



2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T. 1 888 EBPARKS F. 510 569 4319 TDD. 510 633 0460 WWW.EBPARKS.ORG

BOARD EXECUTIVE COMMITTEE

Thursday, October 27, 2011
12:45 p.m., Board Room

The following agenda items are listed for Committee consideration. In accordance with the Board Operating Guidelines, no official action of the Board will be taken at this meeting; rather, the Committee's purpose shall be to review the listed items and to consider developing recommendations to the Board of Directors.

A copy of the background materials concerning these agenda items, including any material that may have been submitted less than 72 hours before the meeting, is available for inspection on the District's website (www.ebparks.org), the Headquarters reception desk, and at the meeting.

AGENDA

<u>STATUS</u>	<u>TIME</u>	<u>ITEM</u>	<u>STAFF</u>
(D)	12:45 p.m.	1. Review and Discussion of Land Use Plan/Land Use Plan Amendment Schedule	Anderson/Wiese
		2. Public Comments	

- (R) Recommendation for Future Board Consideration
- (I) Information
- (D) Discussion

Future Meetings

- November 23
- December 22

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 John Sutter, Alternate
 Robert Doyle, Staff Coordinator

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Project Manager(s):

Mike Anderson
 Brian Wiese

**ITEM I**East Bay
Regional Park District

2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T. 1 888 EBPARKS F. 510 569 4319 TDD. 510 633 0460 WWW.EBPARKS.ORG

DATE: October 20, 2011

TO: Board Executive Committee

FROM: Robert Doyle, General Manager

**STAFF REPORT
PREPARED BY:** Brian Wiese, Chief, Planning, Stewardship & GIS Services

SUBJECT: Background Information for the October 27, 2011
Board Executive Committee Meeting

ITEM I: Update on Future Land Use Plan Work Program

Brian Wiese, Chief of Planning, Stewardship & GIS Services, will make a presentation on this agenda item.

BACKGROUND

At the request of the Board Executive Committee, staff will make a presentation on the proposed future land use work program ("work program"). This is the same work program that was presented to the Board of Directors at the June 1, 2011 Capital, Trails & Maintenance workshop.

RECOMMENDATION

None. This agenda item is for information and discussion only.

Attachment: Planning work program update report, proposed work program, and schedule.



2011 BOARD WORKSHOP

**Capital, Trails
and Maintenance**

June 1, 2011

- **PLANNING/STEWARDSHIP/DESIGN/CONSTRUCTION**

Planning/Stewardship & GIS Services

Proposed Work Program for 2012 and Beyond

Consistent with the District’s current strategy of delaying new park openings until operational funding is available, the Planning & Stewardship Department will focus first on environmental review and permitting activities necessary to support priority capital projects completion of LUPs in anticipation of future park openings. A second priority will be to determine a “next round” of LUPs to anticipate park openings or development projects in a three-to-five year timeframe. These land use plans will be scheduled based on the Board’s priorities for adding new parklands or facilities to the system. A list of potential plans and a set of criteria to assist in establishing the relative priority of these projects is provided. Long-term planning projects involve sites that are expected to be completed in a time frame beyond the projected period of, and therefore less encumbered by, economic and operational constraints. A list of potential long-term planning projects is also provided.

Recently Completed Land Use Plans:

The following land use and resource management plans have been completed within the last two years:

<u>PLAN</u>	<u>STATUS</u>
Vargas Plateau LUP	Land Banked-Pending litigation
Dublin Hills ILUP	Open
North Pleasanton Ridge Land Bank ILUP	Open
North Garin Land Bank ILUP	Open
Delta Recreation / Jersey Island Recreational Feasibility Study	No Action-Awaiting Response from Ironhouse Sanitary District
Serpentine Prairie Restoration Plan	Phase II Completed
Wildfire Hazard Reduction and Resource Management Plan	Completed-Fuels management being implemented
Shadow Cliffs LUPA	Open

Current Plans, Status:

The Planning Department is currently engaged in the following land use plans, based on past Annual Budget Objectives and work programs:

<u>PLAN</u>	<u>EXPECTED COMPLETION</u>
Wildcat / Alvarado LUPA	Spring 2011
Brushy Peak LUPA (Special Protection Area Expansion, Registration / Native American Consultation)	Summer 2011
Garin / Dry Creek Pioneer LUPA (Includes Bailey, Stonebrae)	Fall 2011
Pleasanton Ridge LUP (Includes Tyler Ranch)	Early 2012
Master Plan Update	Late 2012

During 2010-2011, Planning staff has focused on:

- 1) Plans for existing parks with specific capital and operational needs; and
- 2) LUPs to bring recent acquisitions representing large, land-banked areas into existing parks.

In the first category, the LUPA for **Shadow Cliffs** addresses the replacement of the California Splash / Rapids Waterslide concession with an alternative vision and remodel of that park. The **Wildcat / Alvarado** amendment addresses the need for additional parking and ADA accessibility improvements. None of the improvements proposed in these two LUPs are currently funded, although it is expected that some Alvarado improvements can be done quickly and at minimal cost. Finally the **Brushy Peak** LUPA will focus on the management of a newly registered Cultural District expanded Special Protection Area at the top of the Brushy Peak loop trail.

