corner of this new acquisition and there is a possibility to access the trail from the existing parking lot without the need to build additional parking. This is a great opportunity to showcase the conservation partnership with Clayton, the HCP, the County and the Park District. Mr. Kowalewski added that the City of Clayton is expanding the parking spaces on the lower ball fields of the city park.

#### 5. Concord Naval Weapons Station Reuse Plan Update

EBRPD AGM Land Bob Doyle reported that the District was extremely pleased with the progress that has been made with the City of Concord and the partnership with the National Park Service (NPS). He also expressed appreciation to Supervisor Bonilla for her early support.

He indicated that on February 23<sup>rd</sup>, 2010, the Concord City Council, sitting as the Local Reuse Authority, certified the final Environmental Impact Report and approved the Concord Community Reuse project for the redevelopment of the approximately 5,000 acres of the closed inland portion of the Concord Naval Weapons Station. The plan includes 12,280 new dwelling units of varying densities, commercial centers, a new college campus, 710 acres of improved recreational facilities, and a range of community facilities. The plan retains over 51% of the property in an undeveloped state, including 2,388 acres comprising the lands east of Mount Diablo Creek and south of Bailey Road, which could accommodate a new regional park.

The District has been working closely with the city and the National Park Service in developing a Public Benefit Conveyance application for these lands. The city will now initiate a General Plan Amendment process for the property. Adoption of the General Plan Amendment and establishment of the site as a redevelopment area is scheduled for the end of 2010. Disposition recommendations, including recommendations on the District's Public Benefit Conveyance request, are scheduled to be submitted to the Navy in the second quarter of 2011.

Mr. Doyle indicated that the biggest concern is the amount of cleanup that is needed to prepare the land for development and the Navy's track record of more minimal clean-up. EBRPD is working with the city to get letters to the Department of Defense to hold the Navy to their legal requirement to clean up the land. He also indicated that he was in recent meetings with NPS in Washington, D.C. to encourage that agency to put some planning money into the project.

Supervisor Bonilla emphasized the need for putting the research & development, education, and job creation pieces of the reuse before the residential development.

## 6. Wind Turbines/Repowering

Contra Costa County Senior Planner Department of Community Development Senior Planner Will Nelson reported on two land use permits for repowering of two wind farms. The Tres Vaqueros Wind Farm has proposed to replace 98 turbines with 36 turbines, 368 feet tall. The Vaqueros Farms project will remove all of the approximately 430 turbines and replace them with up to 54 new ones, 390 feet tall or 430 feet tall. Currently they are working on the administrative drafts of the environmental impact reports for both projects which should happen simultaneously. Both applicants have asked for the projects to be accelerated.

At issue is the mortality of birds and bats caused by the turbines. Dr. Sean Smallwood, who has done extensive work in the Altamont related to avian mortality, has been hired by both wind farm applicants to assist with the micro-sighting. The larger turbines are worse for eagles but may be better for other birds. Mr. Doyle responded that the site hosts the highest nesting population of golden eagles in North America due to the open space and grass lands. Over 6000 golden eagles have been killed by the existing turbines. Dr. Smallwood has also been hired by the EBRPD. There is a general improvement of eagle mortality when you take many wind turbines down and put fewer up. An additional concern of the Park District is Vasco Caves, the site of polychromatic pictographs which have a long history of protection. Both of the repowering projects are very close to Vasco Caves. The larger turbines at Vaqueros Farms project would be within view of the park. The District would like to have a buffer and somewhat smaller turbines. The District would hope that fewer turbines could be approved and that would allow for a

buffer. Mr. Nelson added that the Water District is also concerned with the view shed from Los Vaqueros Reservoir.

7. Williamson Act Program

Contra Costa County Department of Community Development Principal Planner Patrick Roche provided two handouts on the Williamson Act to the committee. The Williamson Act Program provides for reduced property taxes for ranchers and farmers by entering into a 10-year contract with the County that commits them to keep the property in agricultural use. The property is then assessed at a rate based on the agricultural use not the potential market value. In Contra Costa County there are approximately 46,000 acres as of 2009. Most of the current properties date back to the early years of the program's inception during 1969 through 1977 and the land covered under the contract is predominately range or grasslands. In the proposed state budget the Governor is proposing to suspend payment of subvention funds to the counties that participate in the program. Statewide Williamson Act costs total \$38 million, and it is the only statewide program to preserve agricultural land. If subvention funding is dropped from the state budget counties are considering winding down their Williamson Act properties.

Supervisor Bonilla suggested that the language be changed to the "Land Conservation Act", which is more compelling and speaks to what the program really does, in all communications with the Governor, legislature and public.

Mr. Roche discussed that there is a group looking at alternative funding sources if the state permanently eliminates subvention funding. Supervisor Bonilla questioned whether this could qualify for AB32 funding. Mr. Doyle agreed that this would be a way to mitigate climate change impacts. When you look at the map of the Williamson Act properties are surrounded by parks and open space, so by keeping the properties in a conservation contract you have created a methodology for maintaining more open space and less development.

8. Public Comment

Supervisor Glover expressed his disappointment in how Measure WW funds were allocated in Bay Point in terms of the split between Ambrose Recreation & Park District and the County service area. EBRPD Board member Radke stated that the Measure WW local grant allocations followed the same format as those for Measure AA.

9. Set Next Meeting Date: Monday, October 4, 2010

Supervisor Glover adjourned the meeting at 1:52 p.m.