

2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T: 1-888-EBPARKS F: 510-569-4319 TRS RELAY: 711 WWW.EBPARKS.ORG

AGENDA
SPECIAL MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Wednesday, March 16, 2016

LOCATION: Fern Cottage (Map and Directions on reverse)
Kennedy Grove Regional Recreation Area
6351 San Pablo Dam Road, El Sobrante

TIME: 12:00 p.m. to 4:00 p.m.

PURPOSE: I. **BOARD WORKSHOP**

The Board of Directors and General Manager will meet in Open Session for a discussion regarding future District priorities related to the District's and Board's operations.

2. Public Comments (approximately 3:30 p.m.)

No formal public action will be taken at the workshop; items requiring formal Board action will be referred to subsequent Board Meetings for consideration.

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), the Headquarters reception desk, and at the meeting.

Public Comment

If you wish to testify on an item on the agenda or make a comment not related to the agenda, please complete a speaker's form and submit it to the recording secretary. Your name will be called at the appropriate time.

Accommodations and Access

District facilities and meetings comply with the Americans with Disabilities Act. If special accommodations are needed for you to participate, please contact the Clerk of the Board at 510-544-2020 as soon as possible, but preferably at least three working days prior to the meeting.

In view of space limitations at this location, it is requested that anyone interested in attending notify the Clerk of the Board at (510) 544-2020.

Board of Directors

Doug Siden
President
Ward 4

Beverly Lane
Vice-President
Ward 6

Dennis Waespi
Treasurer
Ward 3

Diane Burgis
Secretary
Ward 7

Whitney Dotson
Ward 1

John Sutter
Ward 2

Ayn Wieskamp
Ward 5

Robert E. Doyle
General Manager

For Google Directions Use the Following Address:
6531 San Pablo Dam Road, El Sobrante, CA 94803

KENNEDY GROVE REGIONAL RECREATION AREA

There is a fee for parking and for dogs. Volleyball and horseshoe equipment may be rented at the park.

To Richmond and Interstate 80

No vehicle access. Limited pedestrian access. No entry weekends and holidays.

LEGEND

- Hikers, Horses & Bicycles
- - - Hiker & Horses Only
- ▲ Bay Area Ridge Trail (Hikers, Horses & Bicycles)
- .27 Mileage Between Points
- Creek
- P Parking
- Restroom
- Drinking Water
- Information
- Picnic
- Reservable Picnic
- Volleyball Area
- Amphitheater
- Horseshoe Pit
- Scenic Viewpoint
- Gate



0 200 400 FEET
Contour interval 20 feet

Rev. 3/13

Fern Cottage

Park Entry

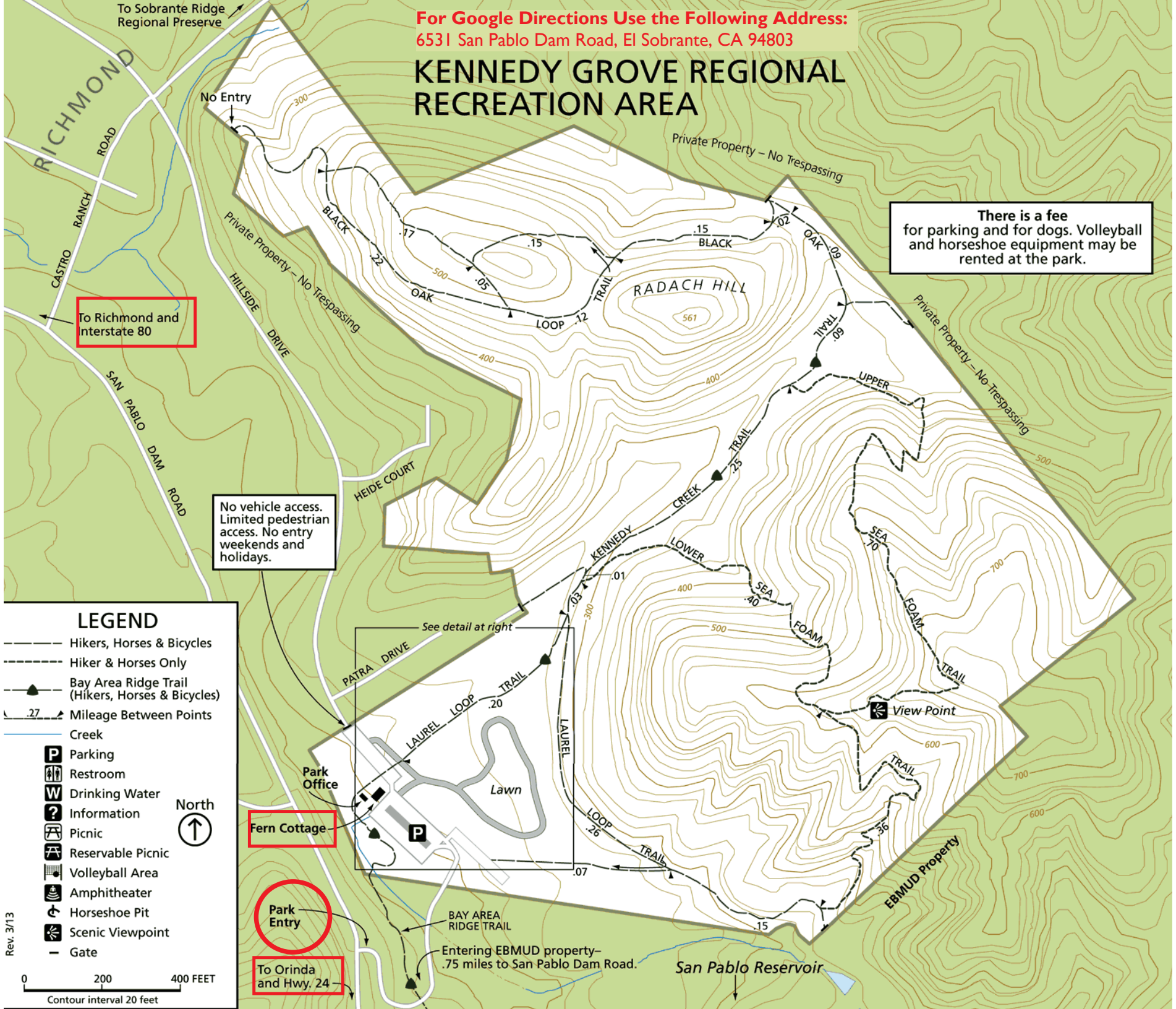
To Orinda and Hwy. 24

See detail at right

Entering EBMUD property— .75 miles to San Pablo Dam Road.

San Pablo Reservoir

EBMUD Property



EAST BAY REGIONAL PARK DISTRICT

MEMORANDUM

March 10, 2016

To: Board of Directors

From: Robert E. Doyle, General Manager
Dr. Ana M. Alvarez, Deputy General Manager
Debra Auker, Acting Assistant General Manager, Finance/Mgt. Services

Subject: March 16 Board of Directors Workshop #2

This second Workshop provides an opportunity for the Board to continue the discussion of topics of interest, and begin to focus on specific policy matters that have been identified as being of particular interest.

In support of this discussion, please find attached a draft transcription of the wall notes taken at the February 17th Workshop #1, organized by their assigned disposition (i.e.: future workshops, Board or committee meetings, etc.). We can review this summary at the start of the meeting and make any corrections or adjustments that you may find appropriate.

Also attached, per the Board's request at the February 17th Workshop, are brief background summaries for the discussion topics for this second Workshop. These include:

- Attachment 1: Workshop #1 Wall Notes**
- Attachment 2: Facility and Visitor Center Strategic Plan**
- Attachment 3: Planning/GIS Department Update**
 - Figure 1 – Landbank Chart**
 - Figure 2 – Landbank List**
 - Figure 3 – Landbank List, Parcel Removal Recommendations**
 - Figure 4 – Current Planning Projects / LUPs**
 - Figure 5 – Future Planning Projects / LUPs**

Time permitting, the Board may also choose to continue with the topics identified, but not discussed, at the February 17th Workshop (as listed in the attached notes).

As a reminder, this meeting is held in a workshop format to encourage Board member comment and discussion; however, per the requirements of the Brown Act, no formal actions may be taken at this Workshop. Therefore, any items requiring formal Board action will be referred to future Board Meetings for consideration.

