

Approved Meeting Minutes
PARK ADVISORY COMMITTEE
 April 25, 2016

ATTENDING: Best, Kern, Beyaert, Coffey, Coomber, Godfrey, Gregory, Ho, Madsen, Mercurio, Palacios, Rickard, Sanwong, Simmons, Texeira, Thompson, Wilkins, Yee
 NOT ATTENDING: Robinson, Volin
 STAFF ATTENDING: Anderson, Ciaburro, Hamlet Holt, O'Connor, Tong, Clay
 GUESTS: Director Ayn Wieskamp,
 PUBLIC: Kelly Abreu, William Yrugi, Mark Shorett, Senior Regional Planner ABAG, Matt Vander Sluis, Program Director Greenbelt Alliance

The meeting began at 7:00 p.m.

- 1. Approval of March 28, 2016 Minutes:** The March 28, 2016 minutes were approved with edits. PAC members Palacios, Texeira, Mercurio, Wilkins and Yee abstained due to being absent from the March meeting. The motion to approve was moved by PAC member Beyaert, PAC member Wilkins seconded approval of the minutes. Approval passed unanimously.

Yee asked to clarify his position on the dog issue which was discussed at the March 28 meeting. He said educating dog owners is important. When another park user feels threatened or nervous about a dog's behavior, the dog owner should, as a courtesy, put their dog on a leash. PAC Chair Kern asked Yee to submit written clarification of his comments for distribution to the PAC since he was not present at the meeting. Kern stated since the issue of dogs is not on the work plan, he will go before the Board Executive Committee to make sure the PAC's approach to this issue is in agreement with the Board. PAC member Ho commented the PAC agreed to put the issue of dogs under safety in the parks in the work plan, but perhaps the group wants to consider it as a separate issue. AGM of Operations O'Connor said he will reach out to Jerry Kent, former AGM of Operations, regarding a presentation before the PAC about the history of dogs in parks.

- 2. Introductions:** Kern asked PAC members, staff, and the public to introduce themselves.
- 3. Board Member Comments:** Director Wieskamp reported she enjoys visiting District parks with the park supervisors. Her first tour was with Chris Lyle, Supervisor of Brushy Peak, Vasco, Morgan Territory and Round Valley. Wieskamp reported Vasco staff are saving rain water from a metal roof into a big tank. This may also be done at the Oakland Stables. Directors Wieskamp and Waespi went with Supervisor Wayne Gilfillin to Pleasanton Ridge and to the Wiedemen property. She encouraged the PAC to visit the property which touches Dublin Hills. Wieskamp reported she went on an operations field trip to the three stables in Oakland. She stated they were well managed. She was surprised to find out that 93% of the horses are owned by women.

Director Wieskamp was happy to announce Vargas Plateau is finally going to open. There have been many issues from permits to litigation that have slowed the project. Wieskamp stated it is one of the most beautiful parks, with beautiful views and excellent access.

Director Wieskamp expressed her excitement about the possibility of saving Tesla. She has visited the site directly adjacent to the Carnegie off-road vehicle park where hundreds of people are severely disrupting the habitat. Director Wieskamp stated the Connelly family has owned property near Tesla since the late 19th century. Director Wieskamp belongs to Friends of Tesla

and encouraged others to join. She commented Tesla is on the Master Plan, and is a significant piece of property rich in history and habitat. When she first came on the Board, she joined Seth Adams, Land Conservation Director at Save Mount Diablo, for a tour of Tesla. Adams told Wieskamp that her goal should be to save the corridor, make it for people, trails and save the habitat from Diablo through the Altamont.

4. Public Comments:

William Yragui from Mission Peak Conservancy provided the PAC with statistics compiled from a request from the District. Yragui compared four parks: Anthony Chabot, Tilden, Redwood and Mission Peak. He reported Mission Peak has 3,000 acres compared to 7,200 acres of the other three parks combined. Mission Peak has a 76% of citations and violations compared to 24% issued to Anthony Chabot, Tilden and Redwood parks. He stated he wanted the Volunteer Patrols to enforce the rules at Mission Peak.

Kelly Abreu reported Vargas Plateau held a reception last month and will open in early May. Abreu mentioned the citations given out at Mission Peak were double that of other parks. He commented he felt it was a purposefully misdirected enforcement.

5. Presentations:

(R) a. Draft Concord Hills Land Use Plan – Brian Holt, Principal Planner

Brian Holt, Principal Planner asked the PAC to recommend the Board of Directors formally accept the Preferred Alternative Park Use Plan as the basis for a Concord Hills Land Use Plan (LUP). The LUP and associated environmental review will be used to comply with the California Environmental Quality Act (CEQA).

Holt provided an overview of the property. He reported it is 5,000 acres, largely located south of Highway 4 and Kirker Pass Road. The site is bisected by both Bailey Road and Willow Pass Road. The portion of the property the District is receiving is about 2,540 acres located largely east of Mt. Diablo Creek, south of Highway 4, south of Willow Pass Road, and between the cities of Concord and Pittsburg. The remainder of the property would be transferred to the City of Concord through an economic development conveyance for development of their Reuse Plan adopted in 2010. The Reuse Plan calls for about 12,500 new homes, 6.1 million square feet of commercial and office space, and 700 acres of city parks and greenways. The proposed development would primarily be clustered on the western portion of the former base.

Holt explained there is the potential to make connections to recent acquisitions in the HCP area, to Black Diamond Mines Regional Park, and to connect with Mt. Diablo State Park and beyond. Holt continued there is also an opportunity to partner with the National Park Service (NPS). Both the Juan Batista De Anza National Historic Trail and the Port Chicago Naval Magazine National Memorial are near this site. There is also an opportunity to close critical trail gaps between central and east Contra Costa County.

The District plan seeks to provide the City conservation value for their economic development. It focuses on protecting the most sensitive resources, while preserving the District's public access and recreational opportunities. Staff took a look at existing structures, roads, trails, rails to see what items were most suitable for reuse for park purposes. Bunkers and some other structures will be repurposed for historical education, picnicking, art displays, etc. Lateral trails will connect to the north Concord BART station. The ridge trail will provide some fantastic views of the whole Diablo Valley and across the Delta. High elevation views will be accessed by car or hiking.

Staff have also proposed backcountry campsites. The southern area has a proposed group campsite and an historic orchard the District would like to retain. Staff would like to minimize vehicular access in the southern area, so there will not be a loop. Staff still recognize the value of getting folks up to a higher elevation. This would allow those with mobility challenges to still enjoy the view. Holt showed the PAC the proposed visitor center compound which will be a reused building with an outdoor exhibit area, an archive facility and an amphitheater.

Holt clarified the Mount Diablo Creek regional trail will connect. There is an agreement with NPS to create a joint visitor center for the Port Chicago Naval Magazine National Memorial. As the LUP is developed, the plan will be refined. Holt mentioned Conservation Zone I is an area that will be primarily managed for conservation purposes. Other areas will focus on human use, interpretive facilities and corporation yards, group camping and picnic facilities.

Holt said it is anticipated staff will bring the plan before the Board on June 21, 2016 to make a formal acceptance of this preferred land use concept. Staff will develop a draft LUP and draft EIR in fall 2016. Hopefully, it can be finalized in the spring of 2017. This should coincide with the Navy's environmental process and initial conveyance to the Department of Interior and NPS in the spring of 2017.

PAC Vice Chair Mercurio asked how soon after the conveyance construction would begin and when could some portion of the park open for public use. Holt said the hope is to open the South Bailey Road area within a couple of years of conveyance. Holt added the District has been working with the City of Concord and with the Fish and Wildlife Service to move as expeditiously as possible. Holt explained the reason he is before the PAC at this point is to establish the park's footprint with the Fish and Wildlife Service that will be permanent. Mercurio asked if the District will be compensated for some of the mitigation and resource conservation areas that have been identified. Holt replied, as a standard practice, the development will have to establish a habitat mitigation endowment. The District is in conservations with the City, and eventually with the master developer they select, regarding the endowment, as it will be part of the funding package for the park. Mercurio asked if the Measure WW funds will be sufficient for full construction. Holt said Measure WW funds (\$17 million) may not be enough. There will be many grants, partnerships and discussions regarding funding.

Beyaert inquired about the plans outside of the hillside edge of the base. Holt replied it is unincorporated land at the border of Pittsburg and Concord city limits. There is an active application to annex the land into the City of Pittsburg with potential development of 1,500 homes in that area. The land is currently owned by a prominent local developer. Texiera inquired about the two alternative plans which are similar with regard to trail alignment and facility locations, but different with regard to interpretive programing and dispersal of park facilities, such as picnic areas and camping. Holt replied the two alternatives scatter uses in different areas. One had more developed uses and more expanded vehicular access. One had more camping in the southern area, as well as more developed facilities. Holt explained the District is working to find the right balance between conservation, passive recreation and still have some developed facilities. In terms of the interpretation, it was decided to use a more thematic approach to integrate the whole property including farming, military and present history.

PAC member Madsen commented this project has been at least six years in the making, with incredible collaboration between community groups, the environmental community, labor community and the District. He said it is incredible to see this come to fruition. It is a beautiful

site. Palacios asked if convenience camping would be possible at the site. Holt replied there are opportunities to identify some of the existing buildings/munitions bunker pads for camping use. Holt explained the District wants the biological opinion from the Fish and Wildlife Service to be flexible enough that future camping use is possible.

A motion to adopt the Preferred Alternative Park Use Plan for the Concord Hills Regional Park was made by PAC Member Rickard. It was seconded by Mercurio and passed unanimously

(I) b. Plan Bay Area Presentation – Laura Thompson, Bay Trail Manager Association of Bay Area Governments (ABAG), Mark Shorett, Senior Regional Planner ABAG, Matt Vander Sluis, Program Director Greenbelt Alliance

Chair of Plan Bay Area Subcommittee Simmons introduced PAC member Thompson, Bay Trail Manager of ABAG. Thompson said this is great timing for the District, and all the other stakeholders in the Bay Area, to get involved in the updated Plan Bay Area. Thompson introduced Mark Shorett, Senior Regional Planner at ABAG. Shorett gave a brief overview about the inception of ABAG. In 2007, local jurisdictions nominated locations where they expected to see new housing. The goal was to focus new investment where there was strong transit access and critical housing need. They put together a framework for low carbon, smart growth and future development. This overall structure of Priority Conservation Areas (PCAs) and Priority Development Areas (PDAs) was put together in concert with Regional Transportation Investment, particularly Regional Transit, and are clustered around BART stations and future rail investments.

Shorett explained in 2013, the Metropolitan Transportation Commission (MTC) and ABAG adopted the first Plan Bay Area. The Plan looks out to 2040 with an eye toward meeting greenhouse gas (GHG) reduction targets, while sustaining increased housing and population growth. The GHG targets were set by the State of California. All of the metropolitan areas in the state were required to produce a combined transportation and land use plan to achieve GHG reductions.

Shorett discussed the East Bay Corridors Initiative. Cities from Richmond to Fremont, as well as parts of unincorporated Contra Costa County, are creating a platform to achieve shared goals. Among their priorities are coaxing investment in priority development areas and connecting parks to the Bay Trail. These are considered catalyst investments.

Matt Van der Sluis Greenbelt Alliance Program Director explained he manages the Homes and Neighborhoods Initiative and supports staff across the region. He is also in charge of Greenbelt's Plan Bay Area work. He coordinates a network of nonprofits: conservation organizations, organizations concerned with public health, smart transportation and smart business groups which all work together to help craft the next version of Plan Bay Area. Van der Sluis outlined why Plan Bay Area is important. The Plan adopted in 2013 is a regional vision for how the Bay Area could grow in very smart ways. It considers how to accommodate growth in a way that preserves natural and cultural lands. It focuses on developing within existing cities and towns, and near transportation nodes. It is an important regional dialog about how to grow smart and accommodate the next generation of growth. This vision is starting to be implemented in a variety of ways around the Bay Area. Regional agencies have developed new funding sources to encourage this regional vision, particularly around conservation and compact development.

Thompson thanked Madsen for his involvement, as a member of ABAG's Regional Planning Committee, in shaping and framing the Priority Conservation Area program. Thompson provided an overview about the PCA process and the One Bay Area Grant (OBAG) program. Thompson stated PCAs are

an important part of the plan which work in tandem and conjunction with the PDAs. The Priority Conservation Program started in 2007 with locally designated areas submitted to ABAG for designation. There have been two designation programs, in 2007 and 2015. There are 165 PCAs, categorized into four different designations: natural landscapes, agricultural lands, urban greening and regional recreation. The District has a number of PCAs on the list. In addition, the Bay Trail, the Ridge Trail and the Water Trail are considered PCAs.

In 2013, the first grant program was developed. Two sectors were created: the North Bay and the Southern/Eastern/Peninsula counties program. There were \$5 million dollars of One Bay Area Grant (OBAG) program funding set aside for North Bay and \$5 million dollars for the rest of the region. There were also additional funds from the Coastal Conservancy. 25 letters of interest were submitted and 13 applications received funding. Eligible projects included planning activities, bicycle and pedestrian facilities, visual enhancements, and habitat and environmental enhancements. Also included were easements for natural resources, open space and agricultural land. 23 projects in all nine counties were awarded \$11.95 million. The District had three projects funded, all trail and public access projects. Gilman to Buchanan Bay Trail, Breuner Marsh Restoration and Pinole Shores.

Thompson stated Plan Bay Area is now on the second round of OBAG funding. Funding is divided evenly between the North Bay program (\$8.2 million) and the Southern/Eastern/Peninsula counties program (\$8.2 million). Calls for projects are anticipated in late 2016, early 2017.

PAC member Ho asked if the project parameters will be the same as OBAG I. Thompson replied yes all projects will need to be part of a designated PCA. Beyaert asked about the mechanisms, other than funding, which could bring this plan and vision to reality. Van der Sluis replied there is an awful lot of work to be done to bring Plan Bay Area's vision to fruition. A lot of it is creating local plans. There are many jurisdictions starting to take on more compact development and protecting more land. Van der Sluis stated much work needs to be done.

Simmons commented according to the map, this does not look like a nine county approach, because most of the activity was centered in three counties. Contra Costa County is considering a transportation measure for the November ballot. One of the elements of the measure is proposed funding for new BART cars. BART has been very emphatic that it has no additional capacity. Simmons asked how Plan Bay Area will address the fact that it relies entirely on a transportation network that has no capacity for growth in the future. Shorett responded this is something the plan tries to address, with limited funding, by focusing the vast majority of funds on a fix-it first approach. There are a lot of deferred maintenance projects and much of the allocated transportation funding goes to very basic maintenance. Shorett stated a number of things can be done to make BART work more effectively and create capacity.

(I) c. Crime and Safety in Parks and on Trails including Dogs – Assistant General Manager – Police Chief Timothy Anderson and Captain Anthony Ciaburro, Public Safety

Chief Anderson reported Public Safety covers many units: police, fire, lifeguard services, volunteer services and many special units. In 1989, the Special Forces Unit was formed specifically for trail conflict issues between equestrians, bicyclists and pedestrians. The Volunteer Safety Patrol has grown from eight to 190 volunteers. They report crimes by radio and help educate the public.

Chief Anderson introduced Captain Ciaburro who discussed his history with the City of San Jose for twenty-six years. Anderson commented there has been a marked change in the parks during his 30 years at the District. 30 years ago, there were never homicides and no armed robberies in the parks.

Now it is not uncommon to have these crimes. These cases are labor intensive and often take the officers outside the two counties.

Chief Anderson explained since the late 60s, the District has employed full time law enforcement officers. There are different types of law enforcement officers in California, with various powers of arrest, search and seizure. The District is empowered with authority that extends throughout the State of California to make arrests and investigate crimes. The District is divided into beats. Each officer patrols a beat. Beats can extend throughout several cities. The District also has an Air Support Unit which is critical in helping patrol the 1,750 miles of parklands. Substations are also important: there are substations located at San Pablo Reservoir and Contra Loma Park in Antioch. Because of Bay Area traffic, the District could not cover those areas without these substations.

Chief Anderson stated staff often wear multiple hats at one time. They are not only patrol officers, but also crime scene investigators and field training officers. Staffing is difficult, retention is hard and the hiring process is long. A potential officer has to go through the hiring process, testing, background check which takes a month, polygraph exam, psych exam, go to the police academy which is six months long, and then into field training which also takes six months. It takes approximately a year plus for an officer to go through this process.

Chief Anderson stated District patrol vehicles have evolved, they now contain high tech electronics. He reported there are about 400 auto break-ins per year and Public Safety has done a lot of public education to help prevent these occurrences. Chief Anderson touched on two other units of Public Safety: the Equestrian Unit and Air Support Unit. The Equestrian Unit is stabled in Dublin. They are used at special events and for public outreach. The Air Support Unit is based in Hayward. They are staffed by four pilots and a sergeant. All are trained police officers and very experienced. They are required by the Federal Aviation Administration to complete many hours of training. The District is unique in that it is one of the few that will rescue hikers. Terrain is difficult with no location markers. Captain Ciaburro commented that service is exceptional. Other agencies do not deploy a helicopter, land and pick up lost hikers. The helicopters are equipped with very high tech equipment including: heat sensing equipment for fire assistance and equipment for medical evacuations. The District has a Marine Patrol Unit which mainly patrols the Delta, but can patrol San Francisco Bay. The Unit works in partnership with the Coast Guard in the Delta.

Captain Ciaburro said Public Safety is actively looking for recruits. It is hard to compete head to head with larger agencies. The position of District police officer offers a special niche. There is variety in the job. There are special assignments, educational aspects and game warden work, etc. The District is extremely difficult to police. The District is facing the same issues as cities despite the fact they are working in the parks. The District is also trying to diversify the agency through recruitment. It offers internship and student aid programs.

Kern stated safety in the parks is one of the PAC's priorities. The committee appreciates the work Public Safety does.

O'Connor asked about the body worn cameras. Chief Anderson replied the District's public safety officers have worn body cameras for nine years. The District was the first to wear them in Contra Costa County and the second police force in Alameda County.

Mercurio inquired how much help the average park user provides to Public Safety if they see a crime in progress. Chief Anderson answered the public is often helpful and use their cell phones to report crimes.

Beyaert asked if there is a potential for the use of drones for patrol and surveillance in the parks. Anderson replied there is potential. They would be primarily used by the District for search and rescue. The use of drones has implications with the ACLU and other groups regarding privacy issues. They are a good tool to have, but it is doubtful the District will use them unless there is grant funding. There are many applications for them, but the District is sensitive to civil liberties. Beyaert said that in his experience the helicopters now used routinely invoke all of the same privacy issues, and are much more noisy and intrusive than drones.

Beyaert asked what determines which agency/county responds to a crime. Chief Anderson replied emergency response is coordinated through the dispatch centers. If it is an in-progress crime, no matter the jurisdiction, the closest resource is dispatched. When police arrive, the jurisdiction is determined, and the case is given to the agency whose jurisdiction it is.

Ho asked if District security cameras are monitored, or do they just record. Chief Anderson said they record and the information is used after the fact.

PAC member Coomber commented the District's Public Safety Division is inadequately staffed, and asked what would be the ideal number of police officers. Chief Anderson replied cities have the ratio of one officer per 1,000 population, but that wouldn't be enough. Chief Anderson said the General Manager has committed to adding two officers per year until Public Safety reaches its target officer goal.

Yee thanked Anderson for the work Public Safety does. Yee offered some advice, as a volunteer, he tries to reinforce the need to monitor parking lots. He suggests writing a note and leaving it on cars where visible valuables have been left.

Texeira asked why dogs were listed on the dispatch report. Chief Anderson said it was requested by one of the Board Members to include them on the dispatch report.

Kern asked if Public Safety has evaluated using card readers for license plates. Chief Anderson replied they are called License Plate Readers (LPR). It is very expensive technology. He would rather have them installed in a fixed location, such as park entrances, reporting electronically back to dispatch instead of on the police vehicles. They read hundreds of licenses simultaneously, and determine if the cars are stolen.

Kern asked about the *Next Door Neighbor* websites. Anderson replied Public Safety is applying for a Federal grant to get an intern or full time person. The person would create and update an interactive website like *Next Door* to alert neighbors of incidences related to regional parks near their neighborhoods.

Kern asked about increasing non badge personnel to handle other less complicated crimes. Anderson replied the District has been funded for two Community Service Officers (CSO), but they are also dispatch operators. There are five dispatch vacancies right now, so the person working patrol as a CSO is usually the first one chosen to work dispatch.

Kelly Abreu said agencies are required to turn on their body cameras, but no agency has a penalty for failure to turn them on. At the new Vargas Plateau parking lot, he thinks there should be wheel stops in 25 parking spaces because folks are being ticketed. He questioned why wheel stops and clearly painted lines haven't been provided at Mission Peak instead of handing out tickets to folks that can't see the lines to park. There are 40-50 dog incidents per year compared to 4,000 other Ordinance 38 problems.

Kern thanked staff and guests for spending the extra time at the meeting. The meeting adjourned at 9:15 p.m.

6. **PAC Member Comments** – None.
7. **Report from Chair** – None.
8. **Board Committee Reports** – None.
9. **Status of Recommendations** – None.
10. **Old Business** – None.
11. **New Business** – None.
12. **Adjournment** – The meeting was adjourned at 9:15 p.m.

Summary of Actions:

1. The PAC approved the March 28, 2016 minutes.
2. The PAC approved a motion to recommend to the Board of Directors the adoption of the Preferred Alternative Park Use Plan for the Concord Hills Regional Park.

Respectfully submitted,

Sharon Clay
Confidential Secretary