

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

TUESDAY, DECEMBER 19, 2000

D. BUSINESS BEFORE THE BOARD

PLANNING/STEWARDSHIP, DESIGN AND CONSTRUCTION

PUBLIC HEARING

Approval of Land Use Plan Amendment - Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli, Tracor (MB Associates), and DeGennaro Properties - Las Trampas Regional Preserve (Mikkelsen/Terner)

RECOMMENDATION

The General Manager, Board Executive Committee and Park Advisory Committee recommend that the Board of Directors approve an amendment to the Land Use Plan (LUP) for Las Trampas Regional Preserve to incorporate the Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli, Tracor (MB Associates), and DeGennaro properties within the park unit and to open the property for public use.

REVENUE/COST

There is no cost associated with the approval of this recommendation. The property will be operated within existing Public Safety and Park Operations (Interpretive Parklands and Maintenance) budgets.

BACKGROUND

Six properties have been acquired on the eastern portion of Las Trampas Regional Preserve that have not been incorporated into the Land Use Plan (LUP) for the park. These are the Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli, Tracor (MB Associates), and DeGennaro properties (see Figure 1). The DeGennaro property is contiguous with the Remington Loop parcel of the Las Trampas; the remainder are contiguous with the main portion of the park. Vegetation on the properties includes oak/bay woodland, shrubland, annual grassland, and chaparral. Alameda whipsnake is known to occur on the Dura Construction and on the Gatti/Paoli sites, and may occur on the Tracor, and DeGennaro sites where suitable habitat exists. The southern portion of the Ball property is potential red-legged frog habitat. All the properties are undeveloped except the Presbytery site, which includes a paved parking area.

Table 1 (below) shows the area of each property, the date it was acquired, its price, and the source of funds used for its acquisition. The acreage of the four properties is 225.82 acres.

Table 1. Area, Acquisition Date, Price, and Funding Source for these Properties

Property	Area (acres)	Acquisition Date	Price (\$)	Funding Source
Presbytery of San Francisco (Westminster Retreat)	24.27	April 18, 1995	600,000	Measure AA
Ball	15.94	March 4, 1997	342,000	Measure AA
Dura Construction	39.74	March 18, 1995	467,000	Measure AA
Gatti/Paoli	43.30	March 19, 1994	400,000	Measure AA
Tracor (MB Associates)	50.90	March 19, 1994	250,000	Measure AA
DeGennaro	51.67	January 17, 1998	450,000	Measure AA

All of these acquisitions provide important trail linkages: the Presbytery property links the South Avenue Trail from within Las Trampas to The Iron Horse Regional Trail via the Hemme Trail; the Ball property includes the final link in the Las Trampas to Mt. Diablo Trail and connects to the Madrone Trail within the park; the Gatti/Paoli and Dura Construction properties will connect the main parcel of the park to the DeGennaro and Remington Loop parcel via a continuation of the Las Trampas Ridge Trail, when the trail connection is acquired; and the Tracor property provides a trail connection between the Holly Court/CDF parcel and Las Trampas.

The properties were placed in Land Bank status at the time of acquisition. A Land Use Development Plan (now called LUP) and a Environmental Impact Report (EIR) were adopted for Las Trampas Regional Preserve by the Board of Directors on November 2, 1993 (Resolution 1993-11-291). Acquisition of the Presbytery property for use as access to Las Trampas and alignment of the Las Trampas to Mt. Diablo Regional Trail were evaluated in the EIR. Further site-specific environmental review was conducted when the Ball property was acquired; subsequently, a Categorical Exemption was adopted to align and rehabilitate the existing trail on it. A Categorical Exemption for the Dura Construction, Gatti/Paoli, Tracor and DeGennaro properties was also adopted at the time of acquisition.

A LUP Checklist (Attachment A) was prepared for the subject property in accordance with the modified LUP amendment process approved by the Board on March 21, 2000. The inclusion of the Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli, Tracor (MB Associates), and DeGennaro properties into Las Trampas Regional Park and the amendment of the LUP taking the property out of Land Bank status are consistent with the Checklist process.

The Board Executive Committee reviewed the LUP Amendment Checklist for the Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli, Tracor (MB Associates), and DeGennaro properties at their meeting of October 24, 2000 and unanimously recommended full Board consideration of the amendment. The Park Advisory Committee reviewed the proposed amendment at their meeting of November 27, 2000 and unanimously recommended Board approval of the amendment.

Alternatives

None are recommended.