Draft Agenda, Wednesday, March 16, 2016:

- | | | |
|------------|---|--|
| 12:00 p.m. | Call to Order and Introductions
Opening Comments
Review of Feb. 17 th Draft Wall Notes | President Siden
GM Robert E. Doyle
A-AGM Debra Auker |
| 12:30 p.m. | Facility and Visitor Center Strategic Plan | |
| 1:30 p.m. | Break – 15 minutes | |
| 1:45 p.m. | Planning/GIS Department Update
Land Bank List
Land Use Plan Schedule | |
| 3:00 p.m. | Other Priority Discussion Items | |
| 3:15 p.m. | Recap Consensus Review of Issues
Workshop wrap-up | |
| 3:30 p.m. | Public Comments | |
| 4:00 p.m. | Adjournment | |

Discussed at Workshop #1

- **Measure CC Renewal** – GM recommended renewal in 2018 followed by Board member discussion
- **Tesla possible position on State Park** – GM provided information
- **Chabot Modernization Project Debrief Discussion** – Board member comments included:
 - Complete debrief of project by staff
 - Create action plan for next steps
 - Proceed with interim improvements to facilities
 - Look for Alternatives:
 - Best access District-wide
 - Police to stay connected to organization
 - Assess use of sub-stations

Items remaining from Workshop #1

- **Improve presentation skills/provide training for staff**
 - Facilitation of public meetings
 - Public hearings
 - Communicating project status to public
- **Dry Creek gladiola farm-Dig Deep Farms** (staff will provide information)
- **Extension of Greenway south** (staff will provide information)

Workshop #2

- **Visitor Centers**:-How many, locations, prioritization. Analyze cost vs. benefit. Board members noted interest in the following areas:
 - McCosker/Sibley
 - Crab Cove
 - Coyote Hills
 - Point Pinole
 - Additional Mobile Visitor Center-outreach to school children all grades
- **Land Use Plans**
- **Land bank properties** – status/steps to open
- **Mission Peak Update** – EIR, etc. (to BOD Apr/May 2016)
- **Update on McCosker/Sibley** (to BOD March 16, 2016)
- **HCP Management Plan**

Capital Finance Workshop #3

- **Urban Creeks and priorities**
 - What are cities roles
 - WW funding
- **Measure WW and CC opportunity /contingency funds**

Capital Projects/Trails Workshop #4

- **Point Molate**
- **Bay Trail in Oakland**
 - Segments in our General Plan not completed
 - Quinn's Lighthouse area
 - Work with City and Port
- **Trail between Temescal and Sibley**-Work with City of Oakland
- **Northern segment of Iron Horse Trail**
- **Niles Canyon Trail advocacy/planning**
- **Ridge Trail @ Niles Canyon/Vargus**
 - Funding/costs v. Canyon trail
- **Water Trail update**
- **Delta Trail update**
- **Ridge trail update**
- **Pt Pinole/Water trail/**
- **Rodeo Trail completion**
- **Connecting the North Richmond Shoreline***
- **Sylvia McLaughlin East Shore State Park***
- **Pt Pinole***

** Priorities submitted by Director Dotson*

Reschedule for Land Discussion –Workshop #4

- **Staff facilities and use of public funds**
- **Adequate facilities for staff/Public Safety**
- **Plan for future Public Safety HQ**
- **Upgrade Maintenance facility at Chabot**

- Need for updated EOC
- Central meeting facility options/banquet facility
- Concord Hills other side of park

Operations Committee

- Camping plans/facilities
- Trail surfaces/permeability
- Become paving leaders in the field
- Paving alternatives
- Working with veterans-employment or family outreach, benefit of parks
- Engage youth groups-Scouts have them recognized at Board meetings
- Redwood Canyon concession/District use of banquet facility-plan

Executive Committee

- Water trail update/
- Naming something honoring Senator Hancock
- Naming/Renaming Breuner Marsh (Exec March 4, 2016)
- Naming facility/something honoring Director Radke
- Discussion of Board Operating Guidelines
 - Personnel practices
 - Include Deputy GM in BOG
- Cyber security/technology
- Vehicle idling /carbon

Staff Assignments:

General Manager to provide Update/Staff Presentation

- Blue Green Algae update and strategy- BOD staff presentation
- Chabot Gun Club – to be discussed at BOD Mar I
- Doolan Canyon –GM update
- Engage City of Antioch: Contra Loma, Black Diamond Mines-GM update
- Working with City of Martinez-JPA-GM update-work with railroad
- Former military bases
 - VA-Board update –Alameda liaison
 - Oak Knoll-not feasible – get update

- **Trail Safety/engagement with community**
- **Sand Creek Trail/add to General Plan**
- **John Marsh State Park-Big Break to Round Valley**
- **Art piece for future Pt Pinole VC site prior to construction**

Acquisition Stewardship & Development Division

- **Working with City of Dublin interests/trail connections** – staff meeting with City
- **Working with other agencies-cities of Oakland, Richmond** – staff meeting with City

Public Affairs Division

- **Lake Chabot 50th Anniversary**
- **Vargus Plateau soft opening/strategy**

EAST BAY REGIONAL PARK DISTRICT

MEMORANDUM

March 10, 2016

To: Board of Directors

From: Robert E. Doyle, General Manager
Dr. Ana M. Alvarez, Deputy General Manager
Jim O'Connor, Assistant General Manager of Operations
Anne Kassebaum, Chief of Interpretive and Recreation Services

Subject: Facility and Visitor Center Strategic Plan

Anne Kassebaum, Chief of Interpretive and Recreation Services will provide a brief overview of the recently reorganized Interpretive and Recreation Services Department. This will also include program capacity challenges and opportunities for joint program operations between the Interpretive and Recreation Services Units.

This presentation will include an overview of visitor centers with staff recommendations for remodeling and/or new construction of facilities to help with the need for expansion of programs and services.

In developing this strategic plan, staff reviewed the District General Plan and several park land use plans, assessed facility and programming needs, challenges and operational capacity. An Interpretive and Recreation Facility Assessment Plan was then developed in 2015. This Plan was then reviewed with staff from Design and Construction and Creative Design Group and is the basis for our presentation of the following areas:

- Arata Ranch
- Armand Borel Agricultural Park
- Concord Hills Visitor Center
- Coyote Hills Visitor Center
- Crab Cove Visitor Center
- Deer Valley Regional Park
- Del Valle/Rocky Ridge Visitor Center
- Point Pinole Visitor Center
- Tilden Environmental Education Center
- Tilden Botanic Garden Visitor Center
- Expansion of Mobile Education

As a reminder, this meeting is held in a workshop format to encourage Board member comment and discussion; however, per the requirements of the Brown Act, no formal actions may be taken at this Workshop. Therefore, any items requiring formal Board action will be referred to future Board Meetings for consideration.

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EAST BAY REGIONAL PARK DISTRICT

MEMORANDUM

March 10, 2016

To: Board of Directors

From: Robert E. Doyle, General Manager
Dr. Ana M. Alvarez, Deputy General Manager
Bob Nisbet, Assistant General Manager of Acquisition, Stewardship & Development
Larry Tong, Chief of Planning/GIS Services

Subject: Planning/GIS Department Update

Larry Tong, Chief of Planning/GIS Services will provide a brief overview of the recently reorganized Planning/GIS Services Department. He will also provide information to the Board related to land bank properties and the planning department work plan.

Planning/GIS Department Merger and Reorganization

In the last year, substantial progress has been made in merging and reorganizing the two separate planning staffs and two separate GIS/Mapping staffs. The planning staffs (from Planning and Interagency Planning) were merged and reorganized. Two new Principle Planner positions were created, recruited and filled. Two new planning units were created (Current Planning, and Advance Planning) each lead by a Principal Planner.

The process for merging and reorganizing the GIS/Mapping staffs (from Planning and Environmental Programs) into a single GIS Unit is underway. The new GIS Supervisor position was created and the recruitment is in progress. Other GIS positions are also being recruited.

The department merger and reorganization has been a significant accomplishment. While it required a substantial staff effort, it will result in future increases in staffing efficiencies.

GIS Projects Update

The following projects are indicative of the work that the GIS staff has produced:

- Botanic Garden Beds and Trails Map
- Sommersville Road Easement Map
- Land Acquisition Maps
- Cultural Resource Application Map Updates
- Fuels Management Application Updates
- Authorization To Negotiate Property
- East Bay Mountain Lion Project Data Sharing
- UCB Park Boundary Request

- Fire ParkView Application (Wildfires)
- New District Website/GIS Integration

Land Bank Update

“The District will hold acquisitions in land bank status until the property is suitable for public access.” – Master Plan 2013

During the last year, staff has explored ways to remove properties from land bank status. Staff focused on whether properties were potentially suitable for public access and then did additional analysis.

The results of the staff analysis is summarized in the following table and shown in the pie chart (Figure 1):

Summary: Land Bank Update	
Open Parkland	84,725 acres (70%)
Land Bank List	35,811 (30%)
a. HCP Properties:	12,489 acres (11%)
b. Non-HCP Properties:	20,670 acres (17%)
c. Recommended Removal and Deletion:	2,652 acres (2%)
TOTAL	120,536 acres (100%)

At this time, of the total 120,536 acres, there are approximately 35,800 acres (30%) total in land bank status (Figure 2).

Initially, staff set aside those land banked properties that were purchased as part of the HCP (habitat conservation plan) and are subject to future preparation of Management Plans before the properties can be opened to the public. Staff also set aside those land banked properties that are covered in an existing land use planning (LUP) process (such as Black Diamond Mines – Clayton Ranch). The land bank status of those properties are to be determined through additional planning processes.

Staff then focused on approximately 8,000 acres of land banked properties. Staff evaluated land bank properties in order to make recommendations for 1) removal, 2) ministerial deletion from land bank list, or 3) retention in land bank status. Removal would mean that a property would be removed from land bank status and placed in the open parkland category. Ministerial deletion would remove a property that should not be on the District’s list of land banked properties. Retention would keep a property in land bank status. It should be noted that the open parkland category does not necessarily mean open for public access. A property in the open parkland category could mean that it is restricted for natural resource protection with no public access.

For the initial 8,000 acres, the preliminary staff recommendations are:

1. Remove 1,447 acres from land bank status and place in the open parkland category (Figure 3). For example, Crockett Hills: Spencer Trust – 270 acres; property opened in 2014; no plans for future development.
2. Delete 1,205 acres from the land bank list. For example, Sunol: SF Water – 842 acres; property leased and not a recorded acquisition nor expected to become District parkland.
3. Retain 5,317 acres in land bank status for additional planning. For example, Carquinez Strait: TXI/Port Costa Materials – 150 acres; potential future public access; railroad crossing, groundwater contamination, drainage issues.

