

Concord Hills Regional Park

Land Use Plan

EAST BAY REGIONAL PARK DISTRICT



DRAFT PREFERRED ALTERNATIVE LAND USE PLAN

TABLE 1: SUMMARY OF KEY FEATURES (UPDATED 05-04-2017)

Land Use Zones	Size or Quantity	Description
Conservation Zone 1	95% of Park	Park uses are restricted to trails. Includes approximately 620 Acres of Resource Protection Zones (no access): <ul style="list-style-type: none"> • Rattlesnake Canyon: 400 acres • Cistern Pond: 35 acres • Hilltop Ponds, Eagle's Nest Site, Indian Springs: 185 acres
Conservation Zone 2	5% of Park	Includes less restricted use areas, including facilities for recreation, education and operations.
Vehicular Access and Circulation	Size or Quantity	Description
Vehicular Access Points	4	<ul style="list-style-type: none"> • Access points are located at Kinne Boulevard, Bailey Road (one to Primary Area and one to Southern Area), and Willow Pass Road.
Public Roads	2.9 miles	<ul style="list-style-type: none"> • Primary Area: Connection from Kinne Boulevard to Visitor Center Complex and to the staging area and educational/event space at former Building 97 Site; Short public road to staging area off Bailey Road. • Southern Area: Connection from Bailey Road to staging area near magazine complex.
Service and Emergency Vehicle Access Roads	5.4 miles	<ul style="list-style-type: none"> • Access to corporation yard, water tanks, caretaker's residence in Primary Area, and the group campground and orchard site in the Southern Area. • Through connection maintained from Bailey Road to Willow Pass Road. • Existing paved roads that are converted to service roads will remain paved, all others will be unpaved.
Parking	Up to 4 Acres	<ul style="list-style-type: none"> • Primary staging located at the Visitor Center Complex. • Five secondary staging areas: Willow Pass Road, Building 97, Bailey Road (Primary Area), Bailey Road (Southern Area), and magazine complex in Southern Area.
Non-Vehicular Access and Circulation	Size or Quantity	Description
Creek Crossings to EDC Area	3	Three crossings over Diablo Creek connect the regional park to the EDC area.
Neighborhood Access Point from Southern Area	2	Access points located at Holly Drive and Kirker Pass Road.
Rail to Trail Conversion (Assume 14' wide)	5.2 miles	Interpretive route located in Southern Area; linear routes in Primary Area.
Wide Multiuse Trails (Assume 14' wide)	5.0 miles	Wild multiuse trails are generally located in flatter terrain.
Narrow Natural Surface Trails (Assume 8')	12.5 miles	Narrow trails include the ridge trail, hillside trails, hiking only trails, and some lower elevation trails.
Total Trail Mileage	22.7 miles	

Visitor Center and Associated Facilities	Size or Quantity	Description
Building 1A-24		Reused to provide exhibit Area, theater, classrooms, offices, restrooms, patio area, and café.
Building IA-55		Reconstructed as multipurpose room and restrooms.
Archive Building (Optional)		This new building would be located to the north of IA-24.
Outdoor Facilities within Visitor Center Complex		Facilities include amphitheater, plaza area with exhibit and gathering space, group picnic areas, outdoor classrooms ; and capacity for bike rental facility (optional).
Visitor Center Complex	4 acres combined	

Other Recreational and Educational Facilities	Size or Quantity	Description
Interpretive Programming		Programming includes two focused interpretive zones, as well as interpretive nodes throughout Park.
Outdoor Classroom Areas	Multiple	Numerous opportunities are located near Visitor Center, along trails, near group picnic sites, and at overlooks.
Group Picnic	5 sites	To include up to 10 picnic tables and be located in proximity to primary park access roads. Locations may include: <ul style="list-style-type: none"> • (3) Near Visitor Center and along Primary Access Road. • (2) Picnic areas at existing magazines with parking south of Bailey Road.
Small Picnic	13 sites	To consist of 1-2 tables; may include the following: <ul style="list-style-type: none"> • (2) Picnic areas at existing magazines with parking (1 near the cistern and 1 south of Bailey Road). • (7) Picnic areas at existing magazines without parking (2 near the cistern and 5 south of Bailey Road). • (4) Picnic Areas at other locations with parking. • Other picnic tables in the Visitor Center complex and other locations within park without parking.
Backcountry Campsite	1 site	Located in Primary Area (1)
Group Campsite	1 site	Located in Southern Area (1)
Magazines Reuse	30	Incorporated into programming; primarily recreational and interpretive uses with some community uses (art exhibits, rental space, etc.)

Other	Size or Quantity	Description
Corporation Yard	Up to 9 acres	Accommodates Skilled Trades, Fleet Equipment Shop, Police, and Fire, as well as storage/office for NPS.
Native Plant Nursery	2-3 acres	Located at Southwestern Complex near corps yard.
Caretaker Residence	0.5 acres	Potential caretaker residence located at Building 87.
Oak Woodland Enhancement		Increased planting focused around use areas.
Cattle Coral	1	Relocated to area north of Visitor Center. Cattle grazing used for fire management.