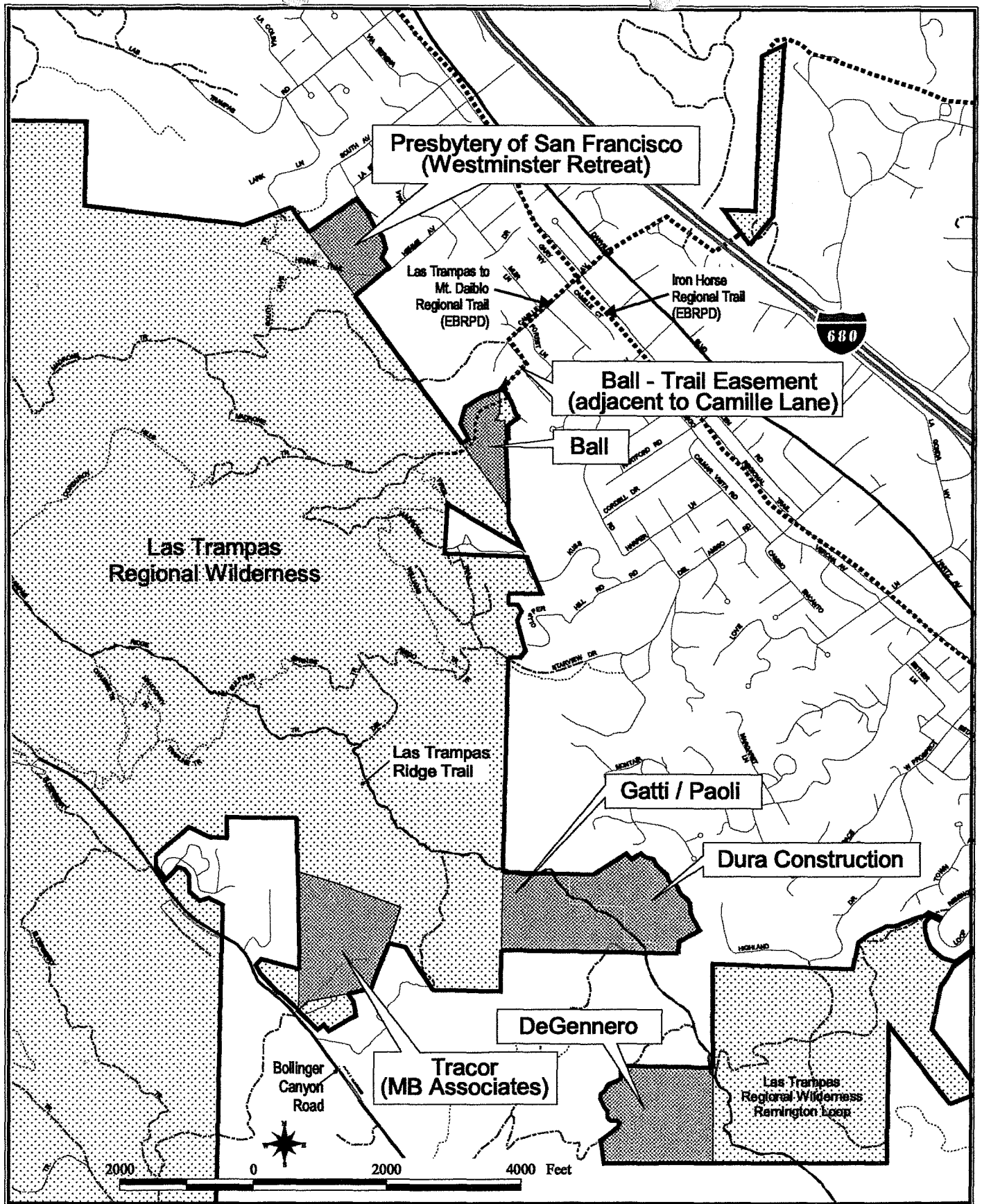


Figure 1 - Location of Parcels Acquired Since 1993
 Las Trampas Regional Wilderness - Checklist Amendment

Attachment A

**LUP Checklist Amendment
Las Trampas Regional Preserve -
Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli,
Tracor (MB Associates), and DeGennaro Properties**

A. CEQA

An EIR or Negative Declaration adopted by the Board at the time of acquisition.

-or-

A Categorical Exemption adopted by the Board for properties where pre-acquisition land use will be continued and resources will not be adversely affected.