In the second category are LUPs for three parks, Pleasanton Ridge and Garin / Dry Creek Pioneer, with some of the largest acreages of land banked property in the District. Completion of these LUPs will provide opportunity to open these properties, at the Board's discretion, when the District is prepared to support their operation.

- **Pleasanton Ridge LUP.** This will be the first comprehensive LUP for Pleasanton Ridge and will integrate the recent Tyler Ranch acquisitions plus new staging areas at the Tyler and Garms properties. The plan will include an extensive focus on developing a new and revised multi-use trail system.

- **Garin / Dry Creek Pioneer LUPA.** The Garin LUPA will incorporate the Meincke, Soda, Geldermann land bank properties, the recent Bailey Ranch dedications, as well as the Dry Creek/Pioneer parklands, which have never had a land use plan. The plan also anticipates the acquisition of dedication parcels from the Stonebrae development.

Both the Pleasanton Ridge and Garin land use plans will require the remainder of this year to complete. In addition to these land use plans, two major current projects should be mentioned:

- **Master Plan Update.** This plan amendment process, involving substantial public input and participation, will identify the issues needing attention for the update of the District Master Plan policy document. The Master Plan process will be active through 2012.
- **East Contra Costa Parks HCP.** This is a major multi-department and multi-agency effort to obtain permits covering the impacts of routine maintenance work on state and federally listed species in East County parks. A draft plan and CEQA document has been completed under a grant from the US Fish & Wildlife Service. Staff is evaluating the necessity and effectiveness of this plan in the overall scheme of permitting park operations.

Current / Anticipated CEQA Reviews:

Planning staff also conducts environmental review and develops CEQA documents for all land use plans and for capital development projects on an as-needed basis. The following projects have recently been completed or are currently in review or anticipated in the near future:

Lake Chabot Boat Dock & Bank Stabilization (complete)

Shadow Cliffs Boat Dock Replacement (complete)

Round Valley trail bridge

Mission Peak / Stanford Avenue staging area

Land Bank:

The most recently updated copy of the District's Land Bank List is provided as **Exhibit 3a: Land Bank List** (pp. 45-76). Staff will present a map of land banked properties at the meeting. The District currently has about 22,000 acres of land in land bank status. Board members should note that this is a rapidly changing number, both on account of recent acquisitions made through the East Contra County HCP and because of the availability of Measure WW acquisition funding along with a the highly favorable acquisition market. The previously approved Vargas Plateau land use plan and current LUPs for Garin and Pleasanton Ridge will make it possible to remove about 5,500 acres from land bank when the District is ready to open those parks.

Near-Term Projects:

As discussed above and in previous Board workshops, the “hold” on opening new land bank properties provides an opportunity to re-evaluate priorities for park openings in the three-to-five year time frame and set in place a future planning schedule to anticipate them.

The Planning Department has previously proposed a set of criteria to evaluate park-planning priorities in Capital Workshop reports, and they are repeated here. These criteria reflect operational and capital needs, resource management considerations and funding availability. It should be noted that not all criteria have equal weight and importance. They merely represent factors that should be considered and discussed when making decisions about priorities for future planning.

CRITERIA FOR SELECTION OF FUTURE LAND USE PLANS

Planning Readiness

These are initial screening criteria. A land banked property should generally meet these qualifications in order to be considered for planning and opening:

- **Land tenure.** Acquisition in the area is complete and stable (i.e. no new acquisitions are expected for some time).
- **Adequate roadway access / staging.** The parkland can be accessed from adequate public roadways.
- **Funding is available** for initial park improvements and opening.
- Park and Open Space designation is **consistent with local zoning**. No re-zonings or conditional use permit permits are required.

Priorities for Land Use Plans

- **Significant Acquisition**
 - New Park
 - Addition to existing park
 - Fills significant gap or makes park or trail connection
- **Significant Capital Development planned** which requires LUP amendment or CEQA
- **Need to Protect Natural or Cultural Resources**
- **Operational Need** - Is there a need for (and reasonable opportunity) to provide access / staging area, a new trail connection or other facility?
- **Surrounding Development Pressure** - People are entering and using land bank land
- **Outside Planning.** Other local agency has plans which will affect property; need to show a regional park plan

- **Funding Opportunity** to develop a planned project through bond measure or grant
- **Regional Balance** - Parkland distribution by metro sector

Potential Near-Term Land Use Plans:

Two land use plans currently in progress, Pleasanton Ridge and Garin, will require staff effort through the end of this year, and possibly beyond. The following plans could be initiated during the following year:

