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**BOARD EXECUTIVE COMMITTEE**  
**Thursday, November 13, 2014**  
**12:45 p.m., Board Room**

The following agenda items are listed for Committee consideration. In accordance with the Board Operating Guidelines, no official action of the Board will be taken at this meeting; rather, the Committee’s purpose shall be to review the listed items and to consider developing recommendations to the Board of Directors.

A copy of the background materials concerning these agenda items, including any material that may have been submitted less than 72 hours before the meeting, is available for inspection on the District’s website ([www.ebparks.org](http://www.ebparks.org)), the Headquarters reception desk, and at the meeting.

**AGENDA**

<u>STATUS</u>	<u>TIME</u>	<u>ITEM</u>	<u>STAFF</u>
I	12:45 pm	1. Planning Department Work Plan Update	Nisbet/Brienes
I	1:15 pm	2. Brickyard Planning Update	Bates
		3. Public Comments	

- (R) Recommendation for Future Board Consideration
- (I) Information
- (D) Discussion

**Executive Committee Members**

Ayn Wieskamp (Chair); John Sutter; Whitney Dotson  
Ted Radke, Alternate  
Robert E. Doyle, Staff Coordinator

**Future Meetings:**

- |             |              |
|-------------|--------------|
| January 9   | July 10      |
| February 27 | August 14    |
| March 13    | September 11 |
| April 10    | October 9    |
| May 7       | November 13  |
| June 12     | December 11  |
| June 24     |              |

*Distribution list (next page)*



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**Public:**

**Project Manager(s):**

Raphael Brienes  
Ren Bates

**BOARD EXECUTIVE COMMITTEE**

Meeting of November 13, 2014

**TO:** Board Executive Committee  
**FROM:** Robert Doyle, General Manager  
**STAFF REPORT  
PREPARED BY:** Raphael Breines, Senior Park Planner, Planning/GIS Department  
**SUBJECT:** Planning Department Work Plan Update

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Raphael Breines, Senior Park Planner, will make a presentation on this agenda item.

BACKGROUND

At the March 10, 2014 Board Workshop, the Planning Department presented a work plan schedule. The schedule has slipped for various projects because two planning positions have not yet been filled. The attached tables present the current Planning Department work plan and schedule, focusing on land use plans and major CEQA projects, through 2016. Table 1 shows the work plan based on current staffing levels, while Table 2 illustrates a fully staffed department with two additional Planner I positions effective March 2015. Staff has also been asked to provide updates on the current Sibley, Miller/Knox, Black Diamond Mines and Clayton Ranch land use plans, which are summarized below. Additional detail will be provided at the meeting.

Sibley Volcanic Regional Preserve Land Use Plan Amendment

In 2013, the Planning Department initiated land use planning on two parcels comprising approximately 628 acres – Western Hills Open Space and the McCosker property – to be incorporated into Sibley Volcanic Regional Preserve. The 378-acre Western Hills property will likely be transferred to the Park District in 2016 from the adjacent Wilder developer with a conservation easement recorded, as well as required staging and trail improvements.

The project vision for the McCosker property is to provide staging, trails and a destination camping facility, as well as enhance the site's natural ecology. The District hired an engineering firm to assess creek restoration and access into the 250-acre McCosker property off of Pinehurst Road. The resulting study indicates that it is feasible to daylight, or unearthen, an approximately 1,600-foot long section of unnamed creek while also creating a two-lane access road to upper portions of the site being considered for camping facility development. The lower portion of the site could likely accommodate a small staging area. It is important to note that this was not considered a priority site listed for development in the next seven years in the recent *Campground Program Update Report*. Additional technical studies will be conducted on the site. Potential increases in fire and traffic hazards associated with operating the McCosker site could become public concerns. The LUPA and CEQA documents are expected to be completed in 2016.

Miller/Knox Land Use Plan Amendment

Planning staff initiated the planning process for the Miller/Knox Land Use Plan Amendment in May 2013. The goals of the project include enhancing the recreational, interpretive and scenic values of the park. The land use plan will include specific recommendations related to the lagoon, the seven-acre Bray property and the Ferry Point property that includes a restored fishing pier, beach and a historic pump house and warehouse building.

Staff held an on-site public scoping meeting in June 2013, which was well attended and included a tour of the park. Consultant studies were initiated to study options for disposition of the historic buildings at Ferry Point and for maintaining the lagoon, which are expected to be completed by the end of this year. These studies will then be presented to staff and the appropriate Board committees for decision-making in the early part of 2015 to determine which options (for the buildings and the lagoon) should be included as recommendations in the LUPA. Public input meetings will then occur. The LUPA is expected to be completed by the end of 2015, and an EIR, likely to be necessary, is expected to be completed in 2016.

