

11:30 a.m. Item

TO: Board Operations Committee
FROM: Ruby Tumber, Management Analyst
DATE: January 18, 2018

SUBJECT: 2018 Committee Draft Work Plan 2nd Review

Staff has developed and made available the draft 2018 Board Operations Committee Work Plan for review and comment. The Draft Work Plan was presented at the previous Committee’s last meeting of 2017. Changes and suggestions culminating from the previous Board Operations Committee members and staff have been incorporated into this Draft Work Plan.

Item	Description	Staff
Policy Reviews and Recommendations		
1.	2019 Consolidated Fee Schedule	(Dort)
2.	Request For Proposal Policy	(Tumber)
3.	Green Fleet Management Plan	(Tumber)
4.	Ordinance 38 (Biennial Review)	(Love)
Concessionaire and Special Use Agreement Reviews and Recommendations		
1.	Review Bridge Yard Building RFQ/RFP: Gateway Park	(Waluch)
2.	Review Camp Arroyo Concession RFP	(Waluch)
3.	Review KICU-TV Communication Site Agreement: Mission Peak Regional Preserve	(Patterson)
4.	Review Diablo Foothills/Castle Rock Arabian Special Use Agreement	(Waluch)
5.	Review Caretaker Agreement: Morgan Territory	(Patterson)
6.	Dumbarton Quarry Concession RFP: Coyote Hills Regional Park	(Waluch)
7.	Review Crown Castle Communication Site Agreement: South County Corp Yard	(Waluch)
8.	Review Vollmer Peak Communication Site Agreement: Tilden Regional Park	(Patterson)
9.	Review Native Here Nursery Special Use Agreement: Tilden Regional Park	(Patterson)
10.	Review Little Hills Picnic Ranch RFP: Las Trampas Regional Wilderness	(Waluch)
11.	Review Anthony Chabot Equestrian Concession Agreement RFP	(Waluch)

Board of Directors

Informational Reports and Discussion Topics

1. 2018 Board Operations Committee Work Plan Year-end Final (Tumber)
2. 2019 Board Operations Committee Draft Work Plan Review (Tumber)
3. Reservations Program Update (Hornbeck)
4. Annual Update Tidewater Outreach (Zuckermann)
5. E-Bike Pilot Program: Mid-Year Update (Cunning)
6. E-Bike Pilot Program: One Year Update (Cunning)
7. Mission Peak Regional Preserve Stanford Avenue Curfew Pilot Program Update (Tumber)
8. Interpretive and Recreation Services Southeast Region Update (Bletz)
9. Interpretive and Recreation Services Northwest Region Update (Zuckermann)
10. Park Operations Recreation Unit Update (Stoneham)
11. Park Operations Lakes Unit Update (Manley)
12. Park Operations Parkland Unit Update (Sykes)
13. Annual Review of Concession Maintenance Fund, Concession and Special Use Revenues: District-wide (Tumber)
14. MAST Update: ADA Projects (LeBow)
15. Convenience Camping Pilot Program: One Year Update (Hornbeck)
16. Las Trampas Stables Concession Transition (Waluch)
17. After Hours Commuter Bicycle Permit Program One Year Update (Brede)
18. District-wide Residence Program Update (Dort)
19. Archery Ranges Update (Waluch)
20. District-wide Equestrian Center Update (Waluch)
21. Redwood Canyon Golf Course / Golf Courses Update (Waluch)
22. District-wide Volunteer Program Update (Kassebaum)
23. Public Safety Update (Love)
24. District-wide Transportation and Access Update (Bletz)
25. District-wide Solid Waste Management Program Update (LeBow)
26. District-wide Trails Update (Barrington)



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

11:45 a.m. Item

TO: Board Operations Committee
FROM: Jeff Manley, Lake Unit Manager
DATE: January 18, 2018
SUBJECT: Park Operations Lake Unit Update: Shadow Cliffs Regional Recreation Area Projects

Shadow Cliffs Regional Recreation Area Park Supervisor Fred Cortopassi, will present an informational overview showcasing the recent updates within the park including: turf rehabilitation and conversion projects, reclaimed water irrigation, and the interpretive garden project. Shadow Cliffs is a well-attended recreational facility both by seasonal visitors during peak summer months and by neighboring communities year-round. Several turf rehabilitation and conversion projects have been executed in the park, including irrigation upgrades, re-seeding, and sod installation. Reclaimed water was brought into the park as part of the Solar Project installation and is used to irrigate trees. Park staff have also installed a garden area that is used in naturalist programs for the public.

