



**RE-ISSUED NOTICE OF PREPARATION**  
**FOR PREPARATION OF A**  
**PROGRAM ENVIRONMENTAL IMPACT REPORT**  
**Pursuant to the California Environmental Quality Act**

**June 26, 2017**

**2950 PERALTA OAKS COURT**

**PO BOX 5381**

**OAKLAND, CA 95605-0381**

The East Bay Regional Park District (District) is the Lead Agency and is preparing a Program Environmental Impact Report (EIR) for the:

**MILLER/KNOX REGIONAL SHORELINE**  
**LAND USE PLAN AMENDMENT**  
**SCH #2013052070**

**Located at 900 Dornan Drive, Richmond, Contra Costa County, California.**

**Re-Issued Notice of Preparation:** This is a re-issued Notice of Preparation (NOP). A previous NOP was issued May 28, 2013 titled "Notice of Preparation of an Environmental Document pursuant to the California Environmental Quality Act" for the Miller/Knox Regional Shoreline Land Use Plan Amendment. A public scoping meeting was conducted on June 8, 2013 and the public comment period for the NOP closed on June 28, 2013. The District is re-issuing the NOP because the previous NOP was issued over four years ago; improvements have been made to Miller/Knox that were not subject to the Land Use Plan Amendment or associated environmental document, but which have changed the baseline conditions; and changes have been made to the State CEQA Guidelines since 2013.

The District is requesting comments from responsible and trustee agencies, property owners in the vicinity of Miller/Knox, and other interested parties regarding the scope and content of the Program EIR. Responsible and trustee agencies are requested to provide comments regarding the scope and content of the environmental information that is germane to that agency's statutory responsibilities in relation to the project. The District is also interested in comments from property owners and other interested parties regarding what should be included in the Program EIR.

The Program EIR will be prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. It will describe and analyze the potentially significant environmental effects of recommendations included in the Land use Plan Amendment and discuss ways to avoid or mitigate the effects. The environmental document will consider construction, operation, and maintenance of the recommendations that will be included in the proposed Land Use Plan Amendment.

**Notice of Preparation Comment Period:** The comment period for the NOP will close on **Friday, July 28, 2017**, at 5:00pm, which is 30 days after mailing and posting of this document. Please note that while the comment period for the NOP has a closing date, interested parties are encouraged to contact the District at any time during the EIR process to receive updates of the process, to ask questions, and share information.

**District Contact Person:** Please call or email Michelle Julene, Senior Planner, to provide comments regarding this NOP or if you have questions at [mjulene@ebparks.org](mailto:mjulene@ebparks.org) or (510)544-2351. Comments regarding this NOP can also be provided by mail in care of Michelle Julene at PO Box 5381, Oakland, CA 95605-0381.

**Public Scoping Meeting:** The District will host a Public Scoping Meeting regarding the proposed Land Use Plan Amendment and Program EIR. The District will describe the proposed Land Use Plan Amendment recommendations along with the associated planning and environmental processes. The Public Scoping Meeting is scheduled as follows:

**Wednesday, July 19, 2017 @ 6:00pm – 7:30pm**  
**Point Richmond Community Center**  
**139 Washington Avenue, Richmond, CA**



General Location of Miller/Knox

**Miller/Knox Location.** Miller/Knox is located in the southwestern portion of the City of Richmond on a peninsula known as Point Richmond. This location provides spectacular panoramic views of San Francisco Bay and beyond. Dornan Drive divides Miller/Knox into an east and west sections. The area east of Dornan Drive includes Ferry Point at the southern end, Keller Beach at the northern end, with the lagoon and the Bray Oil property in between. The area west of Dornan Drive includes the hiking trails in the hilly ridges that comprise a segment of the Potrero Hills.

## LAND USE PLAN AMENDMENT INFORMATION

**Land Use Plan Amendment Purpose:** A Land Use Plan Amendment (LUPA) is a long-range planning document that evaluates park resources, documents and recommends programs for managing and conserving these resources, and makes recommendations for future recreational and service facilities to provide for the range of public recreational needs in the park balanced with resource protection and conservation.