The preliminary recommendations are subject to additional District review and approval. The remaining 33,159 acres in land bank status would be subject to future planning evaluation.

LUP Schedules

“The District’s planning documents establish the direction for future resource management, land use and facilities development. Planning projects vary greatly in scale depending upon the issues to be resolved and the goals to be achieved. The District has traditionally prepared a range of planning documents, discussed below, to achieve optimum public service. Planning documents include:

- a. *Land Use Plan or LUP and Land Use Plan Amendment or LUPA.*
- b. *Interim Land Use Plan or ILUP*
- c. *Checklist Amendment*
- d. *System-wide Plan*
- e. *Other Agency Plan*
- f. *Trail Plan (including Trail Corridor Study)”*
– *Master Plan 2013*

The following table and Figure 4 itemizes the 2016 schedule for existing land use planning projects (LUPs) along with project schedules. The LUPs are listed in order of Completion Year.

2016 Schedule of Existing LUPs

Current Land Use Planning Projects	Completion Year
Landbank List Update	2016
Sibley-McCosker Checklist Amendment-NOE	2016
Concord Hills LUP-EIR	2016
Mission Peak-Stanford Staging Area EIR	2016
Pleasanton Ridge-Castleridge Checklist Amendment-NOE	2016
Black Diamond Mines-Clayton Ranch-LUPA-EIR	2017
Miller-Knox LUPA-EIR	2017
Pleasanton Ridge-Robertson Checklist Amendment-NOE	2017
Sibley-McCosker & Western Hills LUPA-IS/MND	2018

Sibley – McCosker Checklist Amendment – NOE: Sibley – McCosker Checklist Amendment to be presented to Executive Committee on March 4, 2016. Next steps: Park Advisory Committee meeting; Board action on Checklist Amendment.

Concord Hills LUP: Preferred Alternative Park Use Plan presented to Board of Directors on February 16, 2016. Next steps: Public input meeting; Park Advisory Committee meeting; Executive Committee meeting; Board action on Preferred Park Use Plan; Land Use Plan and EIR.

Mission Peak – Stanford Staging Area EIR: 23 speakers at November 2015 public meeting; public review period extended to December 15, 2015; over 85 public comments received; preparing responses to comments with additional outside review of geological impacts. Next steps: Prepare Final EIR; determine processing of FEIR and proposed project.

Pleasanton Ridge – Castleridge Checklist Amendment – NOE: Presented to Executive Committee in February 2015; presented to Park Advisory Committee in March 2015. Next steps: Castleridge to be discussed at Liaison Committee on March 3, 2016; Board action on Checklist Amendment.

Black Diamond Mines – Clayton Ranch LUPA – EIR: Held public input meeting in September 2015; securing contract services for traffic analysis, biological analysis, cultural/architectural resources analysis; refining trail plan; preparing draft LUPA. Next steps: Finish draft LUPA and prepare EIR; process LUPA and EIR; Park Advisory Committee meeting; Executive Committee meeting; Board action on Land Use Plan Amendment and EIR.

Miller-Knox LUPA – EIR: Staff input received October 2015 regarding lagoon enhancement, Ferry Point buildings, and Bray Oil property; preparing LUPA to address railroad track issues and effects of adjacent development proposal. Next steps: Secure consultant to prepare EIR; process LUPA and EIR through public review period; Park Advisory Committee meeting; Executive Committee meeting; Board action on Land Use Plan Amendment and EIR.

Pleasanton Ridge – Robertson Checklist Amendment – NOE: Preparing draft Checklist Amendment; finalizing map and drainage data locations; drafting trail names. Next steps: Finish Checklist Amendment; Executive Committee meeting; Park Advisory Committee meeting; Board action on Checklist Amendment.

Sibley – McCosker & Western Hills Open Space LUPA – IS/MND: Sibley LUPA and contract for stream restoration work to be presented to Board of Directors on March 15, 2016. Next steps: Public input meeting; prepare LUPA and prepare stream restoration work; Park Advisory Committee meeting; Executive Committee meeting; Board action on Land Use Plan Amendment and MND.

The following table and Figure 5 itemizes the 2016 schedule for potential future land use planning projects (LUPs) along with preliminary project schedules. The LUPs are listed in order of Completion Year.

2016 Schedule of Potential Future LUPs

Potential Future Land Use Planning Projects	Completion Year
Point Pinole-Dotson Family Marsh-Checklist Amendment	2016
Tilden Botanic Garden LUPA-CEQA	2018
Crown Beach-GSA Property LUP-CEQA	2019
Coyote Hills-Patterson Ranch & Dumbarton Quarry LUPA-CEQA	2020
Las Trampas LUPA-CEQA	2022
Sunol-Ohlone LUP-CEQA	2024

Other Planning Projects Update

“Provide leadership to help guide land use decisions of East Bay governments that relate to the District” – Master Plan 2013

To help meet the District’s Mission and Vision, staff monitors the planning and land use projects and activities of over 150 entities with land use jurisdiction within the region. These entities include Boards of Supervisors, City Councils, Planning Commissions, Zoning Administrators, Boards of Zoning Adjustments, Planning Directors, and other elected and appointed officials. The following projects are indicative of the planning and land use projects that staff has monitored or participated in:

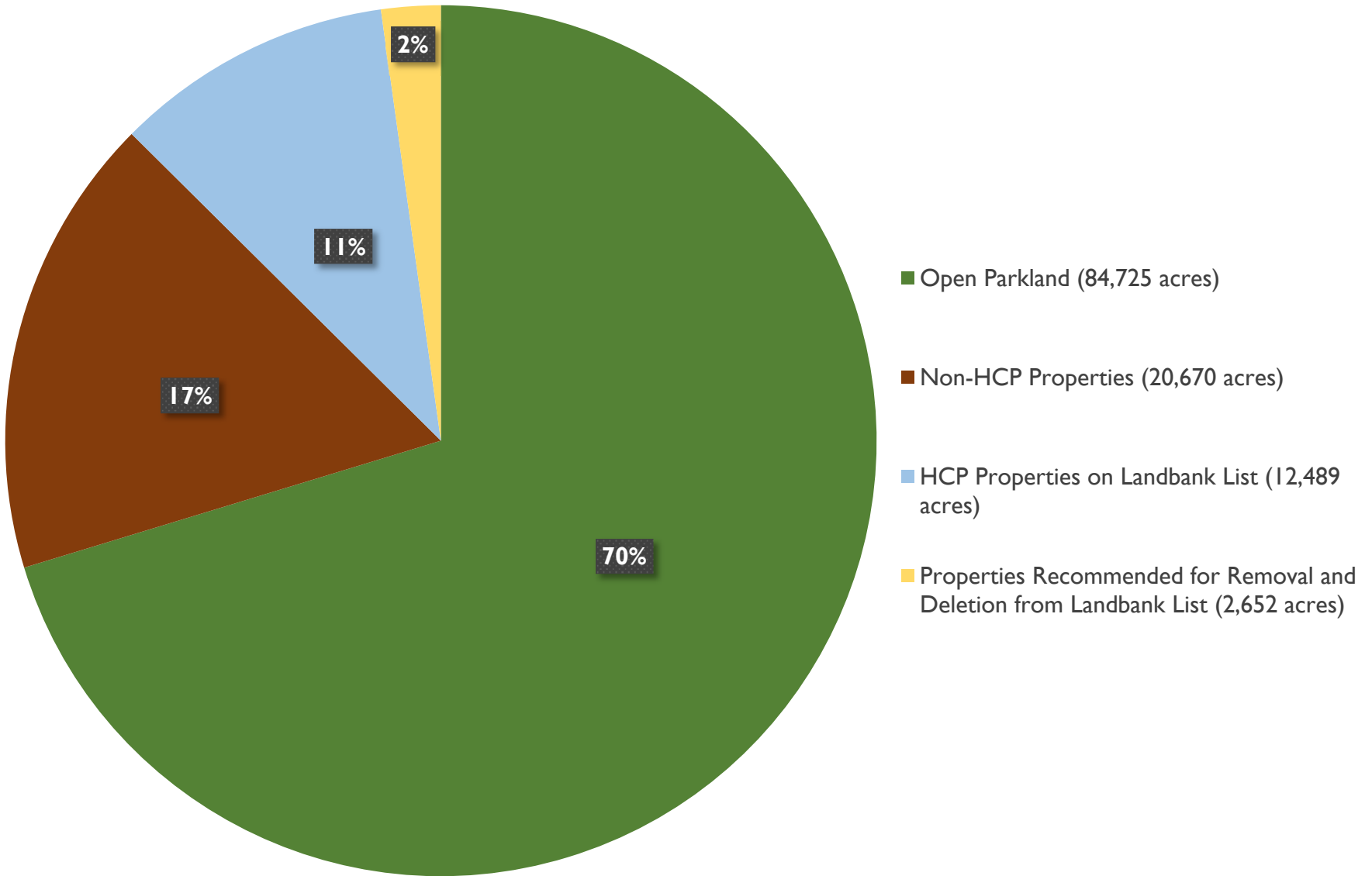
- Oak Knoll project: In May 2014, SunCal proposed an Oak Knoll project with 935 dwelling units, 72,000 square feet of neighborhood commercial use, and approximately 77 acres of open space, including restoration of Rifle Range Creek. The proposed project includes a trail alignment along Rifle Range Creek from Mountain Boulevard to Keller Avenue. The District’s Master Plan 2013 includes a potential alignment of the ‘Knowland Park to Redwood’ Regional Trail. Staff has had preliminary discussions with the developers.
- Albany Bulb Transition Plan/Study: The City of Albany is preparing an Albany Bulb Transition Plan/Study in an effort to incorporate the City owned property into McLaughlin Eastshore State Park. Staff has participated in discussions with City staff. Staff has also provided comments through participation on the City’s Technical Advisory Committee and directly to City staff.
- Tassajara Parks/Contra Costa County
- Vineyards at Sand Creek/City of Antioch
- Terminal I/City of Richmond
- Brooklyn Basin/City of Oakland
- Altamont Winds/Alameda County
- Ball Property/Contra Costa County
- Montreux Subdivision/City of Pittsburg

- Faria Preserve/City of San Ramon
- Podva Property/Town of Danville

Staff can provide additional information on the above as requested.

