



**NOTICE OF PREPARATION**  
OF AN  
**ENVIRONMENTAL DOCUMENT**  
Pursuant to the California Environmental Quality Act  
May 28, 2013

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 Mitigated Negative Declaration (MND) or an Environmental Impact Report (EIR) for the

**MILLER-KNOX REGIONAL SHORELINE  
LAND USE PLAN AMENDMENT**

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

**Introduction:** The District is requesting comments from responsible and trustee agencies, property owners in the project vicinity, and other interested parties regarding the scope and content of the environmental document. 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 environmental document.

The environmental document will be prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. The environmental document will describe and analyze the potentially significant environmental effects of a proposed project and discuss ways to mitigate or avoid 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.

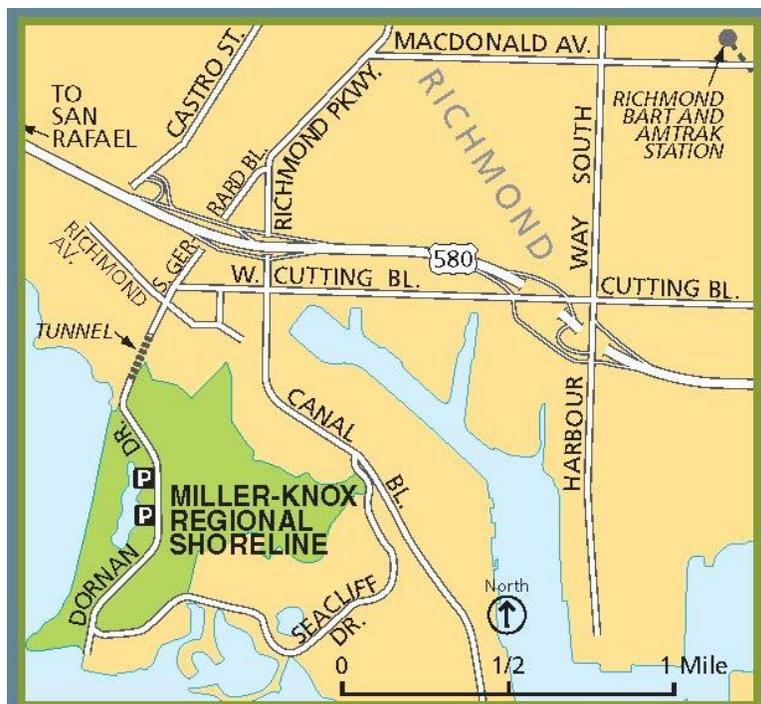
**Notice of Preparation Comment Period:** Please send written comments to Michelle Julene, Park Planner, in care of the East Bay Regional Park District at the address listed above or email at [mjulene@ebparks.org](mailto:mjulene@ebparks.org).

The comment period for the Notice of Preparation will close at 5:00pm on **Friday, June 28, 2013**, which is 30 days after mailing and posting of this document. Please note that while the comment period for the Notice of Preparation has a closing date, interested parties are encouraged to contact the District at any time during the EIR process to receive a updates of the process, to ask questions, and share information.

**Public Scoping Meeting:** The District will host a Public Scoping Meeting regarding the proposed Land Use Plan Amendment and environmental document. The District will discuss the proposed Land Use Plan Amendment along with the associated planning and environmental processes. The Scoping Meeting will feature public tours of Miller-Knox Regional Shoreline and will provide the opportunity for the public to offer ideas. The District would like to hear from the community as well as the responsible and trustee agencies. The Public Scoping Meeting is scheduled as follows:

**Saturday, June 8, 2013 @ 9:00am – 4:00pm**  
**Miller-Knox Regional Shoreline, Sea Gull Group Picnic Area**  
**900 Dornan Drive, Richmond, CA**

**District Contact Person:** Please call or email Michelle Julene, Park Planner, if you have questions regarding this Notice of Preparation at [mjulene@ebparks.org](mailto:mjulene@ebparks.org) or (510)544-2351.



## PROJECT INFORMATION

**Land Use Plan Amendment Purpose:** The primary purpose of the proposed Land Use Plan Amendment (LUPA) is to update the 1983 Land Use Development Plan.

**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 MND 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 current LUPA will evaluate park resources, discuss key planning issues, and make recommendations for managing and conserving these resources.

**Key Elements Under Consideration:** For purposes of the LUPA, general recommendations will apply universally throughout Miller-Knox Regional Shoreline and specific recommendations will be proposed to apply within five geographic zones.

**Bayshore Zone:** The Bayshore Zone connects Keller Beach and Ferry Point Beach along the San Francisco Bay shoreline. The primary recommendation under consideration in the LUPA is to establish a trail connection along the shoreline.

**Active Recreation Zone:** The Active Recreation Zone consists of the center of Miller-Knox Regional Shoreline 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 primary recommendation under consideration in the LUPA is to enhance the Active Recreation Zone by breaching the lagoon to establish tidal connection to San Francisco Bay, reduce areas of under-utilized irrigated lawn area, and refurbish existing picnic areas and restrooms.

**Bray Property Zone:** The Bray property consists of approximately seven acres located adjacent to the Active Recreation Zone that the District acquired in 1999. The primary recommendation under consideration in the LUPA is to incorporate the Bray property into the whole of Miller-Knox Regional Shoreline by developing trails and interpretive elements.

**Ferry Point Zone:** The Ferry Point Zone is located at the southern tip of Miller-Knox Regional Shoreline. The 1995 LUPA and MND specifically included rehabilitation of the historic intermodal Ferry Point pier and outlined potential additional development of this property. The primary recommendation under consideration in the current LUPA is to maximize public amenities in this zone and better incorporate Ferry Point into Miller-Knox Regional Shoreline. The current LUPA will also make recommendations regarding the pumphouse and warehouse buildings. Ideas under consideration regarding the buildings include (1) demolition, (2) rehabilitation for the purpose of commercial use, and (3) rehabilitation for the purpose of a passive historical interpretive element.

**Ridge Zone:** The Ridge Zone consists of approximately 163 acres and is located on the east side of Dornan Drive. It features hiking trails in open grassland intermixed with patches of brush and trees. The primary recommendation under consideration in the LUPA is to improve and enhance the existing trail system, including development of a small staging area off Dornan Drive.

**Areas of Potential Environmental Effect:** The EIR will analyze the significant environmental effects associated with construction, operation, and maintenance of the proposed project. Specific areas of analysis will include, but not be limited to the following: aesthetic and visual impacts; air quality; biological resources; cultural and historical resources; geology and soils; hydrology and water quality; noise; and transportation and traffic.



**PUBLICATION AND MAILING DATE:** .....Monday, 28 May, 2013  
**SENT TO OFFICE OF RESEARCH AND PLANNING:**.....Monday, 28 May, 2013