Additionally, staff is pursuing implementation of the maintenance work funded through the Cosco-Busan settlement. This work can proceed under a CEQA Notice of Exemption while the LUPA and EIR are being prepared. Design of the maintenance work can be completed after decisions are made regarding the LUPA recommendation for the lagoon, pending completion and review of the consultant study for the lagoon. Staff is also coordinating with the City of Richmond regarding its Terminal One development Plan.

#### Black Diamond Mines Regional Preserve Land Use Plan Amendment

In late 2012, the Planning Department initiated a land use plan amendment to incorporate five open space areas comprising 575 acres into Black Diamond Mines Regional Preserve, which will bring the total acres in the preserve accessible to the public to 5,241. Highlights of this plan include opening three local trailheads and trails, including an almost six-mile section of the Black Diamond Mines to Round Valley Regional Trail; and developing a recreation/staging unit to provide staging, staff offices and a historical and environmental studies center at the northern edge of the preserve on the former Moller/Arata ranch property; this former homestead now contains 27 structures, some of which are original and date to the turn of the last century. Staff will hire a consultant to document the buildings' architectural significance and potential for adaptive reuse. Staff anticipates completing this land use plan amendment by the end of 2015.

#### Clayton Ranch Regional Preserve Land Use Plan

Planning staff is also currently preparing a land use plan on landbank property south of Black Diamond Mines Regional Preserve. This new regional preserve comprises 4,195 acres of generally steep-sloping hillsides that contain a diversity of habitats and wildlife corridors that the District has acquired in numerous transactions since 1998. When open to the public, this land will provide public access and recreational opportunities, including a backpack camp, and a trail connection between the preserve and Mount Diablo State Park. A staging area is envisioned off of Marsh Creek Road. Staff anticipates completing this plan in the summer of 2016. Portions of this area acquired with funds from the East Contra Costa County Habitat Conservancy are under the Conservancy's planning jurisdiction, similar to the Vasco Hills/Byron Vernal Pools area.

### RECOMMENDATION

None. This item is for the Committee's information only. This Committee will make recommendations to the full Board on individual plans as part of each land use planning process.

**Planning Department Work Plan Based on Current Staffing Levels  
Updated October 2014**

**TABLE I**

<b>SCHEDULE: LAND USE PLANS and MAJOR CEQA PROJECTS</b>						
<b>Proj #</b>	<b>Park</b>	<b>Property</b>	<b>Document Type</b>	<b>Staff Assigned</b>	<b>Expected Completion</b>	<b>Landbank Acres</b>
1.	Black Diamond Mines	Arata Ranch and other landbank	LUPA	Raphael	Late 2015	575
			CEQA: MND	Julie		
2.	Clayton Ranch	Clayton Ranch and ECCHCP lands	LUP	Raphael	Summer 2016	4,195
			CEQA: MND	Unassigned		
3.	Miller/Knox	Bray, Ferry Point	LUPA	Michelle	Late 2016	7
			CEQA: MND or EIR	Unassigned		
4.	Sibley	McCosker and Western Hills	LUPA	Julie	2016	628
			CEQA: MND	Unassigned		

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## SCHEDULE: LAND USE PLANS and MAJOR CEQA PROJECTS, continued

5.	Pleasanton Ridge	Castleridge	Checklist Amendment + CEQA NOE	Julie	Summer 2015	232
6.	Pleasanton Ridge	Robertson	Checklist Amendment + CEQA NOE	Julie	2015 or 2016	1,368
7.	Concord Hills Regional Park	Various	LUP + MND or EIR	Brian Holt/Consultant	2016	2,540
8.	Mission Peak	Stanford Staging Area	CEQA: EIR	Michelle/Consultant	Summer 2015	0
9.	Regional Trail	Dunsmuir Heights to Chabot	CEQA: MND	Raphael	Spring 2015	3 1/3 miles

*Note: Major Design and Regulatory Permits Needed for all Projects*

**Planning Department Work Plan Fully Staffed (changes shown in bold)  
(with two additional Planner I positions effective March 2015)**