As a reminder, this meeting is held in a workshop format to encourage Board member comment and discussion; however, per the requirements of the Brown Act, no formal actions may be taken at this Workshop. Therefore, any items requiring formal Board action will be referred to future Board Meetings for consideration.

Landbank Chart (120,536 total acres)



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LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
ANTHONY CHABOT				
ANTHONY CHABOT	Choury (1991)	0.78		B, D - Plan when contiguous w/park. E - Not contiguous to park. (Parcel is so small fencing and signing may not be required.)
ANTHONY CHABOT	Reed (1991)	0.31		B, D - Plan when contiguous w/park. E - Not contiguous to park. (Parcel is so small fencing and signing may not be required.)
ANTHONY CHABOT	Whatley (1991)	0.92		B, D - Plan when contiguous w/park. E - Not contiguous to park. (Parcel is so small fencing and signing may not be required.)
PARK TOTAL:			2.01	
BAY POINT				
BAY POINT				
PARK TOTAL:			0	
BIG BREAK				
BIG BREAK				
PARK TOTAL:			0.00	
BLACK DIAMOND MINES	(Also See Clayton Ranch)			
BLACK DIAMOND MINES	Ginocchio (1973)	18.59		B, D - Incorporate into LUP Parcel is known as the Panhandle.
BLACK DIAMOND MINES	Newry (Black Diamond Estates) (2004)	168.98		B, D - Incorporate into LUP Supervisor prefers LB status, E - Park required to graze for Tiger salamander. Is also burrowing owl habitat.
BLACK DIAMOND MINES	Ennes/Lentzner (2005)	320.00		B, D - Incorporate into LUP.
BLACK DIAMOND MINES	Seenoo (2009)	60.00		B, D - Incorporate into LUP E - includes EVMA and public trail access via an easement+L101 from Foothill Drive.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
BLACK DIAMOND MINES	Eastern Dev. Corp-ANG (2010)	460.64		B, D - Incorporate into LUP E - Property is improved with a single-family residence, barn and several agricultural out buildings in very poor condition. It is the intent of the District to raze these improvements as they are an attractive nuisance. As an ECCHCP partnership acquisition, this property will be subject to the terms and conditions of several grant agreements, an HCP management plan and a deed restriction.
BLACK DIAMOND MINES	Irish Canyon (Chora) (2010)	320.00		B, D - Incorporate into LUP E - Save Mount Diablo is to manage property for up to 3 years under the terms of a Memorandum of Agreement. Once Agreement has been finalized a copy will be forwarded to Park Supervisor and Unit Manager.
BLACK DIAMOND MINES	Barron (2011)	798.00		B, D - Incorporate into LUP E - EBRPD to install bench with plaque in memory of Maxine Barron (\$ allocated) and family to have 10-yr license agreement for vehicle access for passive recreation activities; 6 visits/yr. max. 2 vehicles max/visit and family to prior EBRPD minimum 48 hrs. notice to park supervisor - agreement to be provided to park supervisor.
BLACK DIAMOND MINES	Austin/Thomas-Central Parcel (2011)	160.00		B, D - Incorporate into LUP E - Unimproved property with no perfected street access. Access is via trails from Black Diamond Mines Regional Preserve to the East. ECCHCP partnership acquisition, subject to terms and conditions of several grant agreements, an HCP management plan and a deed restriction.
BLACK DIAMOND MINES	Austin/Thomas-Southern Parcel (2011)	852.33		B, D - Incorporate into LUP E - Unimproved property except PG and E communications facility located on 0.75-acres site at Kregor Peak. As successor, EBRPD entitled to portion of lease income paid by PG and E. Funds will be available to pay portion of management costs as determined through development of Management Plan. ECCHCP partnership acquisition, subject to terms and conditions of several grant agreements, an HCP management plan, and a deed restriction.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
BLACK DIAMOND MINES	Affinito	116.49		B, D - Incorporate into LUP E - EBRPD has leased back 5-ac. Inholding (APN 075-080-027) to seller 2-24-12 to 02-23-2012 extendable by mutual agreement. During lease Affinito is responsible for all improvements on parcel. Affinito may sublease manufactured home to receive assistance with maintenance responsibilities. Family grazing (20 head of cattle) to be moved off property in near term. EBRPD may then plan for own grazing program. Family has donated \$150,000 to EBRPD to fund maintenance of main residence after lease terminate. 3rd residence on property fronting on Kirker Pass Rd (6141 Kirker Pass Road, APN 075-080-019) is EBRPD's immediate responsibility. ECCHCP partnership acquisition, subject to terms and conditions of several grant agreements, an HCP management plan and a deed restriction.
BLACK DIAMOND MINES	AUSD/Moller Ranch (2012)	206.11		B, D - Incorporate into LUP E - EBRPD to manage in anticipation of purchase by year-end 2016; ERPD to improve security - may install caretaker, but not modify any of the property structures without ASUD written approval.
BLACK DIAMOND MINES	Thomas North (2012)+B81	135.00		B, D - Incorporate into LUP E - MOU with Save Mount Diablo who will have access to property for occasional public events and will maintain property for 1 yr. renewed annually upon mutual consent. ECCHCP partnership acquisition, subject to terms and conditions of several grant agreements, HCP management plan and deed restriction. Contains residence, barn, outbuildings, and septic system (former Thomas Ranch. circa 1890s) - Safety and Security funds = \$ 52,500.
BLACK DIAMOND MINES	Suncrest Homes 26, LLC (2015)	134.00		E - District has entered into a Covenant to Restrict Use of Property with the US Fish and Wildlife Service.
PARK TOTAL:			3750.14	
BISHOP RANCH				
BISHOP RANCH	Wiedemann (2003)	75.00		B, D - Include in next LUP. Need park LUP before opening. Adjacent Park and Regional trail boundaries need to be determined.
BISHOP RANCH	Wiedemann (2015)	362.33		E - Development of parcel is controlled by a restrictive covenant and scenic easement allowing grazing, open space, roads, trails, utilities, and fire protection management.
PARK TOTAL:			437.33	

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
BRIONES				
BRIONES	WST/Buckeye Ranch (1995)	128.90		E - Needs survey to determine if road acquisition needed. F - Needs construction of access road (for two-way traffic) and rec-unit/per LUP.
BRIONES	Williamson (2009)	53.78		Land bank - No special conditions
BRIONES	Remington Ranch (2010)	83.24		F -Fencing of property to be completed with funding from Williamson transaction
PARK TOTAL:			265.92	
BRUSHY PEAK				
BRUSHY PEAK	Frick Lake (2006)	17.40		Only own northerly half of vernal lake. E - significant resources, permanent Land Bank - will never be open to public. Sellers retain permanent easement for septic, wells, etc. until public utilities installed and will remove obsolete.
BRUSHY PEAK	Farber Foundation (2011)	67.00		B, D, E - Current grazing tenant is Don Frick - Goal is to enhance most of the parcel for use as a mitigation bank
BRUSHY PEAK	Eddie's Flat (William E. Raph Trust, et al. (2014)	79.00		B, D, E - To remain in land bank status until a LUP is completed for Brushy Peak. Access from Laughlin Rd. \$28,500 in safety and Security funds available
PARK TOTAL:			163.40	

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
BYRON VERNAL POOLS				
BYRON VERNAL POOLS	Souza II (2010)	190.56		B, D - HCP lands - planning to be completed as part of the HCP process. E - The property was purchased in partnership with the East Contra Costa County Habitat Conservancy (“Conservancy”) and will be subject to a deed restriction and management plan. The Park District together with the Conservancy has undertaken restoration of a tributary of Brushy Creek and adjacent wetland areas on the property (approximately 1/3rd of the site). The mobile home and barn on the site are currently occupied by the grazing tenant’s employee under a separate lease. The parcel contains excellent habitat for the San Joaquin kit fox, coyote, badger and other grassland dependent species. Wildlife observed on the property includes Western burrowing owl, California red-legged frog, golden eagle, loggerhead shrike and other avian species. The tunnel under Vasco Road serves as a potential corridor for terrestrial mammals such as the San Joaquin kit fox.
BYRON VERNAL POOLS	Souza/Gramma's Quarter (2010)	157.00		B, D - HCP lands - planning to be completed as part of the HCP process. E - As an HCP partnership acquisition, this property will be subject to the terms and conditions of several grant agreements, an HCP management plan and deed restriction. This property will be grazed for two years in conjunction with the Souza III property (to close in September 2010)
BYRON VERNAL POOLS	Martin (2010)	232.41		B, D - HCP lands - planning to be completed as part of the HCP process. E - The purchase agreement included a purchase/leaseback of the residential improvements to sellers for a term of 10 years with an option to renew for another 10 years. The agreement also included grazing rights for a similar term. As an HCP partnership acquisition, this property will be subject to the terms and conditions of several grant agreements, an HCP management plan and a deed restriction. Property contains 3 revenue-producing cell sites on the east side of Vasco Road.
BYRON VERNAL POOLS	Souza III (2010)	1021.00		B, D - HCP lands - planning to be completed as part of the HCP process E - Purchase subject to 131-acre Buena vista wind turbine lease (potentially until 2037), as well as 3 telecommunication site leases. Lease renewals required by HCP to be used for management of Vasco corridor properties, creation of a non-wasting endowment for future management, and matching money for future acquisitions. 110 acres of the site is subject to conservation easement for Western burrowing owls. Acquired in partnership with east Contra Costa County Habitat Conservancy, will be covered by a management plan for protected species and subject to a deed restriction. Duane Martin is the grazing tenant until 2010.
PARK TOTAL:			1600.97	

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
CARQUINEZ STRAIT	(Also See Crocket Hills)			
CARQUINEZ STRAIT	State Lands (White's Resort) Lease	10.70		E - Entire property remains in land bank status because of lack of accessibility and proximity to the railroad track - constraint must be address before there can be public access.
CARQUINEZ STRAIT	TXI/Port Costa Materials (Phase I) (2012)	97.41		E - Acquisition is the first phase of purchase from former Port Costa Brickyard. Second phase is scheduled to close escrow by Dec. 2012.
CARQUINEZ STRAIT	TXI/Port Costa Materials (Phase II) (2012)	54.28		B - Land bank - Confirm zoning with Contra Costa County, F - Safety and security funding available to secure the site.
PARK TOTAL:			162.39	
CLAYTON RANCH *(Black Diamond Mines)				
CLAYTON RANCH* (Black Diamond Mines)	Clayton Ranch Ph. I (1998)	350.00		B, D - Include in future LUP E - Needs trail or land connection to BDM or independent staging and facilities and board classification designation.
CLAYTON RANCH* (Black Diamond Mines)	Clayton Ranch Ph. II (1999)	350.00		B, D - Include in future LUP E - Needs trail or land connection to BDM or independent staging and facilities and board classification designation.
CLAYTON RANCH* (Black Diamond Mines)	Clayton Ranch Ph. III (2000)	331.00		B, D - Include in future LUP E - Needs trail or land connection to BDM or independent staging and facilities and board classification designation.
CLAYTON RANCH* (Black Diamond Mines)	Rummel/Thomas (2001)	80.00		B, D - Include in future LUP.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
CLAYTON RANCH* (Black Diamond Mines)	Save Mt. Diablo, Chaparral Springs (2008)	333.00		B, D - Include in future LUP E - A land Conservation Contract is recorded on the property. This contract limit use on portion of property (APN 078-280-002 and 078-040-011 - review contract as part of LUP.
CLAYTON RANCH* (Black Diamond Mines)	Clayton Ranch/Alfred Marks, III (2015)	2.02		
PARK TOTAL:			1446.02	
CLAREMONT CANYON				
CLAREMONT CANYON	Donnelley	0.18		
CLAREMONT CANYON	Tax-default property/Heirs of Jesslyn M. Grant (2009)	0.07		
PARK TOTAL:			0.25	
CONCORD NAVAL WEAPONS STATION				
CONCORD NAVAL WEAPONS STATION	Land Waste Management	469.41		B, D - HCP lands - planning to be completed as part of the HCP process E - Property purchased in partnership with ECCCHC and is subject to deed restriction and management plan. District and ECCCHC to restore a tributary of N. fork of Hess Creek, wetland areas and stock ponds in 2011-12 CRLF and CA tiger salamander habitat. Cattle grazing lease - Ron Ferraro (209) 481-5346.
PARK TOTAL:			469.41	

