



Project Update: **OYSTER BAY REGIONAL SHORELINE** **Land Use Plan Amendment (2012)**

Overview

The East Bay Regional Park District has been working with the City of San Leandro to re-design the lower section of Davis Street to serve as the primary vehicle access road into Oyster Bay Regional Shoreline. This change has created an opportunity to update the park's existing Land Use Plan, drafted more than thirty-five years ago. The planning process will revisit some of the locations previously planned for staging facilities (which include paved roads, parking areas and restrooms) and will seek ways to enhance the existing trail system to support the development of new and improved public use and recreation areas in the park. All this will be accomplished with the goal of maintaining the levels of popular recreational uses enjoyed by Oyster Bay's current users.

For purposes of safety and improved circulation inside Oyster Bay, the District intends to maintain Neptune Drive as a secondary park entrance. This entrance is currently accessible to District staff and emergency service vehicles and the plan will define the type and amount of vehicular access that will be made available to park user vehicles.

On July 18 2012, the East Bay Regional Park District (District) conducted a meeting at Garfield Elementary School (13050 Aurora Drive, San Leandro) in order to obtain public comments and discuss issues related to the future development of Oyster Bay Regional Shoreline. The District is currently developing a Land Use Plan Amendment (LUPA) for Oyster Bay which is located on the City of San Leandro shoreline north of the San Leandro Marina. The intent of this meeting was to allow for early public input prior to the drafting of a proposed design-concept and to help Park District staff identify related concerns. This update includes a summary of those public comments that have been compiled, summarized, and sorted by major topic and which will be used to influence the scope of this planning effort. A copy of the preliminary concept plan used to facilitate the meeting discussion has also been included.

We understand there are individuals that were not able to attend the meeting so we are leaving the early comment period open for this project. If you feel that something has been left out or if you would like to propose any additional issues/comments, please send an email to Everett James at ejames@ebparks.org (email preferred), or a letter to Attn: Everett James; EBRPD; Planning, Stewardship & GIS; 2950 Peralta Oaks Court; P.O. Box 5381; Oakland, CA. 94605.

We ask that you submit input by that deadline to ensure that enough progress is made to meet our timeline for hosting a follow-up public meeting in the Fall. Keep in mind that this meeting and the District's subsequent Public / Hearing and Approval process will present additional opportunities to submit comments about the project. This material and other project information is also available on the District website at www.ebparks.org.



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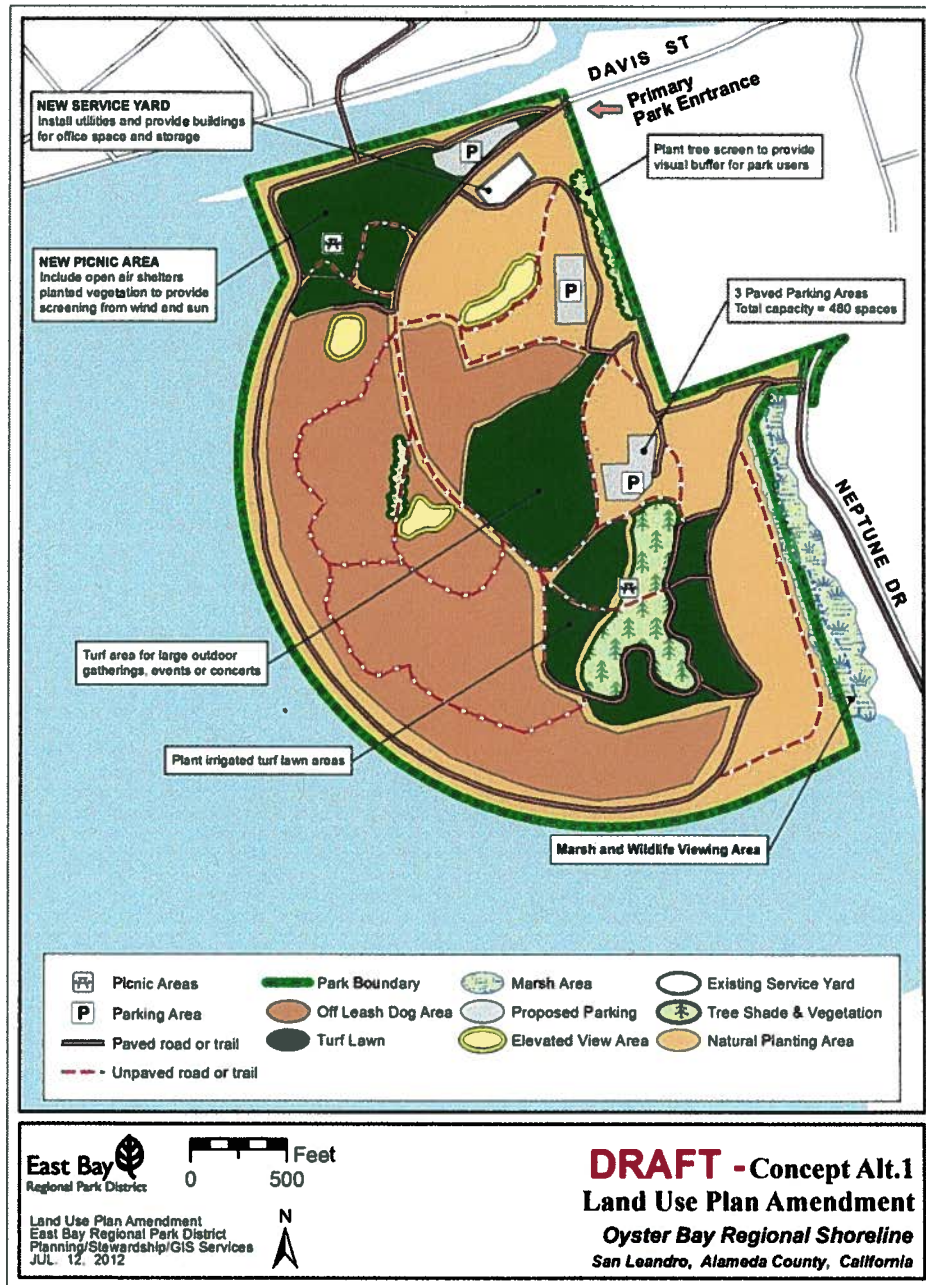
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Note: This concept map was developed to facilitate planning and discussion of the Oyster Bay LUPA for the July 18, 2012 LUPA public meeting.

Summary of Discussion from Public Meeting #1

Date / Time: July 18, 2012; 6:30 - 8:30 p.m.

Location: Garfield Elementary School / 13050 Aurora Drive; San Leandro, 94577

The following is a summary of the topics, questions and comments discussed at the public meeting.

Vistas / Views

- Oyster Bay's vistas provide a great location for interpretive elements, nature study, to enjoy the SF Bay breezes and see great views of the airport.

Wildlife

- Would the existing wildlife be maintained?

(EBRPD Response) One of the planning considerations for the Oyster Bay LUPA will be to increase wildlife habitat values.

Park Entrances, Proposed Parking and Staging Areas

- Will the Davis Street entrance have a kiosk and be gated?
- Will there be additional restrooms?
- Where will the staging areas be located?
- Parking areas should be located closer to the park entrances to discourage excessive speeding by park visitors on the connecting park roads.

(EBRPD): The Davis Street park entrance will be paved and gated but is unlikely to have an entry kiosk for paid parking. More restrooms will be added along with other facilities to meet the anticipated increase in public use. As possible, staging areas will be located to be convenient to trails, picnic areas and other recreational facilities. Parking areas will be located close to the park entrances or edges of the park in order to minimize automobile traffic and hazards to pedestrians and bicyclists within Oyster Bay.

(EBRPD): Comments noted.

Off-leash Dog Use

Meeting attendees voiced their general support for the amount of parkland that remains designated for off-leash dog walking. (See attached map)

- Meeting attendee mentioned that an impromptu survey taken a few years ago by park users at the park indicated that approximately 80% of the park visitors at that time were dog owners.
- Can Oyster Bay be modeled after Point Isabel Regional Shoreline and promoted as a dog park?