**TABLE 2**

<b>SCHEDULE: LAND USE PLANS and MAJOR CEQA PROJECTS</b>						
<b>Proj #</b>	<b>Park</b>	<b>Property</b>	<b>Document Type</b>	<b>Staff Assigned</b>	<b>Expected Plan Completion</b>	<b>Landbank Acres</b>
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			CEQA: MND	<b>Planner I</b>		
2.	Clayton Ranch	Clayton Ranch and ECCHCP lands	LUP	Raphael	<b>Spring 2016</b>	4,195
			CEQA: MND	<b>Planner I</b>		
3.	Miller/Knox	Bray, Ferry Point	LUPA	Michelle	<b>2016</b>	7
			CEQA: MND or EIR	<b>Consultant</b>		
4.	Sibley	McCosker and Western Hills	LUPA	Julie	2016	628
			CEQA: MND	<b>Planner I or Consultant</b>		

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## SCHEDULE: LAND USE PLANS and MAJOR CEQA PROJECTS, continued

5.	Pleasanton Ridge	Castleridge	Checklist Amendment + CEQA NOE	Julie	Summer 2015	232
6.	Pleasanton Ridge	Robertson	Checklist Amendment + CEQA NOE	Julie	2015 or 2016	1,368
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8.	Mission Peak	Stanford Staging Area	CEQA: EIR	Michelle/Consultant	Summer 2015	0
9.	Regional Trail	Dunsmuir Heights to Chabot	CEQA: MND	Raphael	Spring 2015	3 1/3 miles
10.	<b>McLaughlin Eastshore</b>	<b>Brickyard Access: Phase I Improvements</b>	<b>CEQA:TBD</b>	<b>Planner I</b>	<b>Start in 2015</b>	
11.	<b>Start a new LUP – potential projects include:</b>	<b>Point Pinole: Add marsh into park and determine VC site</b>	<b>CEQA: TBD</b>	<b>Senior Planner</b>	<b>Start in 2015</b>	<b>164</b>
		<b><u>OR</u> Las Trampas</b>	<b>CEQA: TBD</b>	<b>Senior Planner</b>	<b>Start in 2015</b>	<b>1,458</b>
		<b><u>OR</u> Sunol and Ohlone + Wauhab</b>	<b>CEQA: MND</b>	<b>Senior Planner</b>	<b>Start in 2015</b>	<b>3,637</b>

*Note: Major Design and Regulatory Permits Needed for Many Projects*



**BOARD EXECUTIVE COMMITTEE**

Meeting of November 13, 2014

**TO:** Board Executive Committee  
**FROM:** Robert Doyle, General Manager  
**STAFF REPORT  
PREPARED BY:** Ren Bates, Landscape Architect, Design Department  
**SUBJECT:** Brickyard Planning Update

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Ren Bates, Landscape Architect, will make a presentation on this agenda item.

UPDATE

The purpose of this project is to develop the Brickyard area of McLaughlin Eastshore State Park to improve public access and to protect and restore the natural resources of the site. The ultimate goal is to construct a park that provides physical and visual access to the scenic San Francisco Bay while respecting and enhancing the natural habitats and resources at the site. All work to be performed on site shall be in conformance with the Eastshore State Park General Plan, the Operating Agreement between the East Bay Regional Park District and the California Department of Parks and Recreation, and the East Bay Regional Park District Master Plan.

The project shall be phased in accordance to available funding and the development of appropriate and approved plans. The first phase will include park signage; parking area for 50 cars; park access from SF Bay Trail; an entry plaza with restrooms, signage, drinking fountains and bike parking; a trail system comprised of 10' wide all weather surface trails (Class I bikeway) and narrow multi use trails; picnic sites; managed turf meadow areas for active recreation; managed upland areas for habitat enhancement; and the installation of utility connections into the site sized for ultimate build out. \$5 million has been allocated by the State for this first phase of improvement and plans are currently being developed. Future phases will include a market / restaurant consistent with the existing Sea Breeze market (to be run by concessionaire); an information office / equipment rental building; an EBRPD service building and yard; a large scale outdoor interpretive exhibit consisting of an accessible map of the San Francisco Bay; additional parking; and improved shoreline protection with removal of debris along west face of Brickyard spit and replacement with engineered rock revetment.

The existing soil stockpile has been tested per the California Regional Water Quality Control Board cleanup requirements for Eastshore Park and there is an area of soil 15' x 20' that will need to be removed due to arsenic contamination three times the acceptable level of the Water Board Order. During the cleanup of this contaminated soil, surface debris will be removed and the site will be rough graded to design contours of the overall site plan. This work will occur in the summer of 2015. Concurrent to the grading of the site, Phase I construction documents will be developed and permitted so that construction of Phase I improvements can be bid in the winter of 2015 and construction can commence in the spring of 2016.

RECOMMENDATION

None. This item is for the Committee's information only.