

The Board Meeting, which was held on August 11, 2015 at the Richard C. Trudeau Training Center, 11500 Skyline Boulevard, Oakland was called to order at 2:09 p.m. by Board President Whitney Dotson.

## ROLL CALL

Directors Present: Whitney Dotson, President  
Doug Siden, Vice President  
Dennis Waespi, Secretary  
Beverly Lane, Treasurer  
Diane Burgis  
Ayn Wieskamp  
John Sutter

Directors Absent: None.

At this time, the Board of Directors met in **Closed Session** to discuss those items outlined on the agenda.

The **Open Session** of the Board Meeting was called to order at 2:09 p.m. by President Dotson.

Staff Present: Bob Nisbet, Carol Victor, Mark Ragatz, Police Chief Tim Anderson, Liz Musbach, Mona Koh, Yolande Barial Knight, Suzanne Lusk, Aaron Roth, Audrey Som, Erich Pfuehler, Mark Ragatz, Matt Graul, Anna Fong, Chris Barton, Rob Lim, Julie Bondurant, Erich Pfuehler, Kim Balingit, Larry Tong, Jeff Rasmussen, Mimi Waluch, Kelly Barrington, Jim O'Connor, Kristina Kelchner, Carol Johnson

## **A. APPROVAL OF AGENDA**

By motion of Director Sutter, and seconded by Director Wieskamp, the Board voted unanimously to approve the agenda.

Directors Present: Diane Burgis, Whitney Dotson, Beverly Lane, Doug Siden, John Sutter Ayn Wieskamp, Dennis Waespi.

Directors Absent: None.

## **B. PUBLIC COMMENTS**

Michael Fleming expressed his concern about the closure of Lake Temescal due to blue green algae and the loss of use for the public of this valuable resource. Director Lane suggested Fleming speak with the park supervisor.

David Fielder of the SF Board Sailing Association addressed the Board about necessary improvements of windsurfing launch access at Pt. Isabel. His organization has identified at least 3 sources of funding.

## **C. BUSINESS BEFORE THE BOARD**

### **I. CONSENT CALENDAR item C-I-i**

By motion of Director Sutter, and seconded by Director Lane, the Board voted unanimously to approve the **Item C-I-i**.

Directors Present: Diane Burgis, Whitney Dotson, Beverly Lane, Doug Siden, John Sutter, Ayn Wieskamp.  
Directors Absent: None.

Director Recused: Dennis Waespi.

- i. Authorization to Apply for PG&E Energy Efficiency Incentives: Lake Chabot Campus Modernization, Public Safety Headquarters  
Resolution No. 2015 – 08 - 219 (attached)

By motion of Director Lane, and seconded by Director Burgis, the Board voted unanimously to approve the **Balance of the Consent Calendar**.

Directors Present: Diane Burgis, Whitney Dotson, Beverly Lane, Doug Siden, John Sutter, Ayn Wieskamp, Dennis Waespi.

Directors Absent: None.

- a. Approval of District Check Listing for the Period of July 3, 2015 to July 19, 2015  
Resolution No. 2015 – 08 - 220 (attached)
- b. Authorization to Negotiate with Various Property Owners  
Resolution No. 2015 – 08 - 221 (attached)
- c. Approval of the Minutes for the Board Meeting of July 21, 2015
- d. Approval of Out-of-State Travel for Board Member Whitney Dotson and General Manager Robert Doyle to Attend the 2015 National Recreation and Park Association Congress and Exposition in Las Vegas, Nevada on September 15 -17, 2015  
Resolution No. 2015 – 08 - 222 (attached)
- e. Authorization to Award a Contract for Redwood Canyon Public Golf Course Roof Improvements to State Roofing Systems, Inc.: Lake Chabot Regional Park  
Resolution No. 2015 – 08 - 223 (attached)
- f. Authorization to Purchase Wide Format Flatbed Printer from Midwest Sign and Screen Printing Supply Company  
Resolution No. 2015 – 08 - 224 (attached)

Director Sutter asked for an explanation of the difference between construction and equipment bids. District Counsel, Carol Victor explained that contracts for construction and purchase of equipment are not the same. The District follows purchasing guidelines and solicits bids for equipment however state law does not require publication. Construction contracts require publication according to state law.