(EBRPD) does not construct or operate “dog parks.” While Oyster Bay does share similarities with Pt. Isabel with respect to its popularity with off-leash dog walking, the intent of this land use plan is to design a park where a wide variety of users can coexist and enjoy its environment. The San Leandro Marina already provides a fenced dog park and multiple turf lawn areas able to support organized recreation so this LUPA planning effort will be looking for ways to complement those uses.

- Windy conditions on the north side of the park could negatively impact certain activities like picnicking but could allow for other activities compatible with off-leash dog walking or general play in the area.
- There needs to be a separation between off-leash allowed dog areas and leash required areas like turf lawns and picnic areas. A meeting attendee stated that he has witnessed other dog-owners being excessively cited for their dogs traversing the boundaries between the two areas.
- EBRPD should provide an off-leash access corridor through dog restricted areas to help minimize conflicts between the two uses.
- Can a mowed meadow area be made available for off-leash dog use? The meadow should be located near a picnic area and staging facilities.

(EBPRD) Comments noted.

Turf Lawns / Mowed Meadows

- Turf can be difficult to maintain.
- Why is the central open turfed meadow area located where it is? (See map)

(EBRPD) The LUPA is intended to improve the design, operation and future character of the park. The preliminary scoping process for this LUPA has already reduced the amount of irrigated turf that was originally envisioned for Oyster Bay. However, many people enjoy being able to sit in or run around on open grass covered areas. The park’s central area topography is bowl-shaped and would assist in shielding the open meadow from much of the wind blowing in from the San Francisco Bay. The expansive area and its central location could also support mid-to-large sized outdoor events.

One of the goals of this plan is to revegetate the park using naturalistic grasses and other types of vegetation which are visually attractive, easy to maintain and can be used in a mowed or unmowed state, to support a variety of activities.

Maintenance

- The new LUPA will change the character of Oyster Bay by increasing the levels of traffic, noise and garbage in the area.
- How will the District treat the gas and leachate collection wells?

(EBRPD) The purpose of this LUPA is to plan a regional shoreline park that will accommodate a variety of recreational users. Operations and other park staff will be consulted throughout this planning process to ensure that all proposed features can be properly managed and maintained by EBRPD's standards over the long-term.

Waste Management will continue to be responsible for maintenance of the former landfill's gas collection system. A particular challenge of this land use plan will be to design trails, parking and picnic areas around the existing infrastructure of gas wells and pipes and try to minimize any conflicts between its maintenance and park visitor activities. The District will work with Waste Management to design a park to accommodate both of these activities.

- There are big chunks of concrete throughout the park. What will happen to them?
- There are problems with trail / road maintenance at Oyster Bay. Poor maintenance limits the amount of areas where people can go in the park.

(EBRPD) Oyster Bay is a work in progress, and is still being converted from a shoreline landfill into a shoreline park. Fill is still being added and contoured to Oyster Bay. Concrete and other construction debris will either be buried in place or removed from the park. The land use plan amendment will guide the final design and grading of the park.

Public Safety

- Bicyclists frequently ride at excessive speeds when exiting the park along the section of Bay Trail connecting the Neptune Drive with the south side of the park. Speeding bicyclists present a safety hazard to other park visitors and dogs being walked on-leash. There have been verbal conflicts in the past between the two user groups concerning this matter.
- A lot of crime, drugs and prostitution activity take place in areas around the Neptune Drive entrance.

(EBRPD) These questions and issues will be forwarded to EBRPD's Operations and Public Safety departments. The land use plan amendment will also consider the visibility and placement of certain areas with respect to law enforcement and efforts to patrol the park.

- Could the District provide a community bulletin board at Oyster Bay that is accessible to the public?

(EBRPD) Comment is noted and will be discussed further by District staff. However, the District currently prohibits public bulletin boards in its parks. Furthermore, regulating the types of postings allowed on the board would be challenging.

- In the planning of this park, the Oakland Airport would be concerned about light, pollution, glare impacts, etc.

(EBRPD) There will be no night lighting added to Oyster Bay.

- Can more meeting notices be posted at Oyster Bay?

(EBRPD) Future meeting notices will be posted at the park in a timely fashion and in multiple locations at and around Oyster Bay.