

AGENDA
REGULAR MEETING
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, April 18, 2017

D. BUSINESS BEFORE THE BOARD

6. BOARD COMMITTEE REPORTS

- b. Board Executive Committee (4/6/2017) _____ (Lane)

Present

Board: Beverly Lane (Chair), Ayn Wieskamp, Dennis Waespi

Staff: Robert Doyle, Becky Pheng, Jim O'Connor, Bob Nisbet, Mimi Waluch, Raphael Breines, Kim Fisher, Julie Bondurant, Matt Graul

Public: Helen Burke, Jonathan Goodwin, Erik Olafsson, David Bigham, Rick Rickard

Board Executive Committee Chair Beverly Lane called the meeting to order at 12:35 pm.

I. Dumbarton Campground Development Update

Jim O'Connor, Assistant General Manager, introduced this agenda item. The Dumbarton Campground project ("project") is located in Fremont, California. Mr. O'Connor gave an overview of the site evolution and quarry operations. The site is currently owned by Dumbarton Quarry Associates ("DQA"). In 1977, the District and DQA entered into an agreement to dedicate the property to the District for public park purposes. At the time, the parties visualized turning the site into a lake and fresh water marsh. However, that concept was not viable and parties had to amend the agreement and revise the park concept plan for the site. In 2012, the parties reached an agreement on the transfer of the site and park improvements, and entered into a settlement. Under the terms of the settlement agreement, DQA agreed to make park improvements in two phases (Phase I and II). The improvements include camping facilities, event center, restroom facilities, and other park amenities. Completion of the project will add an additional 91 acres to Coyote Hills Regional Park.

Bob Nisbet, Assistant General Manager, provided a summary of the budget and project schedule. As part of the agreement with DQA, the District receives revenues (referred to as tipping fees). These revenues are allocated to fees and costs associated with Phase I development. To date, the District has received approximately \$3.6 million in tipping fees. Phase I development, which includes group campground sites, car camping sites, restrooms, and shower facilities, is expected to be completed in the summer of 2018.

Mr. O'Connor presented a rendering of the current Phase II plan, and talked about the key revisions being proposed by DQA. The revised plan would include the addition of 26 convenience camps, 20 car camping sites, 2 groups camps, 3 shower building, parking, trails, and restoration of a historic ridge. Robert Doyle, General Manager, commented on the history of the project, and noted that DQA has spent a lot of money on the project and is committed to working with the District on development of the park.

Director Beverly Lane commented that the plan has changed significantly from the original plan that was presented several years ago. She asked if the revised plan has been presented to any other Board committee. It was the first time she has seen the plans. Staff responded that this is the first time it is being presented. DQA just recently approached the District with this revised plan, and the parties are in negotiations. Any changes would be brought to the full Board for review and approval.

Director Ayn Wieskamp requested more information on the revised plan, and wanted to know how the public would benefit from the parties revising the plan for Phase II. The residents of Fremont have waited so long for this new park.

Director Dennis Waespi commented that he is excited about the new campgrounds and development, and the proposed ridgeline would be a good barrier to the campground.

The Committee and staff talked about the positives and negatives of revising the Phase II plan. The Committee thanked staff for their work and looked forward to the opening of the new campground.

Recommendation: None. This was an informational item.

2. Dumbarton Campground Phase I Development Naming Program

Raphael Breines, Acting Principal Planner, presented this agenda item. In advance of opening the Dumbarton Campground in 2018, staff convened a group representing the Planning, Design, Operations, and Interpretive Services Departments to develop a naming program for Phase I improvements. Staff researched potential names for the campground facilities focusing on the area's natural and cultural history to help interpret and preserve past and current uses. General themes for proposed names include historical places, towns, family names, and geological and natural resources.

