

AGENDA  
REGULAR MEETING  
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, January 16, 2018

D. BUSINESS BEFORE THE BOARD

7. BOARD COMMITTEE REPORTS

b. Board Executive Committee (12/7/2017) (Lane)

Present

Board: Beverly Lane, Ayn Wieskamp, Dennis Waespi

Staff: Robert Doyle, Ana Alvarez, Becky Pheng, Jim O'Connor, Debra Auker, Jeff Rasmussen, Michael McNally, Terry Noonan, Ira Bletz, Julie Bondurant, Bob Nisbet, Ren Bates, Carol Victor, Steve Castile, Matt Graul, Eric Holmes

Public: Dee Rosario, Jonathan Goodwin, Brent Randall, Cyrus Amani-Taleshi, Susan Levenson, Dave Worley (Local 2428)

Board Executive Committee Chair Beverly Lane called the meeting to order at 12:35 pm. Chair Lane announced that the order of the agenda has changed.

**I. Update on the Walnut Orchards at Ardenwood Historic Farm and the Borel Property**

Ira Bletz, Regional Interpretive and Recreation Services Manager, presented on the walnut orchards at Ardenwood Historic Farm. Mr. Bletz provided a historic overview of the property and walnut orchards, which originally consisted of 5 blocks (20 acres). In 1994, an orchard management plan was developed and included in the plan was a recommendation to preserve two blocks of walnut orchards. Mr. Bletz talked about next steps which consists of a consultant survey, field planning, and replant. Staff talked about educational programs and opportunities at the walnut orchards. Director Ayn Wieskamp inquired about the water situation at the site. Mr. Bletz responded that there is water at the site. The Park District is also working closely with Alameda County Water District.

Terry Noonan, Interpretive Parklands Unit Manager, made a presentation on the historical walnut orchards at the Borel property. Mr. Armand Borel passed away in April 2009. His Trust included a bequest to the Park District of his 17-acre property subject to the operation of an "Agriculture Park". Mr. Noonan gave an overview of the history of the property and showed

pictures of the current conditions. Hazardous materials and debris are still on the property; site cleanup is ongoing.

Director Beverly Lane commented that the property is valuable to the Park District. She inquired about long-term planning for the property, including a visitor. Carol Victor, District Counsel, reminded the Committee that litigation over the property is still ongoing and there are still unresolved IRS issues.

**Recommendation: None. This is an informational item.**

## **2. Workspace Planning Study for East Bay Regional Park District Administration Building**

Michael McNally, Facilities Manager, gave presented on the space planning study for the Park District's administrative building. When the Park District originally purchased the building there were approximately 80 people assigned to work at the administrative building. Currently, there are 180 employees assigned to this location, including consultants, interns and temporary employees. The building is at capacity and no new positions can be accommodated at this time. To help with the planning process, staff solicited a request for qualifications for architectural services. The Park District received eight proposals and selected three firms for interviews. Based on the firm's qualifications and experience, staff is recommending that a contract be awarded to LCA Architects for the Open Space Planning Study. Representatives from LCA Architects talked about the firm's history and showed examples of prior space planning projects. The current office space, including cubicles are outdated and inefficient. The project will review which departments should be located near each other; determine long-term space needs; create design standards; and redesign the workspace at the main office.

Director Dennis Waespi commented that this project is long overdue. Director Ayn Wieskamp commented that she supports the project, and would like to see more spaces for people to connect. Robert Doyle, General Manager, stated that the current office space is uneven; it's important to look at it from a fairness aspect. Director Beverly Lane commented that this is an important step for the Park District to take. She likes the ideas of having outdoor spaces where people can have a meeting. Funding is only available for the study; no funding is available for construction or improvements.

**Recommendation: By motion of Director Ayn Wieskamp and seconded by Director Dennis Waespi, the Board Executive Committee voted 3-0 to forward a favorable recommendation to the full Board to award a contract to LCA Architects for the Open Space Planning study.**

## **3. Asset Management Systems: Major Infrastructure Asset Inventory and Pavement Management Program**

Jeff Rasmussen, Assistant Finance Officer, presented this agenda item. The Park District utilizes two asset management software systems—VFA and Streetsaver. The Streetsaver Pavement

Management system assesses the conditions of the Park District's pavement and road networks. Road conditions are assigned a Pavement Condition Index (PCI), with 100 considered "excellent" and 0 considered "failed". Mr. Rasmussen showed a chart of PCI by park. Contra Loma was repaved in 2016, and has a PCI of 100. The VFA software system is an infrastructure inventory and analysis software used to determine the conditions of Park District assets such as buildings, bridges, utilities, etc. With the help of a consultant, assets are assessed and given a facility condition index (FCI). Mr. Rasmussen showed a chart of FCI by park. Parks such as Cull Canyon (FCI of 28) and Lake Chabot (FCI of 33) have old buildings and infrastructure which require replacement. In accordance with the Government Finance Officers Association, staff is recommending that the Board develop funding policies for major infrastructure renovation and replacement.