**Background:** Miller/Knox Regional Shoreline encompasses 306 acres of hill and shoreline property. The existing Land Use Development Plan was adopted by the District's Board in 1983. In 1995, the District's Board approved a LUPA and Mitigated Negative Declaration for the Ferry Point Pier and Terminal and in 1999 the District's Board approved the Initial Study and Negative Declaration for acquisition of the Bray property. The District is preparing a LUPA for Miller/Knox to update the 1983 Land Use Development Plan.



**LUPA Objectives:** For purposes of the LUPA, general LUPA objectives will guide the specific recommendations proposed for five geographic planning areas. The LUPA Objectives are:

- 1. Enhance the Interpretive Program.** This objective can be accomplished through increased interpretive panels in the subject areas of cultural and natural history, resource protection, outdoor recreation, and other topics and by providing an Interpretive and Recreational Facility.
- 2. Enhance Physical Fitness Opportunities.** This recommendation can include additional land and water trail development, outdoor fitness stations, and areas for unstructured outdoor play.
- 3. Enhance Opportunities for Passive Recreation.** This recommendation can be accomplished by preserving and enhancing the existing viewsheds, vistas, and naturalized areas and by creating additional areas for passive recreation.

### **Summary of Location and LUPA Recommendations by Planning Area:**

**Ferry Point Planning Area Recommendations:** The Ferry Point Planning Area is located at the southern tip of Miller/Knox. The LUPA recommendations are to develop a promenade connecting the Ferry Point Pier to the Lagoon Planning Area through the Bray Oil Property Planning Area; enhance the existing grassland open turf area; provide additional picnic areas and benches; rehabilitate the existing historic pumphouse building for passive interpretive use and demolish the existing historic warehouse building while maintain the development footprint of the demolished building for future reuse; and develop additional permanent parking adjacent to the existing parking area.

**Bray Oil Property Planning Area Recommendations:** The Bray Oil Property Planning Area is located between the Lagoon Planning Area and the Ferry Point Planning Area. The LUPA recommendations are to incorporate the Bray property into the whole of Miller/Knox by developing trails and interpretive elements, create native plant enhancement areas, develop an Interpretive and Recreational Facility for outdoor education, interpretive programs, and volunteer activities; provide a green-waste composting area for park operations and public education; and provide an area for lagoon maintenance dredge disposal.

**Lagoon Planning Area Recommendations:** The Lagoon Planning Area is in the center of the park and includes the existing lagoon and associated trail, group and individual picnic areas with barbeques, children's play area, and expanses of lawn for unstructured play, three parking areas, and restrooms. The LUPA recommendations are to establish a new trail on the east side of the lagoon, refurbish existing picnic tables, barbeques, and restrooms, develop a "Fit Core" course, and ultimately, breaching the lagoon to establish tidal connection to San Francisco Bay.

**Bay Shore Planning Area Recommendations:** The Bay Shore Planning Area connects Keller Beach and Ferry Point Beach along the San Francisco Bay shoreline. The LUPA recommendations are to establish a trail connection along the shoreline and formalize access between the Bay Shore and the Lagoon Planning Areas.

**Ridgefield Planning Area Recommendations:** The Ridgefield Planning Area is located on the east side of Dornan Drive. It features hiking trails in open grassland intermixed with patches of brush and trees. The LUPA recommendations are to develop new staging areas off Dornan Drive and off Canal Boulevard; develop new trailheads and vista points; repair trails damaged by erosion; decommission trails too damaged for repair; and implement prescriptions in the District's Wildfire Hazard Reduction and Resource Management Plan.

**Areas of Potential Environmental Effect:** The Program EIR will analyze the significant environmental effects associated with construction, operation, and maintenance of the proposed project. Specific areas of analysis will include the following topics based on Appendix G of the State CEQA Guidelines: aesthetic; agriculture and forestry resources; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas emissions and climate change; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services; recreation; transportation and traffic; and tribal cultural resources.