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
COYOTE HILLS				
COYOTE HILLS	Patterson Ranch Donation	296.40		B, D, E - Special Conditions - EBRPD to allow continued use of informal parking lot on a limited and controlled basis; KB homes to section of SF Bay Trail and dedicate to City of Fremont, EBRPD will convey to ACFC fee title P-line drainage within property boundaries, use of 47.4 ac of donation property for mitigation, and ownership of linear park along P-line between Paseo Padre Parkway and Ardenwood Blvd. 4 dilapidated labor houses to be demolished, 7 farm bldgs. have some value, site includes an undetermined number of wells \$118,700 safety and security funds available.
PARK TOTAL:			296.40	
CROCKETT HILLS				
CROCKETT HILLS (Carquinez Strait)	Spencer Trust (1988)	269.95		E - This property remains in land bank because of neighborhood parking and entrance issues and unfenced PG and E transmission towers and old concrete bunkers.
CROCKETT HILLS (Carquinez Strait)	Stewart (2006,2008)	218.00		E - This property remains in land bank status pending site cleanup and trail extensions. It is immediately adjacent to the eastern boundary of the southern section of Crockett Hills.
CROCKETT HILLS (Carquinez Strait)	Mays-Bush (2009)	21.21		F - Fencing and clean-up funds available through acquisition - no restrictions
CROCKETT HILLS (Carquinez Strait)	Scrimgeour (2010)	71.46		F - Weed abatement funds available through acquisition - property is improved with 3-bedroom, 2bath, 1484 sq. ft. single family residence, 480 sq. ft. horse barn and 200 sq. ft. storage shed - no restrictions.
CROCKETT HILLS (Carquinez Strait)	Former Hallissy Property	0.35		E, F - Rights being conveyed to assure EBRPD of continuous EVMA access to former Hallissy property. At such time as SR4 is further improved, new westbound lanes are constructed and current eastbound lanes become a frontage road, tunnel will provide ingress and egress for general public use, including pedestrians, equestrians and vehicles.
CROCKETT HILLS (Carquinez Strait)	Hallissy Property (2003)	97.00		E - Rights being conveyed to assure EBRPD of continuous EVMA access to former Hallissy property. At such time as SR4 is further improved, new westbound lanes are constructed and current eastbound lanes become a frontage road, tunnel will provide ingress and egress for general public use, including pedestrians, equestrians and vehicles.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
CROCKETT HILLS (Carquinez Strait)	Contra Costa County - Carquinez Scenic Drive (2015)	1.08		E - Vacated Contra Costa right-of-way - EBRPD is to fence the end of the vacation area and install a gate for pedestrians located adjacent to the staging area. Operations will install this gate with their own budget funds.
PARK TOTAL:			679.05	
CRAB COVE				
CRAB COVE	GSA Property- Neptune Point (2015)	3.89		F - Structures onsite must be assessed for District use, and the District will need to create lines for utilities.
PARK TOTAL:			3.89	
DEER VALLEY*				
DEER VALLEY*	Fox Ridge Manor (2010)	221.00		B, D - Include in future LUP, E -Purchased in partnership with ECCC as part Habitat Conservation Plan (HCP). Use and management of property subject to terms and conditions of grant agreements - Future habitat restoration and enhancement projects contemplated on this site -Funding sources Measure AA Interest/Diablo Metro Area (\$250,000), Conservation fees (\$75,000), Moore Foundation (\$800,00) and Section 6 Federal Grant (\$555,000).
DEER VALLEY*	Li Fan (2012)	21.00		B, D, E - Include in future LUP, E -Acquisition of property funded in part by federal grant in support of ECCC Habitat Conservation Plan (HCP). Use and management of property subject to terms and conditions of grant agreements with ECCC HCP and State Wildlife Conservation Board, as administrator of grant. As req. by fed. permit, ECCC is currently developing a management plan with EBRPD to establish use and management parameters consistent with HCP - Fencing and Gate funds = \$15,000 - safety and security funds well closure (\$10,500) and fencing (\$30,000).
DEER VALLEY*	Roddy Ranch (2014)	1885.20		B, D, E - Subject to ECCCHC - HCP terms and conditions of 2 grant agreements, an HP mgmt. plan and deed restriction. Grazing to be continued under a new lease consistent with wildland veg. mgmt. policies. 5 yr. leases to be negotiated with current tenants. mutually beneficial access agreements to be negotiated with Golf Club at Roddy Ranch Safety and security improvements req. immediate attention include securing 3 cisterns on property and Horse Valley Rd access off Empire Mine Rd. \$151,500 safety and security funds available for work+164.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
DEER VALLEY*	Smith "Dainty" Ranch) (2014	960.00		B, D, E - As a condition of the purchase agreement, the Smith family has been granted an access license for up to 10 yrs. as detailed in the Access License Agreement for Recreational Use. As a partnership acquisition with the ECCC - HCP, the property will be subject to the terms and conditions of two grant agreements, an HCP Management Plan and a deed restriction. Continued grazing of the property will be under a new lease consistent with the District's wildland vegetation management policies.
PARK TOTAL:			3087.20	
DELTA ACCESS				
DELTA ACCESS	Aginson Prime Properties, LLC	90.00		B, D - Plan will remain in Land Bank status until a LUP is completed for the Delta Access Rec Area. Current access is through the EBRPD Fallman property gate on Orwood Rd. and an appurtenant easement crossing 2 private properties to the north. Body of property currently farmed by RBC Orwood, Inc. through 12/31/15.
DELTA ACCESS	Fallman (2002)	276.00		B, D - Include in future LUP. First acquisition of a larger park. Lease extended with RBC Orwood,, Inc. through Dec. 31 2012.
DELTA ACCESS	Nunn (2016)	645.95		B, D - The entire property except 84 acres is leased to RSS Farms until December 31, 2017.
PARK TOTAL:			1011.95	
DEL VALLE				
DEL VALLE	Newbury	80.00		B, D - Not included in 1998 LUP, no planning expected unless there is a change proposed. E - subject to life estate of Mr. Mark Newbury on westerly 10 ac.
PARK TOTAL:			80.00	
DIABLO FOOTHILLS				
DIABLO FOOTHILLS	Ginochio (2000)	46.00		F - Trail, including bridge, desired - but, neighbor issues.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
DIABLO FOOTHILLS	Hudson/Doddington (2012)	0.04		F - Doddington to provide Parks 30 days written notice and obtain encroachment permit to perform work on EBRPD property.
PARK TOTAL:			46.04	
DOOLAN CANYON				
DOOLAN CANYON	Schmitz (2010)	640.00		E - 200 ac (location undetermined) to be encumbered by a conservation easement in consideration for Livermore's \$2 million funding for acquisition.
PARK TOTAL:			640.00	
DUBLIN HILLS				
DUBLIN HILLS				
DUBLIN HILLS	Wiedemann Trust (2003)	146.95		B, D - Include in future LUP.
PARK TOTAL:			146.95	
EAST BAY GATEWAY REGIONAL				
EAST BAY GATEWAY REGIONALSHORELINE	USA (2015)	19.97		B, D - Step toward eventual property conveyance while US Army completes environmental remediation. Zoning should be confirmed with City of Oakland.
PARK TOTAL:			19.97	
EAST SHORE S.P.				
EAST SHORE S.P.				
PARK TOTAL:			0.0	
GARIN				
(Also see Palomares Ridge)				
GARIN	Catholic Church (1983)	108.40		Define boundary between adjacent Region Parks and trails.
GARIN	DeLucchi (2000)	380.00		Define boundary between adjacent regional parks and trails. Isolated - Needs connecting acquisitions.
GARIN	DeLucchi (2003)	8.00		Define boundary between adjacent park and trail.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
GARIN	Estate of Elsie Garin (1983)	107.43		Amend. Define boundary between adjacent Region Parks and trails.
GARIN	Soda (Y.C. and Helen) (1978-83) (5 parcels)	258.08		Define boundary between adjacent Region Parks and trails.
GARIN	Gelderman	784.00		Define boundary between adjacent regional parks and trail. Isolated. (1996 ex-change in 2000 for De Lucchi).
GARIN	Stonebrae (Catholic church) (2006)	116.70		E - Land use and management subject to Developer - EBRPD agreement.
GARIN	Terrace View Subdivision/Llama Ln. (2012)	1.00		B, D, E - Easement - Trail maintenance (i.e. paving) and District improvements to be funded through Walpert Ridge Zone of Benefits (ZB-3) - Part of Bay Area Ridge Trail.
GARIN	Stonebrae (2015)	989.87		B, D, E - Trail maintenance and feasibility study to be funded through Walpert Ridge Zone of Benefits (ZB-3) - Part of Bay Area Ridge Trail.
PARK TOTAL:			2753.48	
HAYWARD SHORELINE				
HAYWARD SHORELINE	Part of Oakland Scavenger, HARD lease and State Lands	230.00		E - Permanent Land Bank - Part of Hayward Marsh Expansion Mgmt. Plan. Public is not allowed at Freshwater Marsh south of Cogswell Marsh which is part of a secondary sewer treatment process.
HAYWARD SHORELINE	Oro Loma (2007)	16.18		E - Permanent Land Bank - Public is not allowed - Includes endowment fund for maintenance.
HAYWARD SHORELINE	City of Hayward (2011)	36.35		B, D - Include in future planning efforts for Hayward Shoreline, E - Acreage rights varies 3.79 (fee title), 32.46 (fee title), Public access easement replaces prior lease with permanent rights sufficient to expand and improves staging area. Levee repair funds = \$196,000, fencing fund = \$4,000.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
PARK TOTAL:			282.53	
KENNEDY GROVE				
KENNEDY GROVE	Blavins/Stern (2012)	0.08		E - Landowner to remove all structures and maintain in natural condition pursuant to terms of scenic easement granted to EBRPD. EBRPD to have access to property as req. for emergencies and maintenance per EVMA agreement.
PARK TOTAL:			0.08	
CHABOT REGIONAL PARK				
CHABOT REGIONAL PARK	EBMUD (2009)	1.061		Grass Valley reservoir easement to be quit claimed- No funding available.
PARK TOTAL:			1.06	
LAS TRAMPAS				
LAS TRAMPAS	Gleason/Gerber (2003)	668.00		B, D plan w/Hensen and Carpenter F - Potential Moraga staging.
LAS TRAMPAS	Mueller (2003)	196.00		B, D - Include in future planning efforts for Las Trampas, E - Not contiguous to park. F - Potential for use of barn and staging.
LAS TRAMPAS	Peter's Ranch Braddock and Logan (1992)	58.89		B, D - Include in future planning efforts for regional trail, E - Isolated parcel is not signed and boundaries are not marked. (May need surveying and fencing). Regional trail must be acquired. Trail subdivision to parcel must be established.
LAS TRAMPAS	Carpenter (2005)	12.00		B, D - Include in amendment with Gleason and Hanson E - No vehicular access: creek crossing required.
LAS TRAMPAS	Hansen (2005)	269.00		B, D - Plan with Gleason and Carpenter.
LAS TRAMPAS	Jegers (2006)	0.29		B, D - Plan with Gleason and Carpenter, F - Grazing tenant to fence boundary, Land Exchange - EBRPD acquired road and contiguous land in exchange for isolated piece - can be incorporated into operations - this parcel should be planned co-jointly with Gleason and Carpenter properties. Old road (Parcel #4) is regularly used by the public.
LAS TRAMPAS	Robert Chen, et. al (2008)	228.00		Grazing lease will continue.
LAS TRAMPAS	DeGennaro (2009)	25.60		E - Proposed EVMA Easement needs to be verified.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
LAS TRAMPAS	Lothamer (2015)	11.38		Contains a 2,772 SF single-family residence constructed in 1975. Water to residence provided by well and a hydrant licenses with EBMUD. Safety and security funding for repairs and one-year home warranty insurance policy effective April 15, 2015.
LAS TRAMPAS	Heilig (2016)	71.37		E - Residential water well located on lower portion of property that District does not have the right to draw water from but might need to accommodate access to neighbors that have rights to it.
PARK TOTAL:			1540.53	
MARTIN LUTHER KING				
MARTIN LUTHER KING (Tidewater, Phase III)	Eastshore Lumber and Mill (1980)	8.90		Part of 1999 Oakland Estuary Policy Plan, 1977 LUP . E - Mostly leased to Flexi-van Company and is closed to public. F -Non-Flexi-van area needs trail construction and have potential for some recreation use.
MARTIN LUTHER KING (Tidewater, Phase III)	Port of Oakland- Damon Slough (2012)	7.97		E - Mitigation land donated to EBRPD. There is an endowment for maintenance of property - safety and security funds \$317,500.
PARK TOTAL:			16.87	
MARTINEZ SHORELINE				
MARTINEZ SHORELINE	State Lands Commission			Note: Acreage not applicable to this exchange; E - District to exchange track realignment rights to UPRR on parcel for rights to construct segments of SF Bay Trail at several locations near UPRR's Contra Costa facilities.
MARTINEZ SHORELINE	Martinez Intermodal Facility (2015)			E - The City of Martinez will construct and maintain trail over new bridge.
PARK TOTAL:			0.00	

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
MILLER KNOX SHORELINE				
MILLER KNOX SHORELINE	To Bottoms family -slide repair (-1.49) Conservation Esmt.. to EBRPD (+1.49) (2009)	0		E - property disposed of in exchange for conservation easement and acquisition of a portions of the Bottoms property APN: 560-330-024 due to landslide activity.
PARK TOTAL:			0.00	
MISSION PEAK				
MISSION PEAK	Ohlone Community college District (2011)	350.00		E - Operating Lease Dec 2009 - Nov 14 2014 - EBRPD to install trailhead gate in exchange for rent.
PARK TOTAL:			350.00	
MORGAN TERRITORY				
MORGAN TERRITORY	Shapell (Elworthy) (2001)	320.00		B, D - Include in future LUP E - Conservation Easement Management Plan pending: will be land banked for 5 years and may have use restrictions; road to be constructed; boundary is not fenced; Clyma trail only, open at edge of parcel.
MORGAN TERRITORY	Shapell (2006)	160.00		B, D - Include in future LUP. E - Limited access over privately held land.
MORGAN TERRITORY	Schwartz (2009)	153.12		B, D - Include in future LUP E - Limited access over privately held land.
MORGAN TERRITORY	Heath (2009)	5.92		B, D - Include in future LUP - The property will be land banked until a LUP is completed for Morgan Territory. E - Public trail rights over State's Red Corral property must be secured and the acquisition area must be fenced prior to public trail use. Heath's have an easement over a portion of District property to maintain their boundary.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
MORGAN TERRITORY	SMD - Galvin Ranch (2012)	61.68		B, D - Include in future LUP - The property will be land banked until a LUP is completed for Morgan Territory. E - ECCHCP partnership acquisition - property subject to terms and conditions of several grant agreements, HCP management plan and deed restriction. Fence and Gate fund = \$7,300, Road repair = \$12,000.
MORGAN TERRITORY	SMD - Moss Rock (2012)	20.49		B, D - Include in future LUP - The property will be land banked until a LUP is completed for Morgan Territory. E - ECCHCP partnership acquisition - property subject to terms and conditions of several grant agreements, HCP management plan and deed restriction. Fence and Gate fund = \$550, Road repair = \$6,000.
MORGAN TERRITORY	Adrienne Galvin Ranch (2013)	112.00		B, D - Include in future LUP - The property will be land banked until a LUP is completed for Morgan Territory. E - ECCHCP partnership acquisition - property subject to terms and conditions of several grant agreements, HCP management plan and deed restriction. Safety and Security Funds - ranch waster clean-up = \$10,000; Ancillary structure demolition = \$70,000; unnecessary fence removal = \$5,000; Drainage crossing improvements = \$10,000.
MORGAN TERRITORY	Viera (2015)	260.02		B, E - Majority of property subject to Williamson Act. Zoning should be confirmed with the Contra Costa County Department of Conservation and Development
PARK TOTAL:			1093.23	
NORTH RICHMOND SHORELINE				
NORTH RICHMOND SHORELINE	Crader (2013)	31		B, D - Include in future LUP - Land will remain in land bank status until a land use plan is completed for the North Richmond Shoreline.
NORTH RICHMOND SHORELINE	Crader (2015)	-0.862		Property was sold to the adjacent property owner.
PARK TOTAL:			30.14	
NORTH RICHMOND WETLANDS				
NORTH RICHMOND WETLANDS	Rueda (2010)	1.5		E - Parcel landlocked - functions as part of San Pablo Creek Marsh - combination of tidal salt marsh and upland refugia - potential Calif. clapper rail and salt marsh harvest mouse habitat .
PARK TOTAL:			1.50	
OHLONE				

