

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, October 18, 2016

D BUSINESS BEFORE THE BOARD

6. BOARD COMMITTEE REPORTS

- a. Board Executive Committee (9/2/2016) (Siden)

Present

Board: Doug Siden (Chair), Whitney Dotson, Beverly Lane

Staff: Ana Alvarez, Bob Nisbet, Jim Devlin, Jim O'Connor, Anne Kassebaum, Michelle Julene, Bob Nisbet, Debra Auker, Julie Bondurant, Kristina Kelchner, Larry Tong, Matt Graul, Carol Victor, Glen Gilchrist, Anthony Ciaburro, Monique Salas, Lisa Baldinger

Public: Justin Neville (Local 2428)

The meeting was called to order at 12:35 p.m.

I. **Stanford Avenue Staging Area Expansion Project at Mission Peak Regional Preserve**

Carol Victor, District Counsel, served as acting General Manager. She gave an overview of the project and responded to comments from the public that there was not enough time to review the documents related to this project. This is only the hearing, and no formal action will be taken. This item will be considered by the full Board on September 20, 2016.

Larry Tong, Chief of Planning and GIS, presented a PowerPoint on the project. He gave an overview of the project and identified the project location. Mission Peak Regional Preserve (Mission Peak) located in Fremont is approximately 3,000 acres. The proposed project would provide a decrease in peak parking between 8:00 am and 11:00 am. Mr. Tong talked about the current parking issues and the additional parking spaces that will be added as a result of the project.

Glen Gilchrist, Design Manager, talked about the project design of Options A and B. Both options would include a gate for controlled access to the staging area, kiosk, public restrooms, picnic tables, and utility improvements. In addition, paved vehicle access roadways and new graveled roadways would also be included. Post-construction stormwater controls would

include treatment through bioretention within the staging area and hydromodification management using a detention pond.

Option A encompasses approximately 11 acres. Of these 11 acres, approximately 2.78 acres would consist of paved surfaces. The cost of Option A is \$6.5 million. Option B encompasses approximately 16 acres; approximately 3.10 acres would consist of paved surfaces or bridge structures. Option B is estimated to cost \$9 million.

Michelle Julene, Senior Planner, gave an overview of the EIR and CEQA compliance. The EIR evaluated the potential for the project to result in significant environmental impacts, and recommends mitigation measures to address those potential impacts. The EIR found that impacts from the project could potentially occur in the areas of biological resources, cultural resources, geology and soils, hydrology and water quality, air quality, and noise. However, the EIR concludes that with mitigation measures all of these potential impacts would be reduced to a less than significant level. Ms. Julene talked briefly about some of the impacts and mitigation measures, and the five alternatives identified in the EIR. These alternatives include:

1. The no project alternative.
2. The reduced project size alternative.
3. The parking structure at the existing staging area alternative.
4. The off-site parking alternative.
5. The maximum parking alternative.

Staff is recommending Option A due to less environmental impact. The EIR meets all of the CEQA requirements.

Director Beverly Lane inquired about cost estimates of a parking structure. Bob Nisbet, Assistant General Manager, ASD, responded that he will look into the costs and share that with the Board. Director Lane asked about project costs, pervious pavement, and park access. Jim O'Connor, Assistant General Manager, Operations, responded that there are seven access points to the park.

Director Whitney Dotson asked if the Ohlone College parking lot would still be available with both Options A and B, and whether there is a fee for parking. Mr. Tong responded that there is a fee.

Director Doug Siden inquired about mitigation measures for the project. Mr. Tong responded that the mitigation plan identifies every mitigation measure so that we avoid significant impacts.

Public Comments:

The District received nine public comments on this agenda item. Some of the comments included:

- Encouraging the District to work with Ohlone College to provide parking.
- Encouraging the District to not certify the EIR.
- Limiting the number of park visitors.

- Minimizing environmental impacts to the neighbors.
- Support for the proposed project and Option A.
- Support for open access to the park and increased park hours.
- Traffic due to the increased visitors.
- Impacts to cultural resources.

Staff responded to some of the public comments. There was some discussion concerning cultural resources impacts.

Director Lane asked staff for more information regarding park capacity. Mr. O'Connor responded about the issue of capacity and impacts of human use on parks. The District is doing a lot of work to mitigate the impacts at Mission Peak and other parks throughout the District. Director Lane noted that additional parking space is needed and supports Option A. She would like staff to continue to analyze a shuttle program, park hours, and park entrance fees.

Director Whitney Dotson commented that this is a complex project, and protecting the natural resources is very important. He encourages access to our parks, and the importance of limiting impacts as a result of increased visitor demands. He supports the project and Option A.

Director Doug Siden commented that the District has spent a lot of time on this project and responded to the various issues including parking issues, reduced park hours, public safety, and impacts. He thanked staff for their work on the project, and noted that the full Board will consider this matter at the September 20, 2016 meeting.

Kristina Kelchner, Assistant District Counsel, commented that the public is encouraged to submit additional written comments. The public comment period under CEQA has closed, and the District will not generate any further written responses or analysis.

Recommendation: By motion of Director Whitney Dotson, and seconded by Director Beverly Lane, the Board Executive Committee voted 3-0 to support a favorable recommendation to the full Board of Directors for 1) certification of the EIR; 2) adoption of the Mitigation, Monitoring and Reporting Program; and 3) approval of the project at the Option A location.

2. Open Forum for Public Comments

Kelly Abreu made a comment about Vargas Plateau and construction of the proposed project at Mission Peak.

3. Board Comments

None.

There being no further business, Committee Chair Doug Siden declared the meeting adjourned at 2:12 p.m.

Respectfully submitted,

Yolande BarialKnight for Becky K. Pheng