The Committee reviewed and commented on the proposed names as listed in the staff report. Directors Beverly Lane and Ayn Wieskamp asked staff to consider naming some of the features to honor the Rancho/Spanish era. Mr. Breines noted that he will look into that, and reminded staff that there will be more features and facilities to name as part of the Phase II improvements. Director Dennis Waespi commented that one of the campgrounds should be named after former Director Doug Siden given his passion for camping. The Committee supported staff's naming list and asked that it be forwarded to the Park Advisory Committee for their review and suggestions.

Recommendation: By Motion of Director Ayn Wieskamp and seconded by Director Dennis Waespi, the Board Executive Committee voted 3-0 to forward the proposed names for the Dumbarton Campground Phase I developments to the Park Advisory for their review and comments.

3. Robert Sibley Volcanic Regional Preserve Land Use Plan Amendment Update

Julie Bondurant, Principal Planner, presented this agenda item. She displayed a map of the study area, which would incorporate Western Hills Open Space and McCosker parcel to Robert Sibley Volcanic Regional Preserve. The purpose of the Land Use Plan Amendment (“LUPA”) is to:

1. Incorporate open space and develop local trails into Robert Sibley Volcanic Regional Preserve; and
2. Preserve the rich heritage of natural and culture resources and provide open space, trails, and safe and healthful recreation and environmental education.

The District held several community engagement meetings, including three public meetings, two youth engagement meetings, and two site tours of the McCosker parcel. The public expressed support for stream restoration, minimal development of the site, and safety and infrastructure improvements (e.g., water supply, restrooms, Wi-Fi). Recommendations from the community workshops will be incorporated into the LUPA. These include changes in uses in the existing trail system; incorporating and assuming management of the Western Hills Open Space parcel; restoration and habitat management; and development of reservation-only recreation, interpretive and small rustic group camp area. Another recommendation is to change the current name of the McCosker Staging Area off Pinehurst Road from *Wilcox Station Staging Area* to *Eastport Station Staging Area*. This change will more clearly reflect the history of the site and respond to community requests for a name change.

The Committee and staff discussed expansion of the trail system, development of parking spaces to accommodate the reservable recreation sites, and dogs on trails. General Manager Robert Doyle commented on the need to coordinate with the City of Orinda on shared use of the parking lot at the Wilder Park access point. The site has parking for up to 273 vehicles, with 10 spaces dedicated to the Sibley Preserve access. The District has secured \$3.4 million for design and construction of stream restoration and public access improvements for the McCosker site.

The CEQA notice of preparation will be issued in the spring of 2017; completion of the draft LUPA and draft Environmental Impact Report will be released for public review in the fall of 2017; and the land transfer of Western Hills Open Space is expected to be complete in the spring of 2018.

Director Beverly Lane asked if there is a conservation easement on Western Hills Open Space. Ms. Bondurant responded that there is a conservation easement. Mr. Doyle commented

that the land transfer of Western Hills Open Space should be completed in 2018; the parties began negotiations on the land transfer over 10 years ago.

There are seven access points to the Park, and parking is extremely limited. Director Ayn Wieskamp inquired about access at the proposed interpretive sites, and if a large bus would be able to drop off passengers. Ms. Bondurant responded that large school buses would not be allowed, but passenger vans for up to 10 people would be able to access the site.

Public Comments

Helen Burke voiced her opposition to mountain bikes on single-track trails. She commented that mountain bikers make up a small percentage of park users; the vast majority of users are hikers.

Jonathan Goodwin commented that there has been no mention of environmental issues/concerns, and is concerned with the District's public process for this project. He believes the list of alternatives is inadequate.

Erik Olafsson commented that there is too much emphasis on development planning and less on environmental planning.

Recommendation: None. This was an informational item.

4. Open Forum for Public Comments

Jonathan Goodwin commented on the District's process. He feels the District is out of touch with user groups and recommended that the District hold more events/forums for community groups to voice their sentiments.

5. Committee Comments

Director Waespi thanked staff for the presentation and members of the public who attended the meeting.

There being no further business, Board Executive Committee Chair Beverly Lane declared the meeting adjourned at 3:15 pm.

Respectfully submitted,

Becky K. Pheng