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
OHLONE	Amaral #1 2/3 interest only (1985)	160.00		B, D - LUP needed, E - Need to purchase other interest.
OHLONE	Amaral #2/Pilkington (1985,1989)	160.00		B, D - LUP needed.
OHLONE	Amaral - Rose Flat (1985)	160.00		B, D - LUP needed.
OHLONE	Betchart (1994)	320.00		B, D - LUP needed.
OHLONE	Hrubesh/Morris (1992,1996)	640.00		B, D - LUP needed.
OHLONE	Rowell Ranch - Life Estate, Camp Bertha (1976)	278.93		B, D - LUP needed. E - Part of Parcel. No park use until end of life estate on this portion of parcel. Safety and security funds are being held for cleanup and securing hunting cabin, since the last descendent is deceased (2015). Needs extensive cleanup.
OHLONE	Straggas 1/4 interest only (1985)	160.00		B, D - LUP needed. E - Need to purchase other interests.
OHLONE	Wauhab (1990)	1758.32		B, D - LUP needed.
PARK TOTAL:			3637.25	
PLEASANTON RIDGE				
PLEASANTON RIDGE	A-M Homes (Garms Ranch) (1994)	111.23		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Poole (1996)	209.15		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Vinson (2005)	106.00		Includes EVMA and public trail access (public access rights not fully clarified).
PLEASANTON RIDGE	Neu+B203 (1994)	160.00		LUP/CEQA adopted 2012 - permitting in progress.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
PLEASANTON RIDGE	Passport Homes	54.74		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Tehan Falls (Swartz et al) (2007)	103.00		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Tyler Ranch(2007)	320		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Tehan Falls (Swartz et al) (2009)	0.00		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Tyler Ranch Phase II (2009)	1156.00		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Schuhart II Property (2010)	96.64		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Golftec Property (2010)	4.85		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	American Towers LP (2010)	1.05		LUP/CEQA adopted 2012 - permitting in progress.
PLEASANTON RIDGE	Owens Phase I (2011)	414.68		B, D - Include in future LUP.
PLEASANTON RIDGE	Owens Phase II (2011)	540.49		B, D - Include in future LUP.
PLEASANTON RIDGE	Robertson Ranch (2012)	1367.80		B, D - Include in future LUP.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
PLEASANTON RIDGE	Castleridge (2014)	231.57		B, D - Include in future LUP - Property is obligated to maintain drainage so as not to negatively impact 2 residential properties immediately east of Castleridge. Property is accessed via a 30-foot wide appurtenant easement shared with the Messa and Segundo properties. Parking /staging to support access to an existing (1906) historic trail needs to be addressed.
PARK TOTAL:			4877.20	
POINT PINOLE				
POINT PINOLE	Carr/Bay Area Wetlands, LLC(Breuner) (2011)	217.36		E - Former property owner retains floating 60-ft wide easement to provide access and utilities from Goodrick Ave to future development on his remaining 20+ Ac.
POINT PINOLE	RPPI, Inc. Parcel "B" (all) and Parcel "C" (portion) (1976) (Lease)	0.50		E - Land to be held by EBRPD during bridge construction and then transferred to the City of Richmond; portion of Parcel "C" subject to grant of Drainage easement from the Park District to RPPI.
PARK TOTAL:			217.86	
QUARRY LAKES				
QUARRY LAKES	Ford/Bunting ponds	14.00		B, D - Include in future LUP, E - No legal access- railroad, woodchuck preserve, needs public access rights, but no plans to open it.
PARK TOTAL:			14.00	
RANCHO PINOLE				
RANCHO PINOLE	Muir Heritage Land Trust (MHLT) (2010)	570.00		E - 50% undivided interest in 570 acres+/- and trail and EVMA easements. MHLT to manage property and shall collaborate with EBRPD on land use planning. MHLT to make changes to currently land use without written permission of EBRPD.
RANCHO PINOLE	Besphill/Franklin Canyon (2011)	438.51		E - Muir Heritage Land Trust (MHLT) holds fee title -MHLT to manage and preserve conservation values and convey future trail easements by separate documents to EBRPD. Until such time as trail easements are granted, EBRPD has no management or patrol responsibilities.
PARK TOTAL:			1008.51	
REDWOOD PARK				

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
REDWOOD PARK	Aweeka	1.52		E, F - Mr. Aweeka allowed to store personal property in garage until May 1, 2015. Residence and other improvements to be demolished and removed after May 1, 2015 using provided funds.
PARK TOTAL:			1.52	

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
SAN PABLO BAY		(Assume all parcels are Regional Trail)		
SAN PABLO BAY	ATSF (GATELY) (1992)	7.00		E - Needs boundary determination between adjacent parkland and regional trail.
SAN PABLO BAY	MIRA VISTA (1993)	77.5		E - Needs boundary determination between adjacent parkland and regional trail.
SAN PABLO BAY	NATURE CONSERVANC Y (1992)	2.2		E - Needs boundary determination between adjacent parkland and regional trail.
SAN PABLO BAY	OC JONES (1988)	1.06		E - Needs boundary determination between adjacent parkland and regional trail.
SAN PABLO BAY	SPTC (TERRY PARK) (1988)	1.08		E - Needs boundary determination between adjacent parkland and regional trail.
SAN PABLO BAY	SPTC (WILSON PT) (1989)	25.00		E - Needs boundary determination between adjacent parkland and regional trail.
SAN PABLO BAY	STATE LANDS COMMISSION (1976) (Lease)	55.50		E - Needs boundary determination between adjacent parkland and regional trail.
SAN PABLO BAY	TPL (CLAEYS) (1994)	35.99		E - Needs boundary determination between adjacent parkland and regional trail.
PARK TOTAL:			205.33	
SIBLEY				
SIBLEY	"McCosker" (OG Property Owner) (2011)	247.00		E - EBMUD has EVMA across NE section of property to access adjacent property - License agreements being finalized with members of McCosker family for access for passive 1) recreation, 2) emergency access to water and 3) movement of heavy equipment across property with notice and permit - copies to be provided to park supervisor and unit manager. License to expire 2/15/15.
PARK TOTAL:			247.00	

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
SOBRANTE RIDGE				
SOBRANTE RIDGE	APN Investments, Inc.	165.00		B, D- To develop the property for park use as zoning status will need to be confirmed. At purchase Zoning and General Plan designations were - A-2, General Agricultural District/Land - Land to serve as a segment of the Bay Area Ridge Trail between Sobrante Ridge and Kennedy Grove.
PARK TOTAL:			165.00	
SUNOL				
SUNOL	SF Water (1984)	842.00		E -Grazing parcel in park stats and on maps (but not a recorded acquisition). Is not expected to become parkland.
PARK TOTAL:			842.00	
VARGAS PLATEAU				
VARGAS PLATEAU	Vargas (1994)	486.00		D - LUP/CEQA adopted 2008 - addendum /permitting in progress F - Road Improvements - property remains in land bank status due to breakdown in negotiations with City of Fremont and neighbors over proposed road improvement measures.
VARGAS PLATEAU	Full Gospel Phase II (1994)	15.67		D -LUP/CEQA adopted 2008 - addendum /permitting in progress F - Road Improvements - property remains in land bank status due to breakdown in negotiations with City of Fremont and neighbors over proposed road improvement measures. E - Owner is ACWD, EBRPD is a lessee - Need an operating agreement with ACWD.
VARGAS PLATEAU	Tavares (1996)	544.00		D -LUP/CEQA adopted 2008 - addendum /permitting in progress F - Road Improvements - property remains in land bank status due to breakdown in negotiations with City of Fremont and neighbors over proposed road improvement measures.
VARGAS PLATEAU	Comcast (2010)	0.92		D - LUP/CEQA adopted 2008 - addendum /permitting in progress.
VARGAS PLATEAU	Rose (2010)	218.00		B, D - Include in future LUP.
PARK TOTAL:			1264.59	
VASCO CAVES				
VASCO	Souza (2005)	617.00		B, D - Could be many years before opening. E - 42 acres (on southerly edge) is a habitat conservation easement and another easement pending. Hazardous -Two 10 year + wind turbine leases; contact Chief of Acquisition for interim access or information.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
VASCO	Vaquero Farms Conservation, LLC (2010)	1644.00		E- Property must be managed consistent with habitat preservation and enhancement goals of East Contra Costa Co. Habitat Conservancy F- need to coordinate with Agricultural-Natural Resources Trust of Contra Costa County, which holds a conservation easement and endowment to manage southerly 936 ac. Tres Vaqueros Wind Farms and Northwind Energy holds leases for 190 wind turbines and infrastructure on property. Wind rights severed - No revenue to District - Grazing lease to Duane martin to be extended.
VASCO	Vaquero Farms Inc. (2012)	319.93		E- An ECCCHCP partnership acquisition subject to the terms and conditions of several grant agreements, an HCP management plan and a deed restriction. Duane Martin is the current grazing tenant, and a lease agreement will need to be negotiated by Operations with the occupant currently in residence on the site.
PARK TOTAL:			2580.93	
WATERBIRD				
WATERBIRD	Keeneland Assoc. (Caz) (1992)	9.00		E - Acreage is part of a parcel (3 pieces), but is separated from park by Waterbird Way, the entrance to the transfer station. LUP p.34 states property could be leased, sold or exchanged.
PARK TOTAL:			9.00	
WILDCAT CANYON				
WILDCAT CANYON	EBMUD Shapiro Reservoir (exchange parcel 2010)	-0.05		District disposed of excess property for EBMUD's Shapiro Reservoir replacement project at north end of Wildcat Canyon in exchange for 2.68 ac. Chabot Ridge Reservoir site adjacent to Lake Chabot.