**Recommendation: None. This is an informational item.**

#### **4. Robert Sibley Volcanic Regional Preserve Land Use Plan Amendment Update**

Julie Bondurant, Principal Planner, gave an overview of the project location and project area. Robert Sibley Volcanic Preserve project area is approximately 1,318 acres. The purpose of the project is to append the 1985 Land Use Plan to incorporate the Western Hills and McCosker sub-areas. Ms. Bondurant talked about some of the proposed recreation amenities including expanding parking at the main Sibley Staging area, repairing existing service roads, installing a new pedestrian bridge, and construction of new trails. Several public meetings were held in early January 2017. Public comments received include creek restoration, parking and access, backpack camps, overnight group camp, and trail connections to Huckleberry and Sibley Ridgeline. The overall community preference is for creek restoration and limited recreation facility development. The Committee and staff talked about the trail system and dogs in the park. Director Ayn Wieskamp noted the importance of having signage throughout the park to indicate the types of trails and if dogs are required to be on leash.

The Park District will undertake a full environmental impact report (EIR) for this project. The notice of preparation to prepare a draft EIR was submitted to the State Clearinghouse in June 2017. Public notices were also sent to the community and local government agencies. The EIR is expected to be available in the spring of 2018. Robert Doyle, General Manager, commented that after the transfer of the Western Hills Open Space to the Park District, Sibley will increase by two folds. He noted the importance of looking at the various trail uses, some of which are in remote areas and may be difficult for staff to manage. Director Beverly Lane asked about the EBMUD parcel and if there are any plans to open it up for recreation. Mr. Doyle responded that EBMUD does not have any plans for public trail use in that area.

Public Comments: Jonathan Goodwin commented that the project fails to consider environmental and procedural concerns.

**Recommendation: None. This is an informational item.**

## **5. Tidewater Flexi-Van Project Update: Martin Luther King, Jr. Shoreline**

Bob Nisbet, Assistant General Manager, introduced this agenda item. The project is located near the Tidewater Boating Center and is part of Martin Luther King, Jr. Regional Shoreline. The site was leased to Flexi-van as a storage yard for truck chassis. In January 2017, the Park District did not renew the lease to Flexi-van and the site was vacated in May 2017.

Toby Perry, Project Manager, gave an overview of the project and concept plan which was prepared in conjunction with the Park District's consultant Placeworks. The concept for the site includes a boat storage and parking lot, group picnic areas, multi-use lawn areas, play structures, and space for gathering. The consultants talked about proposed interpretive themes including waterfront experience and history, bay ecology and watershed planning, and pollution solutions. Robert Doyle, General Manager, asked the consultant to consider sea level rise in the design concept plan. Staff talked about the estimated construction costs which is approximately \$5.1 million, and possible funding sources. Director Ayn Wieskamp commented that she liked the concept of using natural landscaping. She would like any proposed seating to be easy for park operations staff to clean and maintain. Director Dennis Waespi inquired if the proposed service yard is part of this scope of work. Mr. Perry replied that it is not part of the scope of work or proposed funding. Director Beverly Lane asked for more information about the proposed service yard and who it will be serving. Jim O'Connor, Assistant General Manager, responded that it will primarily serve Martin Luther King, Jr. and Oyster Bay. The Committee asked staff to consider lighting to address safety concerns in the area. The park is in an industrial area with limited access.

**Recommendation: None. This is an informational item.**

## **6. Open Forum for Public Comments**

None.

## **7. Board Committee Comments**

Director Dennis Waespi announced that the Hayward Area Shoreline Planning Agency will be meeting in January 2018, and that meeting will take place at Hayward Shoreline. He extended an invitation to the Committee members and staff.

There being no further business, Chair Beverly Lane declared the meeting adjourned at 4:30 pm.

Respectfully submitted,

Becky K. Pheng