- **Pt. Pinole (North Richmond Shoreline).** High-profile Measure WWV project. \$5.1+ million has been identified to restore marsh and complete Bay Trail connection to Pt. Pinole. Additional mitigation funding is being sought. The concept design and environmental review process should start in 2010 and is expected to last 2+ years, with construction in 2013-15. At the same time, the Atlas Road bridge is in final design and permitting, and grant funding is being sought to match WWV funds for the planned visitor center. A land use plan amendment would integrate these projects into Pt. Pinole.
- **Sibley-Huckleberry.** Donation of the Gateway / Montanera property (Western Hills Open Space, 389 acres) is expected in 2016. Operations staff is making improvements on the McCosker property, which, following the LUP, could add a group camp to Sibley / Huckleberry.
- **Sunol-Ohlone.** A Draft Land use plan to open the Wauhab Plateau property (1,758 acres) was prepared in 2004 but never brought to Board for approval. CEQA compliance would need to be revised, and public review re-opened. The LUP could now consider use of the \$2 million in mitigation monies from SFPUC Calaveras Dam project; however issues (dog restrictions) remain to be resolved in SFPUC lease negotiations, which should be complete by the end of 2011.
- **Mission Peak.** Concept plans for one or more new staging areas at the top of Stanford Avenue are being developed. Because this will be a priority construction project, and it is driven by contract schedule and operational need, it is suggested that these projects be covered by a project-specific CEQA review rather than a land use plan at this time.

Potential Medium-Term Land Use Plans

Conditions for these projects, for various reasons, are not yet “ripe” for the preparation of land use plans. It is expected that they could be begun in the three-to-five year period.

- **Oyster Bay, Davis Street entry and staging.** Discussions with City of San Leandro are ongoing regarding the reconfiguration of the bottom of Davis Street to provide a new entry and staging area for the park. This should be reflected in a new land use plan and CEQA review. Transport of fill and topsoil is ongoing, and a new turf area and irrigation system is being installed. There is some controversy about continued dog use in the park.

- **Crockett Hills.** Park boundaries have been set with acquisition of the Stewart, Mays-Bush and Scrimgeour properties. Access along Cummings Skyway, connecting the north and south parts of the park, needs to be resolved, and some trail and infrastructure improvements are needed.
- **Black Diamond / Clayton Ranch.** Land acquisition is still ongoing and active on all sides of these parks. Significant land banked additions will have a high recreational demand, and this area is recommended for a land use plan amendment to anticipate future operation once acquisition activities have stabilized.
- **Las Trampas.** The Bollinger Canyon Road access may need to be widened, and property rights need to be secured for entry and staging.
- **Morgan Territory.** Potential entry passes through State Parks property; future acquisition of property or right-of-way is needed.
- **Coyote Hills, Dumbarton Quarry, Patterson Ranch.** Patterson ranch development dedication is promised but not yet secured. Dumbarton quarry restoration agreement is in question regarding water source to fill quarry and extent of upland restoration and development.
- **Alameda Point “Triangle.”** The ~30 acre “triangle” parcel is currently on a 60-year lease from the City of Alameda, with soccer fields leased back for five years. The property includes the former Navy recreation building / bowling alley, and a former Scout camping / picnic area near the beach and trail. Adjacent Bay Trail is completed, and a WW project to restore the adjacent beach area is planned.
- **Miller-Knox.** An agreement with the BNSF railroad would allow the District to remove the railroad tracks once use of the siding to back trains is discontinued; however tracks are still in use. An LUP would integrate land between the tracks and the shoreline into the park from Ferry Point north to Keller Beach. Decisions to be made on rehabilitation / extension of turf area. Issues: tracks are still in use; toxic cleanup on the Brae property.

Exhibit 3b: Proposed Future Land Use Plans (pp. 77-79) shows these parks alongside the planning criteria outlined above. Staff recommends the schedule as shown in **Exhibit 3c: Proposed Planning Schedule** (p. 80).

Longer Term Projects

The following projects represent either significant Master Plan goals, land banked parcels or properties that are subject to other-agency plans, where EBRPD does not yet have land tenure. However, acquisition and incorporation into the park system seems likely in the future.

- **Alameda Point (“Northwest Territories).** Awaiting master developer.
- **Concord Naval Weapons Station**
- **East Bay Gateway**
- **Pt. Molate**

PROPOSED PLANNING SCHEDULE

2011				2012				2013				2014				
1st Qtr	2nd Qtr	3rd Qtr	4thQtr	1st Qtr	2nd Qtr	3rd Qtr	4thQtr	1st Qtr	2nd Qtr	3rd Qtr	4thQtr	1st Qtr	2nd Qtr	3rd Qtr	4thQtr	
Shadow Cliffs LUPA				COMPLETE												
Alvarado LUPA				COMPLETE												
Brushy Peak LUPA				COMPLETE												
Garin LUPA																
Pleasanton Ridge LUPA																
			Mission Peak Staging CEQA													
			Oyster Bay LUPA													
				Sunol-Ohlone LUP												
				Sibley Huckleberry LUPA												
				Pt. Pinole LUPA												
										Crockett Hills LUPA						
										Black Diamond / Clayton Ranch LUPE						