LANDBANK LIST

Figure 2

PARK	Parcel Name (Date Recorded) Type if Not Fee	Parcel Acres	Park Total	NOTES
WILDCAT CANYON	Former McCosker, adjacent to Peral Reservoir (2012)	0.27		E- Power line was installed to accommodate use by EBRPD Communications Authority for radio communications as requested by Public Safety.
WILDCAT CANYON	FRB, Inc.	362.33		B, D- To develop the property for park use zoning amendment will be required. Current Zoning and General Plan designations - residential.
PARK TOTAL:			362.55	
GRAND TOTAL:		35,811	35,811	

LANDBANK LIST, PARCEL REMOVAL RECOMMENDATIONS

Figure 3

PARK	Parcel Name (Date Recorded) If Not Fee/APNs	Parcel Acres	Park Total	Removal Reason and/or Opening
BRIONES				
BRIONES	WST/Buckeye Ranch	128.9		Improvement recommendations have been implemented, and the parcel is open to the public.
PARK TOTAL:			128.9	
CARQUINEZ STRAIT				
CARQUINEZ STRAIT	Contra Costa County - Carquinez Scenic Drive 368 090 006	1.08		Trail exists and used by public.
PARK TOTAL:			1.08	
CLAREMONT CANYON				
CLAREMONT CANYON	Donnelley 048H 7691 061 00	0.18		No plans for future development. Expands current park.
CLAREMONT CANYON	Tax-default Property/Heirs of Jesslyn M. Grant (2009) 048H 7699 001	0.07		No plans for future development. Contiguous to park.
PARK TOTAL:			0.25	
CROCKETT HILLS				
CROCKETT HILLS	Mays-Bush (2009) 354 290 012 05	21.21		Viewshed protection property. No plans for future development.
CROCKETT HILLS	Spencer Trust (1988) 354 029 009 000 354 029 005 000	269.95		Property opened in 2014 under prior land bank assessment. No plans for future development.
PARK TOTAL:			291.16	

PARK	Parcel Name (Date Recorded) If Not Fee/APNs	Parcel Acres	Park Total	Removal Reason and/or Opening
DIABLO Foothills				
DIABLO Foothills	Ginochio (2000) 220 003	46		Trail exists and currently used by public.
DIABLO Foothills	Hudson/Doddington (2012) 138 270 003	0.04		Easement to provide fencing along trail.
PARK TOTAL:			46.04	
GARIN				
GARIN	Catholic Church (1983) 83 25 2 85A 4250 3	108.4		Property open and considered in 2012 LUP. No plans for future recreational development. Primary function is related to habitat value.
GARIN	Estate of Elsie Garin (1983) 83 25 3	107.43		Property open and considered in 2012 LAND USE PLAN (LUP). No plans for future recreational development. Primary function is related to habitat value.
GARIN	Soda (Y.C. & Helen) (1978-83) (5 parcels) 85A 4275 I 1 85A 4275 I 2 85A 4300 I (portion) 85A 4300 I 2 (portion) 85A 4200 I 2 (portion)	258.08		Property open and considered in 2012 LUP. No plans for future recreational development. Primary function is related to habitat value.

PARK	Parcel Name (Date Recorded) If Not Fee/APNs	Parcel Acres	Park Total	Removal Reason and/or Opening
GARIN	Stonebrae (Catholic Church) (2006) 85A 4200 001 08 85A 4200 001 09 85A 4200 001 10 85A 4200 001 16 85A 4200 002 03 85A 4200 002 08 85A 4200 002 09 85A 4200 002 12 85A 4200 002 13	116.7		Property open. No plans for future recreational development. Primary function is related to habitat value.
PARK TOTAL:			590.61	
HAYWARD SHORELINE				
HAYWARD SHORELINE	City of Hayward (2011) 438 0020 003 08 438 0080 013 07 438 0040 001 02 438 0040 001 02 438 0060 012 438 0060 013	36.35		Resource and habitat protection values—no plans for future recreational development.
HAYWARD SHORELINE	Part of Oakland Scavenger, HARD Lease & State Lands 438 60 15 2, 438 80 4 438 80 13	230		Resource and habitat protection values—no plans for future recreational development.

LANDBANK LIST, PARCEL REMOVAL RECOMMENDATIONS

Figure 3

PARK	Parcel Name (Date Recorded) If Not Fee/APNs	Parcel Acres	Park Total	Removal Reason and/or Opening
HAYWARD SHORELINE	Oro Loma (2007) 428 0010 005 12 (fee) 438 0010 005 15 (easement)	16.18		Resource and habitat protection values—no plans for future recreational development.
PARK TOTAL:			282.53	
MARTIN LUTHER KING				
MARTIN LUTHER KING (Tidewater, Phase III)	Eastshore Lumber & Mill (1980) 34 2300 6 15 34 2300 10 1	8.9		Trail exists, used by public, and managed by EBRPD.
MARTIN LUTHER KING (Tidewater, Phase III)	Port of Oakland-Damon Slough (2012) 041 3902 014	7.97		Trail exists, used by public, and managed by EBRPD.
PARK TOTAL:			16.87	
SAN PABLO BAY				
SAN PABLO BAY	ATSF (GATELY) (1992) 402 140 007 000	7		Property open, used by public, and managed by EBRPD as recreational lands.
SAN PABLO BAY	OC JONES (1988) 402 180 001 000	1.06		Property open, used by public, and managed by EBRPD as recreational lands.
SAN PABLO BAY	SPTC (TERRY PARK) (1988) 357 020 024 000	1.08		Developed staging area.
SAN PABLO BAY	SPTC (WILSON PT) (1989) 402 014 007 000 403 010 005 000	25		Property open and used by public.

LANDBANK LIST, PARCEL REMOVAL RECOMMENDATIONS

Figure 3

PARK	Parcel Name (Date Recorded) If Not Fee/APNs	Parcel Acres	Park Total	Removal Reason and/or Opening
SAN PABLO BAY	State Lands Commission (1976) (Lease) 404 010 007 000 404 020 014 000 401 010 007 000 [portion]	55.5		Property open and used by public.
PARK TOTAL:			89.64	
WILDCAT CANYON				
WILDCAT CANYON	Former McCosker, Adjacent to Pearl Reservoir (2012) 419 180 019 4 (portion) 419 180 017 8	0.27		District owns parcel and granted an easement to PG&E.
PARK TOTAL:			0.27	
GRAND TOTAL:			1,447.35	

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Figure 4

CURRENT PLANNING PROJECTS / LUPs	PROJECT SCHEDULE					
	2013	2014	2015	2016	2017	2018
Landbank List Update			- - -	→		
Sibley - McCosker Checklist Amendment - NOE			- →	→		
Concord Hills LUP	- →	→	→	→		
Mission Peak - Stanford Staging Area EIR		→	→	→		
Pleasanton Ridge - Castleridge Checklist Amendment - NOE		→	→	→		
Black Diamond Mines- Clayton Ranch-LUPA-EIR		→	→	→	→	
Miller Knox LUPA-EIR		→	→	→	→	
Pleasanton Ridge - Robertson Checklist Amendment - NOE				- →	→	
Sibley - McCosker & Western Hills LUPA – IS/MND	- - -	- - -	- - -	→	→	→

Legend:

Data collection, technical studies - →

Land Use Planning Process - Public Engagement →

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Figure 5

FUTURE PLANNING PROJECTS / LUPs	PROJECTED PRELIMINARY PROJECT SCHEDULE									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Point Pinole – Dotson Family Marsh – Checklist Amendment (EIR completed)	→									
Tilden Botanic Garden LUPA - CEQA	- →	→	→							
Crown Beach – GSA Property LUP - CEQA	- →	→	→	→						
Coyote Hills – Patterson Ranch & Dumbarton Quarry LUPA - CEQA		- →	→	→	→					
Las Trampas LUPA - CEQA	- -	- -	- -	- -	- -	- -	→	→		
Sunol-Oholne LUP - CEQA							- -	→	→	→

Legend

Data collection, technical studies - →

Land Use Planning Process - Public Engagement →