- g. Authorization to Award a Contract to R&M Paving Inc. for Contra Costa Canal Trail: Citrus Avenue to Treat Boulevard and Tioga Road to Cowell Avenue  
Resolution No. 2015 – 08 - 225 (attached)
- h. Authorization to Name a Section of the San Francisco Bay Trail the Bill Lockyer Trail: Hayward Regional Shoreline  
Resolution No. 2015 – 08 - 226 (attached)
- j. Authorization to Award a Contract to Pleasanton Engineering Contractors, Incorporated for Pier Furniture Replacement: Point Pinole Regional Shoreline  
Resolution No. 2015 – 08 - 227 (attached)

- k. Authorization to Contract for Environmental Assessment Services With TRC Solutions, Inc.  
Resolution No. 2015 – 08 - 228 (attached)
- l. Authorization to Execute a Contract with Valley Slurry Seal International, Inc. for West County Trail Repairs  
Resolution No. 2015 – 08 - 229 (attached)
- m. Authorization to Transfer and Appropriate General Fund Balance for the Reconstruction of the Point Pinole Workshop and Purchase of Replacement Tractor  
Resolution No. 2015 – 08 - 230 (attached)
- n. Authorization to Award a Contract to B. A. Morrison for HVAC Replacement at Redwood Canyon Public Golf Course: Lake Chabot Regional Park  
Resolution No. 2015 – 08 - 231 (attached)

## 2. ACQUISITION, STEWARDSHIP & DEVELOPMENT DIVISION

By motion of Director Sutter, and seconded by Director Siden, the Board voted unanimously to approve **item C-2-a adding as a friendly amendment, to give direction to staff to look at the height of the building and at a future hearing bring results back to the Board.**

Director Waespi recused himself due to the proximity of his home to this project and sat in the audience as a member of the public.

Directors Present: Diane Burgis, Whitney Dotson, Beverly Lane, Doug Siden, John Sutter, Ayn Wieskamp.  
Directors Absent: None.  
Director Recused: Dennis Waespi.

- a. Approval of Project and Adoption of a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the Lake Chabot Campus Modernization Project: Lake Chabot Regional Park  
Resolution No. 2015 – 08 - 232 (attached)

Chris Barton, Environmental Programs Manager and Project Manager for this project gave a PowerPoint presentation. There is a difference between a corporation yard and a service yard. Corporation yard is a district wide serving facility whereas a service yard services one park and repairs needed to directly support the park. Barton highlighted the environmental impacts, aesthetics and project description.

Director Siden said it is important to preserve the Nike site's history. Barton said that when the project is brought back to the board in October there will be design level detail where there will be a historic walk with different exhibits to talk about the history of the site. Director Lane asked the rationale for the location chosen for the equipment shop that is on a hill even with the berm. Barton explained that the main reasons for the location is: that the area is flat, the Nike classroom pad is too small to fit the 7000 sq.ft. building, sensitive habitat could be impacted if it went out into natural lands, it will be exposed to views from the lake and do not want to build over the Nike missile silos. Director Wieskamp asked about excavating the site. Barton said it would be possible however it is more reasonable to build a berm. Director Burgis asked about whether the public will see the facility lights at night. Barton stated there are mitigation measures in place so that the light will not be able to bleed off the site.

Director Dotson opened the Public Hearing.

George Phillips, licensed architect for 33 years and resident, expressed his concerns and provided aerial shots. Phillips states that the view corridors will be impacted by the maintenance building. He believes it needs more thought and yet he realizes that the District does need to have better facilities. Lake Chabot Park is a gem.

Mr. Waespi, a resident that will be impacted, said that the depiction of the South County Corp Yard on the slide is not as it appears. The maintenance building will be above Public Safety. The view from my backyard generally has an excellent view of Mt. Tamalpais that we cherish.

Director Dotson closed the Public Hearing.

AGM Nisbet responded that the intention of the slide was not to show visuals or heights and he agrees with Mr. Waespi. The purpose was to show the general layout of the campus. This environmental document evaluated the impacts based on the project descriptions. The equipment shop design began before the Public Safety building. Since then staff has asked the architect to look at the height of the building. Jim O'Connor, AGM Operations, added that we do currently service vehicles at this location now. The building that is proposed is a replacement for the current outdated shop. O'Connor noted that one of the reasons the GM proposed moving forward with this new location as opposed to the offsite location is that a big function of public safety is managing the vehicle fleet. If we were put the shop offsite efficiency would decrease. Director Sutter asked if there are any other alternative locations that are reasonable that might meet the objections raised. Nisbet replied that staff looked at the siting of the building and acknowledged there are some impacts that are mitigated in the document. The other site that was looked at, had worse impacts.