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12:15 p.m. Item

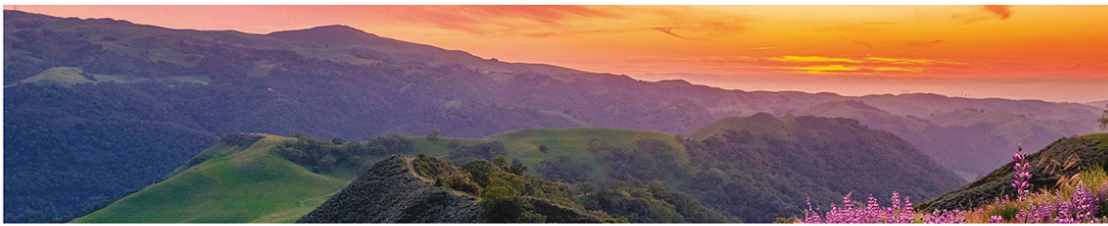
TO: Board Operations Committee
FROM: Ira Bletz, Regional I&R Services Manager, and Kathryn Daskal, Supervising Naturalist
DATE: January 18, 2018
SUBJECT: Update on Family Camping Pilot Programs at Ardenwood Historic Farm

Regional Interpretive & Recreation Services Manager Ira Bletz and Supervising Naturalist Kathryn Daskal, will present an overview of the 2017 Family Campouts at Ardenwood Historic Farm. The pilot programs were developed and implemented in partnership with District Outdoor Recreation staff and the recreation departments of the cities of Fremont and Newark.

The two overnight camping events provided non-traditional park users a unique, close-to-home immersion experience. The popular programs helped participants to discover family camping, gain confidence in the outdoors, redefine their relationship with nature, and to connect with one another in a positive way. The campouts were funded by the Regional Parks Foundation and serve as a model for successful partnering.

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12:35 p.m. Item

TO: Board Operations Committee
FROM: Renee Patterson, Administrative Analyst II
DATE: January 18, 2018
SUBJECT: Review Amendment for the Adrienne Galvin Residential Rental Lease: Morgan Territory Regional Preserve

The nearly 112-acre Mrs. Adrienne Galvin property was purchased through the East Contra Costa County Habitat Conservancy Partnership (ECCHC) acquisition program by the East Bay Regional Park District. The property is subject to terms and conditions of several grant agreements as well as the ECCHC management plan and deed restriction. The property is located 5.5 miles southeast of Clayton on the east side of Morgan Territory Road. The property will be land-banked until a Land Use Plan (LUP) is completed for Morgan Territory Regional Preserve. There currently is funding for fencing and grading/road repair within a Safety and Security project (#237901), with a balance of \$10,757.

Under the terms of the 2013 acquisition, the District allowed Mrs. Galvin to lease a 7.8 acres fenced-in compound located at 6041 Morgan Territory Road, under a five-year Residential Rental Lease comprised of the following structures; the 2,140 square-foot main residence, a mobile home for Mrs. Galvin’s ranch caretaker and family, a hay barn, two garage/shop buildings, a carport/tack room, and a pole shed. The annual rent is \$6,000. This is the same rate other previous landowners pay to the District that serve as a presence on land banked property.

In addition, the District also established a separate grazing license with Mrs. Galvin to continue grazing the property within the District’s wildland vegetation management policies, for which she pays the established grazing rate. Mrs. Galvin no longer leases pastures to grazing tenants and discontinued the practice of allowing horses to board on the property. Mrs. Galvin will also be responsible for maintaining the road that provides access to the leased premises, as well as the drainage that protects the leased premises and access road.

