

EAST BAY REGIONAL PARK DISTRICT

Resolution No. 1995-05-133

Tuesday, May 16, 1995

APPROVAL OF THE AMENDMENT TO THE 1984
ANTHONY CHABOT REGIONAL PARK
LAND USE-DEVELOPMENT PLAN (LUDP) TO
INCORPORATE THE SKYLINE RANCH AND MAYER PROPERTY

WHEREAS, the East Bay Regional Park District Board of Directors approved the Land Use-Development Plan for Anthony Chabot Regional Park on February 21, 1984 by Resolution 1984-2-44, and an Amendment on May 16, 1993 by Resolution 1993-3-61, and

WHEREAS, an amendment to the existing LUDP is necessary establish appropriate zoning and use criteria for a Special Interest Equestrian facility at Skyline Ranch and for incorporation of the Mayer property as a Natural Unit, and

WHEREAS, the Board of Directors has adopted a Negative Declaration for use of Skyline Ranch as an equestrian facility in compliance with CEQA, and

WHEREAS, the Board Executive Committee has reviewed and recommended approval of the Anthony Chabot LUDP Amendment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the East Bay Regional Park District hereby approves the Amendment to the LUDP for Anthony Chabot Regional Park, as attached, and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director Smartt, seconded by Director Siden and approved this 16th day of May, 1995 by the following vote:

FOR: Directors Jocelyn Combs, Beverly Lane, Ted Radke, Carol Severin,
Douglas L. Siden, Jean Siri, Susan Smartt

AGAINST: None

ABSENT: None

ABSTAIN: None

CERTIFICATION

I, Debra L. Fassler, Clerk of the Board of Directors of the East Bay Regional Park District, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution 1995-05-133 adopted by the Board of Directors at a regular meeting held on May 16, 1995.

Debra L. Fassler

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AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, May 16, 1995

D. BUSINESS BEFORE THE BOARD

PLANNING/STEWARDSHIP, DESIGN AND CONSTRUCTION

Approval of Amendment to the 1984 Anthony Chabot
Regional Park Land Use-Development Plan (LUDP) to
Incorporate the Skyline Ranch and Mayer Property
Turner/Mikkelsen

RECOMMENDATION

The General Manager and the Board Executive Committee recommend approval of the Amendment to the 1984 Anthony Chabot Regional Park Land Use-Development Plan (LUDP) to include the facility commonly known as Skyline Ranch and the Mayer property.

REVENUE/COST

There is no direct cost associated with the adoption of the Amendment. In accordance with Board Resolution 1993-11-301 the Amendment specifies that the Special Interest Equestrian facility is to be operated at no cost to the District. This requirement will be administered through the District's Concessionaire process.

BACKGROUND

The purpose of this Amendment is to implement the previously adopted action of the Board of Directors, as specified in Resolution 1993-11-301, requiring preparation of an Interim Use Plan to open Skyline Ranch to public use. The Amendment also zones the 1993 Mayer acquisition as a Natural Unit and redesignates this property as part of Chabot Regional Park instead of Redwood Regional Park where it was set as a place holder at the time of acquisition. An amendment is recommended as the appropriate action rather than a Land Evaluation for Interim Use (LEIU) since there is an existing LUDP for Anthony Chabot Regional Park and the proposed development of Skyline Ranch as a Special Interest Recreation Unit would allow for long-term (rather than interim) facility improvements.

At the time of acquisition of Skyline Ranch there was full public review and discussion of the issues and the Board Resolution clearly defined the intended future recreation use of the facility. At that time the Board also adopted a Negative Declaration that addressed impacts associated with future use of the site as an equestrian facility.

This Amendment is consistent with the Board's direction and intent that the Special Interest Equestrian facility is to be operated at no cost to the District and is to offer educational and public use programs. The Amendment slightly modifies the manure management mitigations of the previously adopted Negative Declaration in a way that provides equal or greater protections for the issues identified. The Amendment language states that use of the outdoor paddocks will be minimized during the rainy season and require daily manure removal. The on-site manure storage requirement is changed from a time limit to quantity limit. These modifications will adequately address any site water quality impacts and are consistent with District procedures at other equestrian facilities. All other mitigations have been incorporated into the Amendment. Adoption of the Amendment will allow the District to proceed with the next steps to open the facility to the public.

EXECUTIVE COMMITTEE REVIEW

The Executive Committee reviewed this Amendment at their April 24, 1995 meeting and unanimously recommended it to the full Board for adoption.

PARK ADVISORY COMMITTEE REVIEW

The Park Advisory Committee is scheduled to review this plan amendment at its meeting of May 8, 1995. The results of this review will be reported to the Board at its meeting.

ALTERNATIVES

None are recommended.

**1995 AMENDMENT
ANTHONY CHABOT REGIONAL PARK
LAND USE-DEVELOPMENT PLAN (LUDP)**

I. PURPOSE OF AMENDMENT

The purpose of this amendment is to take two recent acquisitions, Skyline Ranch and the Mayer property out of Land Bank status and to establish appropriate zoning and use criteria for these sites as an addition to Anthony Chabot Regional Park. The Skyline Ranch zoning is in conformance with Resolution #1993-11-300, Adoption of Negative Declaration and Resolution #1993-11-301, Authorization to Exercise Option Agreement. This amendment modifies the Mayer property acquisition, Resolution #1993-09-233 by redesignation of the property as part of Chabot Regional Park instead of Redwood Regional Park. The zoning is consistent with its acquisition as an open space parcel. This amendment is intended to be used as a "stand-alone" Addendum to the existing LUDP/EIR for Anthony Chabot Regional Park which was adopted February 21, 1984 and amended March 16, 1993.

II. SITE DESCRIPTION/EXISTING CONDITIONS

The Mayer property is a steep, 5.6 acre site east of Skyline Ranch along Redwood Road. The terrain ranges from 800 - 1200 feet elevation. The property is vegetated primarily with a mixture of grassland and brushland; about twenty percent is a blue gum eucalyptus tree plantation. Wildlife is diverse and abundant including burrowing rodents, fox, deer, songbirds, and raptorial birds. The wildlife habitat value of the property is enhanced by the fact that it is adjacent to Chabot and Redwood Regional Parks. No endangered or threatened plant or animal species are present. There are no improvements on the property.

The Skyline Ranch property is primarily flat with a small area of steep slopes which total 7.88 acres on the southeast side of Redwood Road approximately 300+ feet northeast of the Redwood Road/Skyline Boulevard intersection. All usable portions of the site have been developed historically for equestrian uses. Residential development exists on ridges overlooking the facility. Access to the property is from its frontage on Redwood Road via a formal driveway entrance. The closest access to the regional parks trail system requires crossing Redwood Road and picking up the Dunn Trail in Redwood Regional Park.

About two-thirds of the property is paved, contains buildings and has been used for decades as a horse boarding facility. About 10% of the site has landscape trees with an understory of introduced blackberry, bracken fern and fennel. The balance of the site is annual grassland with some coyote brush. Wildlife values are low on the site because of the amount of development. No officially protected endangered or threatened species is present nor is there any suitable habitat for

them. The property includes the extreme headwaters of Redwood Creek. The lower waters of the creek (below the property) provide spawning habitat for a population of rainbow trout which is historically significant as the population from which the species was first described to science.

Since acquiring the site in 1993, the District has removed numerous deteriorated buildings. Those structures remaining include: the main L-shaped barn with approximately 45-50 horse stalls, indoor arena and lounge areas; 2 residences; an office; a corrugated metal shed; and large outdoor, fenced riding arena. All site drainage is collected in channels or pipes and outfalled to Redwood Road and Creek. The property is served by all utilities, including water, sewer, gas, electric and telephone.

III. PROPOSED ZONING

The entire 5.6 acre Mayer property shall be zoned as a Natural Unit in keeping with its open space value as a natural gateway to Redwood and Chabot Regional Parks.

The entire 7.88 acre Skyline Ranch site shall be zoned as a Recreation Unit, specifically as a site for Special Interest Equestrian activities. This designation is consistent with the 1989 EBRPD Master Plan. In accordance with Board Resolution #1993-11-301, use of this land as an equestrian facility must be operated at no cost to the District and offer educational and public use programs (including, but not limited to, minority outreach programs).

Within the boundaries of the Recreation Unit, new facilities may be constructed to replace structures that have been removed or to provide appurtenant structures necessary to support a viable equestrian facility.

IV. DESIGN AND OPERATING CRITERIA FOR SPECIAL-INTEREST EQUESTRIAN FACILITY

The following Design and Operating Criteria describe the facility and sets limits on development and operation to protect park resources. The criteria will be incorporated into any concessionaire agreement or contract.

Capacity

The number of horses kept on the site will be limited to the number of indoor, covered stalls (currently approximately 45-50).

Facilities

Designs for any capital improvements, including grading and drainage, must be approved and reviewed by the District. Site improvements may include a food and tack shop concession, improved hay and equipment storage,

manure storage, outdoor paddocks, parking and other appurtenant structures necessary for a viable, equestrian operation. A site plan will be included as part of the Concessionaire contract identifying parking and circulation, proposed structures and other physical improvements. Any additions or deviations from the site plan must be reviewed and approved by the District. All improvements and maintenance of facilities will be provided by the concessionaire at no cost to the District.

Type of Uses

The facility will continue to serve as a boarding barn for private horses under terms of a Concession contract with the District. The facility will be operated at no cost to the District and must offer educational and general public equestrian programs (including, but not limited to, minority outreach programs).

Manure Management

The District shall monitor the manure storage facility and surface drainage structures/culverts to meet wastewater management regulations for confined animal facilities, with particular attention to the diversion of drainage from areas with concentrations of manure. Collected manure will not be placed so that it could move into or drain into Redwood Creek.

There will be a manure removal program that allows no more than 80 cubic yards of manure on the property at anytime. Storage will be restricted to a covered bermed storage area to minimize and contain leachate. This structure will have to be constructed as no suitable facility now exists on the property. Offsite disposal of the manure will be in accordance with all applicable public health and sanitation laws.

Use of outdoor pipe paddocks will be minimized during the rainy season (Oct 16 - Apr 15). Daily manure removal will be required for any paddock use during the rainy season.

Parking and Circulation

Adequate parking will be provided on-site to accommodate both boarders and public programs. Circulation must accommodate public safety and emergency access.

V. RESOURCE MANAGEMENT

Existing District policies promote the conservation and enhancement of natural communities and the restoration of indigenous vegetation while recognizing the importance of reducing fire risk, especially in the urban intermix area.

Skyline Ranch

Eucalyptus Removal

A small grove of young eucalyptus trees will be removed to reduce the fire risk to the stable and adjacent upslope private properties and to encourage the expansion of existing native vegetation.

Slope Grassland Management

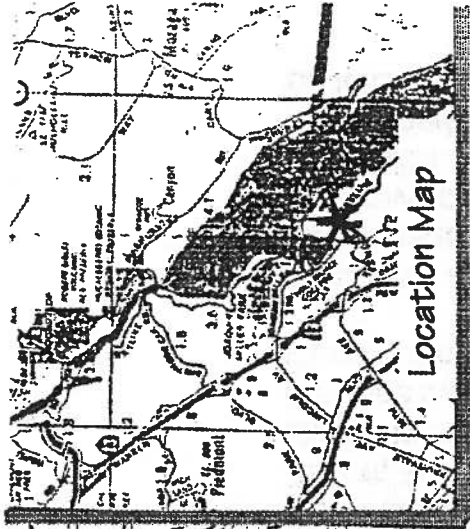
The steep upslopes adjacent to the barn and paddock areas have historically been used as a pasture area for horses. This use may continue in order to reduce fire risk but will be regulated to maintain adequate vegetation cover and minimize erosion. Horses will not be fed in or kept overnight in the pasture area. The District and Concessionaire will meet annually to evaluate the condition of the pasture and to develop the grazing plan for the coming year. The District will have the authority to suspend use of the pasture should overgrazing begin to occur or other problems develop.

Mayer Property

Eucalyptus Removal

The lower portion of this property, adjacent to Redwood Road, is vegetated with a stand of large, blue gum eucalyptus. Although this area was designated as a sensitive fire area in the 1982 Blue Ribbon Report, total removal of all trees is not recommended due to the steep slopes and existing erosion problems. Redwood Creek is a drainage into EBMUD's Upper San Leandro Reservoir and is also an important natural resource because of its historic trout population.

Selective cutting and thinning of this eucalyptus grove is recommended. Heavier removal can occur on the upper portions of the grove closer to the adjacent housing. Over time as indigenous vegetation moves in or as redwood trees can be planted and established, incremental removal of the rest of the eucalyptus may be feasible.

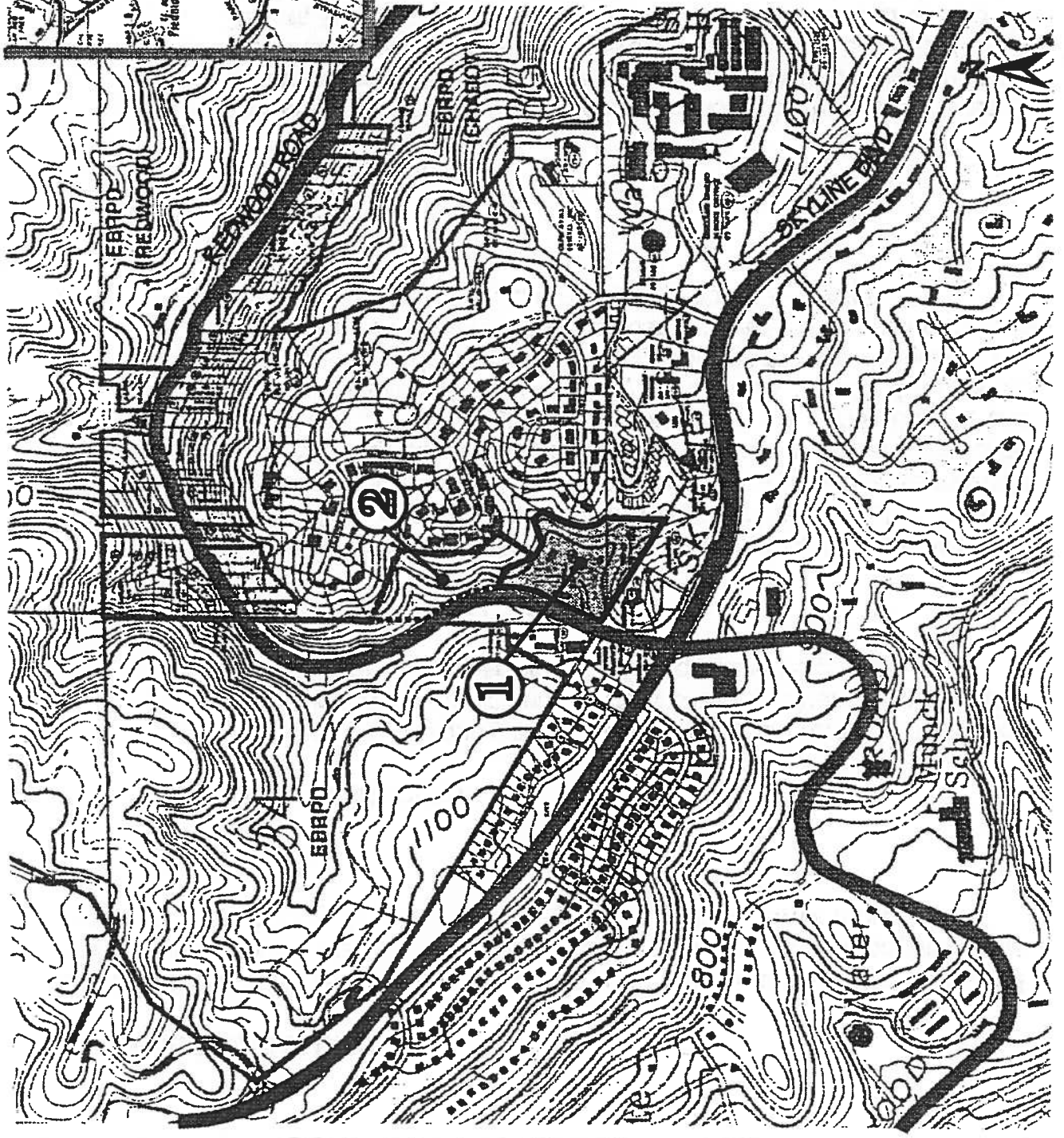


Location Map

Chabot Regional Park

East Bay Regional Park District

- ① SKYLINE RANCH
- ② MAYER PROPERTY



Prepared by EBRPD Planning/Stewardship Dept.
for the Chabot LUDD Amendment, 1995

Base information obtained from EBRPD Adv. Plan & Acquisition