District Counsel Victor added that this is an environmental document that can be adopted and staff can be given direction to further explore lowering the height of the building. This document identifies environmental impacts.

By motion of Director Burgis, and seconded by Director Wieskamp, the Board voted unanimously to approve the **Item C-2-b**.

Directors Present: Diane Burgis, Beverly Lane, Doug Siden, John Sutter, Dennis Waespi, Ayn Wieskamp.  
Directors Absent: None.  
Director Recused: Whitney Dotson.

President Dotson recused himself and sat down in the audience. Vice President Siden assumed the gavel.

b. Authorization to Award a Contract to RGW Construction Inc. for Construction of Breuner Marsh Restoration and Public Access Project Phase 2 (2015) Public Access Improvement Project:  
Point Pinole Regional Shoreline  
Resolution No. 2015 – 08 - 233 (attached)

Christ Barton, Environmental Programs Manager and Project Manager for the Breuner Marsh Project. He provided an overview of the project and looked at the budget. The lowest responsible bidder was RGW. The total project budget increased due to delays and compressed scheduled. Staff has repackaged the project for public access delivering in 2015 and 2016.

Director Lane mentioned the Hayward Fault. Barton said that the fault goes through the marsh so staff had to bifurcate the project which removes the complicated structures from the federal grant requirements. There will be construction of a new staging area, a new bridge over Rheem Creek, a portion of the Bay Trail up to the

picnic area and the Spit Trail. The total budget will be \$12.3 million with funding sources from 10 grants that total \$12.3 million.

Director Sutter asked about the rationale for 2 separate construction seasons and contracts. Barton replied that the main reason was that expectation is to finish by February 1, 2016 and will close out the contract. Boardwalk structures will be all concrete and therefore a different type of contract work. Director Lane asked about the bridge. Barton said it is galvanized, prefabricated and resistant to saline environments. Director Waespi asked who did the construction in Phase I. Barton replied Goodfellow Topgrade in Livermore.

By motion of Director Lane, and seconded by Director Siden, the Board voted unanimously to approve the **Item C-2-c.**

- c. Authorization to Enter Into an Option, Purchase and Sale Agreement and Transfer and Appropriate Funds for the Acquisition of 71.37± Acres of Real Property from Russell and Timothy Heilig: Las Trampas Wilderness Regional Preserve  
Resolution No. 2015 – 08 - 234 (attached)

Suzanne Lusk, Land Acquisition Specialist, gave a PowerPoint presentation of this property at an appraised value of \$ 785,000. This property is adjacent to the Moeller property. Lusk gave a history of the site showing aerial views. The site contains one working spring and has 4 residences that use it.

Director Sutter asked about elevations. Lusk said the ridge is about 1100 ft. at the top and 200 – 300 ft at the bottom. Sutter asked if it is feasible to connect with Bollinger Canyon. Lusk said not currently, there is a road. The District would not take on responsibility of the spring. Sutter asked if the conservation easement prevents the District from putting a trail through there. Lusk said no. The source of funding is Measure WW.

### **3. BOARD AND STAFF REPORTS**

Carol Victor, District Counsel and several board members discussed the items on the Actions taken by Other Jurisdictions.

Victor announced that the Governor signed legislation that was sponsored by Mid-Peninsula District and EBRPD to increase the GM contracting authority from \$25,000 to \$50,000 which will go into effect on January 1, 2016. Sometime prior there will be recommendations to change our Board Operating Guidelines to reflect these guidelines.

### **4. GENERAL MANAGER'S COMMENTS**

Carol Victor, District Counsel, said there was no staff presentation. Victor highlighted some of the comments.

### **5. ANNOUNCEMENTS FROM CLOSED SESSION**

District Counsel Victor announced the appointment of Yolande Barial Knight as the Clerk of the Board by unanimous decision.

### **6. BOARD COMMITTEE**

a. Legislative Committee (1-16-15) (Burgis)

b. Legislative Committee (2-20-15) (Burgis)

Director Sutter commented in reference to the cap and trade funding, that the District should plant trees.

c. Legislative Committee (4-17-15) (Burgis)

Director Sutter asked that a copy of the polling conducted by Dr. Manross be distributed to the Board.

d. EBMUD/EBRPD Liaison Committee (6-05-15) (Siden)

Note: A revised version of these minutes was distributed to the Board, key staff and also inserted in the digital copy and hard copy was placed in the board packet. Revisions were several lines from GM of EBMUD, which were made after the printing and mailing of the board packet.

e. Executive Committee (7-09-15) (Dotson)

## 7. BOARD COMMENTS

Director Wieskamp reported on meetings attended. Director Wieskamp

- Attended the Legislative Luncheon in Sacramento;
- Attended Ardenwood's 30<sup>th</sup> Anniversary;
- Attended Scott Haggerty's cook off;
- Attended the 100 Club Barbecue;
- Attended the Board field trip - Coyote Hills, Ardenwood and Dumbarton Quarry;
- Thanked Yolande Knight, Sharon Clay and Steve Myli for the setup of this location.

Director Lane reported on meetings attended. Director Lane

- Attended the Board Field Trip – Coyote Hills, Ardenwood and Dumbarton Quarry;
- Joined a Briones hike that she saw in Regional In Nature;
- Met with Councilmember Dave Hudson along with Erich Pfuehler and Sean Dougan to discuss the Measure J proposal;
- Attended the Walnut Creek Watershed Council Meeting and the presentation by Director Burgis;
- Thanked the Creative Design group for 2 Elworthy staging area signs;
- Attended the Concord Community Hills public meeting.

Director Siden reported on meetings attended. Director Siden

- Attended one-on-one with GM;
- Attended the Regional Parks Foundation meeting;
- Attended the PAC BBQ meeting;
- Spoke at a memorial service for Thelma Lawrence, a member of the MLK committee;
- Attended the MLK March and Rally Committee meeting.

Director Waespi reported on meetings attended. Director Waespi

- Met with Nate Miley, Sean Dougan, Erich Pfuehler and Dania Stoneham: Blackstone Property;
- Attended the Concord Community Hills public meeting;
- Attended the Legislative Luncheon in Sacramento;
- Attended the PAC BBQ meeting;
- Participated in all 3 of the Clerk of the Board interviews - complimented CPRS and staff;
- Attended the Board field trip - Coyote Hills, Ardenwood and Dumbarton Quarry;
- Attended the Union City Oversight meeting;
- Met with Frank Mellon, Board President of EBMUD with AGM, O'Connor.

Director Burgis reported on meetings attended. Director Burgis

- Attended the Legislative Luncheon in Sacramento;
- Attended the Three Creeks Celebration;
- Conferenced in on the Ecology Meeting;
- Conference call with Erich Pfuehler and Supervisor John Gioia;
- Attended and presented to the Walnut Creek Watershed Council;
- Attended the CCC Mayors Conference in Hercules.

Director Dotson reported on meetings attended. Director Dotson

- Attended the Board field trip - Coyote Hills, Ardenwood and Dumbarton Quarry;
- Attended the Legislative Luncheon in Sacramento;
- Attended a meeting with Erich Pfuehler on Cap and Trade;
- Attended the meeting of the Municipal Advisory Committee of North Richmond;
- Emphasized the importance of community gardens;
- The District should look into having more board field trips.

Director Sutter reported on meetings attended. Director Sutter

- Complimented staff on the response to FEMA emails and phone calls;
- Suggested staff consider planting native trees, plants and shrubs as part of our vegetation management program;
- Attended the Alameda County Mayors Conference in Hayward;
- Attended the EBRPD/Alameda Liaison Committee meeting;
- Attended the Operations Committee meeting;
- Attended the Board field trip - Coyote Hills, Ardenwood and Dumbarton Quarry;
- Met with Abel Guillen, Oakland City Councilmember along the Bay Trail in Oakland.

#### **D. ADJOURNMENT**

The meeting was adjourned at 4:46 pm by Board President Dotson.

Respectfully submitted:

Yolande Barial Knight  
Acting Clerk of the Board