Status: A program Environmental Impact Report (EIR) evaluated the existing trail on the Presbytery property to provide access to Las Trampas and evaluated the alignment of the Las Trampas to Mt. Diablo Regional Trail (including the portion which traverses the Ball property). The EIR was adopted for Las Trampas Regional Preserve by the Board of Directors on November 2, 1993 (Resolution 1993-11-290). No significant impacts were identified for existing trail use on either properties; findings adopted with the EIR required that further site-specific environmental review was required for the Las Trampas to Mt. Diablo Regional Trail when more detailed plans for alignment became available. When the Ball property was acquired, further environmental review was conducted; a Categorical Exemption was adopted to align and rehabilitate the existing trail on it (Resolution 1997-3-43). A Categorical Exemption for the Dura Construction, Gatti/Paoli, Tracor (MB Associates) and DeGennaro properties was also adopted at the time of acquisition (Resolutions 1995-4-84, 1994-4-095, 1994-04-096, and 1998-11-245, respectively). Under CEQA, land use on the Presbytery property is limited to its use at the time of adoption of the EIR; this includes continued use of the existing trail on it. Land use for the Categorical Exemptions is limited to the preservation of open space (Sections 15316 and 15325 of the CEQA Guidelines) and, for the Ball property, for trail rehabilitation (Section 15301 of the CEQA Guidelines).

B. LUP

The parkland that the property is associated with must have an adopted LUP (or ILUP) and CEQA document.

Status: A Land Use Development Plan (now called Land Use Plan or LUP) was adopted in conjunction with the EIR (noted above) for Las Trampas Regional Preserve by the Board of Directors on November 2, 1993 (Resolution 1993-11-290).

C. Development

Development on the properties will be limited to the actions covered in the CEQA document adopted at the time of acquisition.

Status: Development is limited to trail rehabilitation on the Ball property, which was completed in 1998. No other development is allowed on any the properties without additional environmental review.

D. Land Use

Land uses limited to pre-acquisition use and passive public trail use. No new access. Parkland must be accessible from existing trails.

Status: All of these acquisitions provide important trail linkages: the Presbytery property links the South Avenue Trail from within Las Trampas to Alamo via the Hemme Trail; the Ball property includes the final link in the Las Trampas to Mt. Diablo Trail and connects to the Madrone Trail within the park; the Gatti/Paoli and Dura Construction properties will connect the main parcel of the park to the DeGennaro and Remington Loop parcel via a continuation of the Las Trampas Ridge Trail, when the trail connection is acquired; and the Tracor property provides a trail connection between the Holly Court/CDF parcel and Las Trampas. The Ball acquisition includes a 10-foot wide trail easement along Camille Lane. No additional trails will be constructed. All the properties will be designated as part of the Natural Unit.

E. Minimal Cost

Property opening and ongoing operations and public safety costs must be minimal and able to be accommodated with existing budget. This determination is to be made by Unit Manager, the Chief of Maintenance, and the appropriate Public Safety Lieutenant.

Status: Interpretive Parklands Unit Manager Jack Kenny, Chief of Maintenance Larry Jenkins, and Lieutenant Pete Small have stated that the six properties can be operated within existing budgets.

EAST BAY REGIONAL PARK DISTRICT

RESOLUTION NO. 2000-12 -

Tuesday, December 19, 2000

APPROVAL OF LAND USE PLAN AMENDMENT - PRESBYTERY OF SAN FRANCISCO (WESTMINSTER RETREAT), BALL, DURA CONSTRUCTION, GATTI/PAOLI, TRACOR (MB ASSOCIATES), AND DEGENNARO PROPERTIES - LAS TRAMPAS REGIONAL PRESERVE

WHEREAS, the 1997 District Master Plan provides policies for the preparation and amendment of Land Use Plan Documents including public review and compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli, Tracor (MB Associates), and DeGennaro properties were acquired by the Board of Directors on April 18, 1995, March 4, 1997, March 18, 1995, March 19, 1994, March 19, 1994, and January 17, 1998, respectively, to complete the Las Trampas Regional Preserve and were placed in Land Bank status at the time of acquisition; and

WHEREAS, on March 21, 2000 the Board of Directors approved a modified Land Use Plan Amendment process; and

WHEREAS, the Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli, Tracor (MB Associates), and DeGennaro properties have been reviewed in accordance with this modified Land Use Plan amendment process; and

WHEREAS, the Board Executive Committee and the Park Advisory Committee has reviewed and recommended approval of the proposed LUP Amendment in order to allow the establishment of parkland operations in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby approves the amendment of the Las Trampas Regional Preserve Land Use Plan in the manner described in the foregoing Board Report and attached LUP Amendment Checklist to incorporate the Presbytery of San Francisco (Westminster Retreat), Ball, Dura Construction, Gatti/Paoli, Tracor (MB Associates), and DeGennaro properties within the park unit and to open it for public use; and

BE IT FURTHER RESOLVED that the General Manager is hereby authorized and directed, on behalf of the District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, seconded by Director _____ and approved this 19th day of December, 2000, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: