

2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T: 1-888-EBPARKS F: 510-569-4319 TRS RELAY: 711 WWW.EBPARKS.ORG

**12:30 p.m. Item**

**TO:** Board Operations Committee  
**FROM:** Renee Patterson, Administrative Analyst  
Mimi Waluch, Revenue and Administration Manager  
**DATE:** January 15, 2015  
**SUBJECT: Review of South Bay Soaring Society Special Use Agreement:  
Mission Peak Regional Preserve**

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The South Bay Soaring Society (SBSS) have been utilizing the Premises for almost fifteen years and they would like to renew their agreement with the District. The Premises consist of approximately three acres of land commonly known as RC Hill (Premises) located in Mission Peak Regional Preserve. The SBSS is a club of approximately 50 - 200 members who fly radio controlled, battery operated sailplanes. This non-profit corporation is registered with the State of California and is a chartered member of the Academy of Model Aeronautics (AMA) which is the world's largest aero modeling organization. Because every member of the SBSS is also an AMA member, each member, and all of the club's activities, are covered by \$2,500,000 of liability insurance (subject to the terms of the AMA policy).

SBSS is dedicated to furthering participation in the sport and hobby of radio controlled soaring (RCS) through activities and programs teaching scientific principles related to their soaring activities and the skills necessary to create, maintain and fly radio controlled gliders. Mentoring youth through public and private programs, encouraging participation in a science based sporting environment, emphasizing fair play, and learning while having fun are the focus of their organization. While they welcome and encourage membership from all age groups, they place special emphasis on serving youth. Curtis School in Santa Clara is their home base and they pay no fees for their use of the school.

Six to ten members of the club use the Mission Peak site approximately twice a month beginning in winter (usually February) and ending mid-summer to late summer. The Park Supervisor reports that there have not been any problems or incidents since SBSS has had use of the Premises.

SBSS members shall be permitted to participate in RCS activities on the Premises during posted park hours every day of the week. Access to the Premises will be by foot using the approved 2 track dirt trail, Peak Meadows. A maximum of (10) ten RCS vehicles will be allowed in the park staging area at any time. Only members of the Licensee will be allowed to fly RCS at the Premises. Other members of the public may be present. No motorized or fuel powered aircraft will be allowed in or about the Premises. There will be no flying of RCS near the hang-glider and para-glider Landing Zone used by Wings of Rogallo. No special meets or rallies will be conducted at the site.

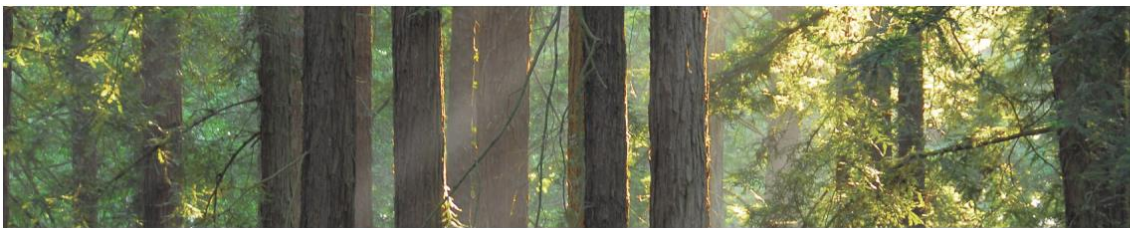
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Previously, SBSS paid \$500 annually for the exclusive use of the area. They have requested a decrease in their fee, to \$250, as only a limited number of their group use this site infrequently. Additionally, they access the site as any other park user does and they have no storage at the site.

Staff recommends authorizing the Special Use Agreement with SBSS, which will allow its members the use of a limited area, consisting of approximately three acres total of land, referred to as R/C Hill in Mission Peak Regional Preserve, in order to conduct radio controlled model aviation sailplane flying (RCS). The Agreement will be for five (5) years, commencing January 1, 2015 and terminating December 31, 2019 with one five (5)-year option. The District will receive \$250 per year for the License. There is no cost to the District involved.



**1:00 p.m. Item**

**TO:** Board Operations Committee

**FROM:** Renee Patterson, Administrative Analyst  
Mimi Waluch, Revenue and Administration Manager

**DATE:** January 15, 2015

**SUBJECT: Review of Wings of Rogallo Special Use Agreement:  
Mission Peak Regional Preserve**

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The Wings of Rogallo hang gliding club was founded in the mid-1970's to serve the interests of hang gliding pilots in the San Francisco Bay area. Since that time, the club has grown to be one of the largest in the country, with a typical roster of 500-600 hang gliding and paragliding pilots at three different sites; Ed Levin Park, Mount Diablo and Mission Peak.

The Wings of Rogallo (WOR) have been managing the hang gliding use, the launch sites, the launch pads, and the landing sites in a designated area of Mission Peak Regional Preserve (the Premises) since 1983. The Premises were initially set up to be a hang gliding site and paragliding was added in 1992. Members that have access to the site have grown over the years but is limited to 55 members and the total amount of vehicles allowed at the site is ten.

The WOR say that Mission Peak, or as they call their launch site, [Mission Ridge](#), is a favorite of advanced rated hang glider and paraglider pilots. The advanced rating is required due to the small landing zone, with a challenging approach. Mission Peak is a site of historical significance; Dave Kilborne became the first pilot to foot-launch and soar a hang-glider in 1972 from Mission Peak.

The WOR has worked effectively with District staff and wishes to renew their agreement which expires in May of this year. The Agreement will be for five (5) years, commencing May 4, 2015 and terminating May 3, 2020 with one five (5)-year option. WOR will continue to pay \$500 annually for a License Fee and \$900 annually for road maintenance. The \$900 fee is added to a Road Maintenance OTA project account. There is no cost to the District involved.

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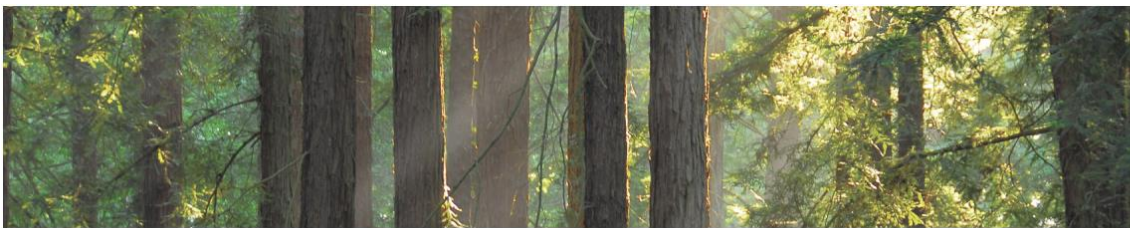
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General Manager



**1:15 p.m. Item**

**TO:** Board Operations Committee

**FROM:** Noah Dort, Administrative Analyst  
Mimi Waluch, Revenue and Administration Manager

**DATE:** January 15, 2015

**SUBJECT: Review of Caretaker Contract: Vasco Caves Regional Preserve**

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The Vasco Caves Regional Preserve requires caretaker services to monitor the property for safety and security and to protect the site and resources of this environmentally sensitive area. The Caretaker lives in the designated Stuart Lodge residence full time as his primary residence, provides his own personal vehicle for travel between the Preserve and town, maintains vegetation in the residential and public use areas, and is available to meet with District staff who lead tours at designated times in addition to routine patrols of the site.

The term of the current caretaker, Neil Nobriga, ended on January 11, 2015, but he will continue to provide caretaker services with an amendment to the Contract for two months through March 12, 2015.

Although Mr. Nobriga has performed well in his duties as Caretaker, the District has an interest in ensuring the best available service provider through a fair and open selection process; therefore, staff recommends a 16-month extension of the Caretaker Agreement with Mr. Nobriga while staff selects a new caretaker. This extension would give staff adequate time to advertise, interview, and select the caretaker for the following term, a one year contract with two 1-year options. This extension would also move the term end date to July 11, and avoid the challenge of conducting this process during the holiday season.

The Contract extension for Mr. Nobriga would commence March 13, 2015 and end July 11, 2016. The cost to the District for this action is \$36,607.44 per year, to increase by 1.5% annually during the term of this Agreement. The annual contract costs compute to \$3,050.62 per month for providing Caretaker services at Vasco Caves Regional Preserve.

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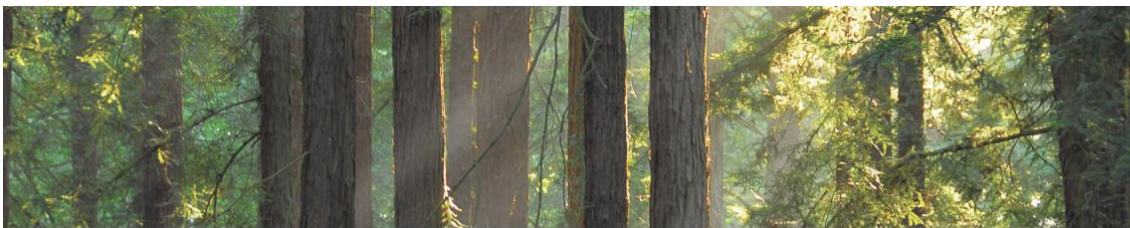
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**1:30 p.m. Item**

**TO:** Board Operations Committee  
**FROM:** Mimi Waluch, Revenue and Administration Manager  
**DATE:** January 15, 2015  
**SUBJECT: 2015 Committee Work Plan Review**

Staff developed the first draft of the 2015 Board Operations Committee Work Plan for review and comment at the Committee’s last meeting of 2014. Staff incorporated the Committee’s *suggested changes and additional staff recommendations* into the Draft Work Plan for review and approval of the incoming 2015 Board Operations Committee members at their January 15, 2015 meeting.

**Item Description** **Staff**

**Policy Reviews and Recommendations**

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|-----------------------------------|---------------|
| 1. Communication Site Policy      | (Waluch)      |
| 2. 2016 Consolidated Fee Schedule | (Dort/Waluch) |

**Concessionaire and Special Use Agreement Reviews and Recommendations**

- |  |             |
|--|-------------|
| 3. Anthony Chabot Marksmanship Range Concession Agreement                  | (Waluch)    |
| 4. Ardenwood Wedding, Picnic, and Special Event Concession Agreement       | (Waluch)    |
| 5. Ardenwood Blacksmith Special Use Agreement                              | (Waluch)    |
| 6. Briones Girl Scouts Campground Use Agreement                            | (Waluch)    |
| 7. Briones Archery Club Special Use Agreement                              | (Waluch)    |
| 8. Facilities Preferred Caterers Concession Agreement                      | (Waluch)    |
| 9. Lake Chabot EBMUD Master Lease Agreement                                | (O’Connor)  |
| 10. Lake Chabot “Willow Park Public Golf Course” Concession Agreement      | (Waluch)    |
| 11. Las Trampas Equestrian Stables Concession Agreement                    | (Waluch)    |
| 12. Pt. Isabel <i>PIDO</i> Special Use Agreement                           | (Waluch)    |
| 13. Redwood Arena Concession Agreement                                     | (Waluch)    |
| 14. Redwood Bowmen Special Use Agreement                                   | (Waluch)    |
| 15. Redwood Piedmont Stables Concession Agreement                          | (Waluch)    |
| 16. Roberts Pool Montclair Swim Team Agreement                             | (Waluch)    |
| 17. Shadow Cliffs Food and Marina Concession Agreement                     | (Waluch)    |
| 18. Tilden Lake Anza Food Concession Agreement                             | (Waluch)    |
| 19. Tilden Vollmer Peak (5) Communication Site Agreements                  | (Waluch)    |
| 20. <i>Martin Luther King Jr Regional Shoreline Save the Bay Agreement</i> | (Patterson) |

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Item	Description	Staff
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**Concessionaire and Special Use Agreement Reviews and Recommendations (continued)**

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|---|-------------|
| 21. <i>Martin Luther King Jr Regional Shoreline Golden Gate Audubon Society Use Agreement</i> | (Patterson) |
| 22. <i>Martinez Regional Shoreline Equestrian Arena Special Use Agreement</i>                 | (Patterson) |
| 23. <i>Vasco Caves Caretaker Agreement</i>  | (Dort)      |

**Informational Reports and Discussion Topics**

- |   |                 |
|---|-----------------|
| 24. 2015 Board Operations Committee Draft Work Plan Review      | (Waluch)        |
| 25. 2015 Board Operations Committee Work Plan Year-end Final    | (Waluch)        |
| 26. 2016 Board Operations Committee Draft Work Plan Review      | (Waluch)        |
| 27. District Residence Program Update                           | (Waluch)        |
| 28. Park Operations Chief Update                                | (Ragatz)        |
| 29. Park Operations Interpretive Parklands Unit Update          | (Miller)        |
| 30. Park Operations Mines Unit Update                           | (Shallenberger) |
| 31. Park Operations Lakes Unit Update                           | (Schultz)       |
| 32. Park Operations Parkland Unit Update                        | (Manley)        |
| 33. Park Operations Recreation Areas Unit Update                | (Stoneham)      |
| 34. Park Operations Delta Unit Update                           | (Cunning)       |
| 35. Park Operations Shoreline Unit Update                       | (Takei)         |
| 36. Operations Revenue Services Unit Update                     | (Waluch)        |
| 37. Interpretive and Recreation Services Chief Update           | (Kassebaum)     |
| 38. Community Outreach Program Update                           | (Rizzotti)      |
| 39. Cultural Resources Program Update                           | (Ortiz)         |
| 40. Mobile Education Program Update                             | (Frank)         |
| 41. Interpretive Services Update                                | (Staff)         |
| 42. Recreation Services Update                                  | (Staff)         |
| 43. Maintenance and Skilled Trades Chief Update                 | (Barrington)    |
| 44. Maintenance Contract & Encroachments Permits Update         | (Brawner)       |
| 45. Maintenance Superintendent Update                           | (LeBow)         |
| 46. Fleet Services Unit Update                                  | (McCrystle)     |
| 47. "Willow Park Public Golf Course" Update                     | (Waluch)        |
| 48. Tilden Merry-Go-Round Concession Update                     | (Waluch)        |
| 49. Del Valle Watersports Concession Update                     | (Waluch)        |
| 50. Vargas Plateau Update                                       | (Staff)         |
| 51. Patterson Property Trail System Update                      | (Staff)         |
| 52. <i>Shadow Cliffs Regional Recreation Area Solar Project</i> | (Barrington)    |
| 53. <i>Camping Program Update</i>                               | (O'Connor)      |
| 54. <i>Dumbarton Quarry Campground Project Update</i>           | (Ragatz)        |
| 55. <i>Special Event Proposal Two-Day Town at Del Valle</i>     | (Margulici)     |
| 56. <i>District-wide Drought Recovery Plan</i>                  | (Ragatz)        |
| 57.   |                 |
| 58.   |                 |
| 59.   |                 |
| 60.   |                 |
| 61.   |                 |