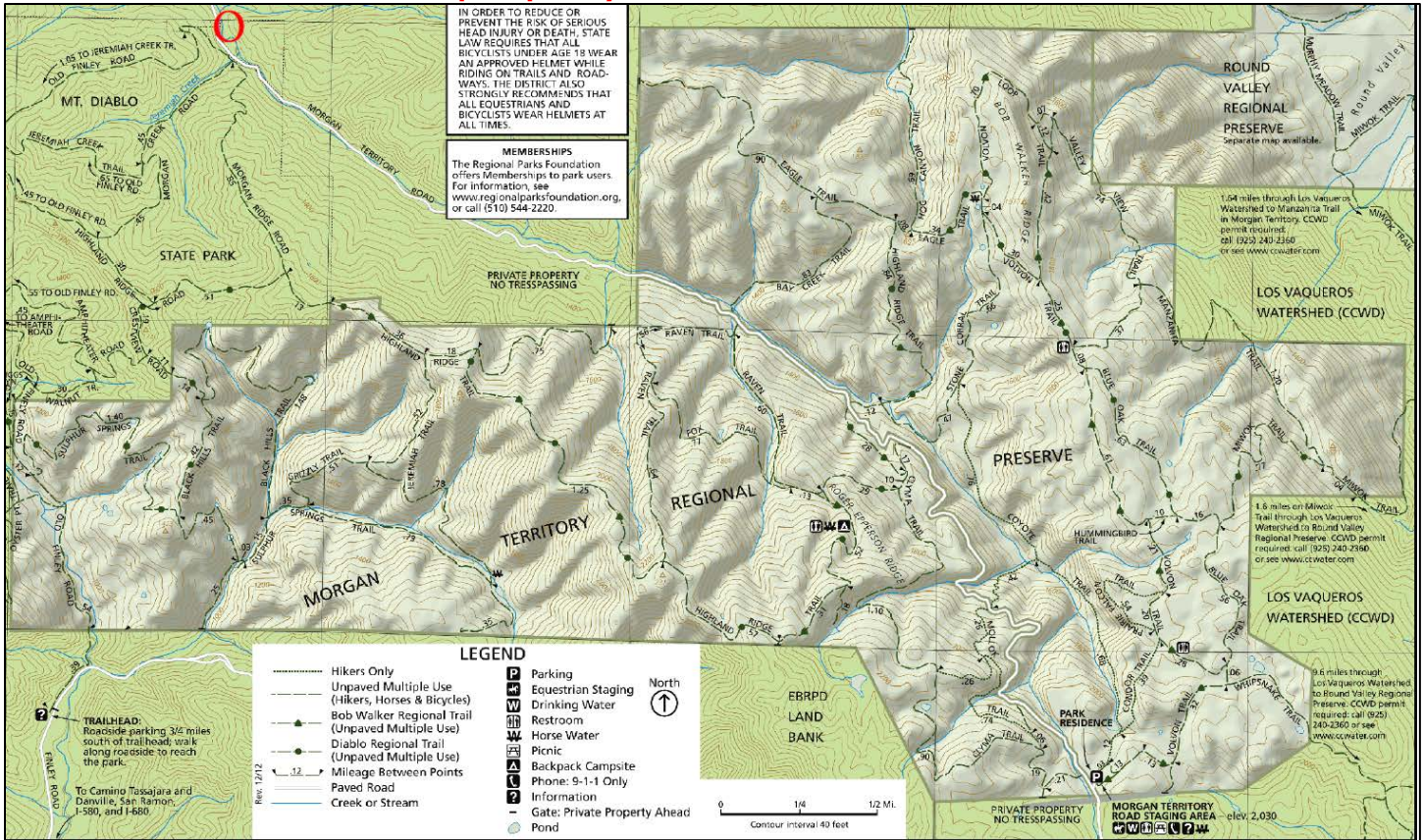
At the time of the 2013 acquisition, it was assumed that the five-year lease could be extended by mutual written agreement for another five years; however, it was not written in the lease. Staff has contacted Mrs. Galvin and ECCHC staff to confirm they wish to renew the lease for an additional five years and both have acknowledged this affirmatively. Terry Noonan, the Unit Manager and Chris Lyall, the Park Supervisor, feel that Mrs. Galvin has taken very good care of the compound. Furthermore, they believe that Morgan Territory Regional Preserve is a decade, or more, away from an LUP process; they are both in support of extending the Residential Rental Lease for five more years.

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Staff recommends the Board Operations Committee approve and recommend to the full Board an amendment to the existing five-year Residential Rental Lease to extend the lease for another five years to April 29, 2023, based on Mrs. Galvin's satisfactory performance and ability to adhere to all terms of the current lease. The District will continue to receive annual rent of \$6,000 coded to ECCHP Morgan Territory Other Property Use.

O = Location of Galvin property





Disclaimer: Boundaries and property lease shown on this map are not intended to constitute an offering, nor do they constitute an offer of insurance. The East Bay Regional Park District does not warrant the accuracy of the information shown on this map. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. © 2010