

**NOTICE OF PREPARATION
OF AN
ENVIRONMENTAL IMPACT REPORT**

2950 PERALTA OAKS COURT, PO BOX 5381, OAKLAND, CA 95605-0381

Notice is hereby given that the East Bay Regional Park District (District) is the Lead Agency and is preparing an Environmental Impact Report (EIR) for:

CONCORD HILLS REGIONAL PARK LAND USE PLAN

THE PURPOSE OF THIS NOTICE IS: (1) to serve as the Notice of Preparation (NOP) to provide potential Responsible Agencies, agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project with sufficient information to provide meaningful responses as to the scope and content of the EIR, pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and suggestions regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues from interested parties, including interested or affected members of the public.

NOTICE OF PREPARATION COMMENT PERIOD: The comment period for the NOP will close on **Wednesday July 26, 2017** at 5:00 pm, which is 30 days after the mailing and posting of this document. Please note that while the comment period for the NOP has a closing date, interested parties are encouraged to contact the District at any time during the EIR process to receive updates on the process, to ask questions, and share information.

DISTRICT CONTACT: Please call or email Brian Holt, Principal Planner, to provide comments or ask questions regarding this NOP at bholt@ebparks.org or (510) 544-2623. Comments can also be submitted in writing to Brian Holt at PO Box 5381, Oakland, CA 95605-0381

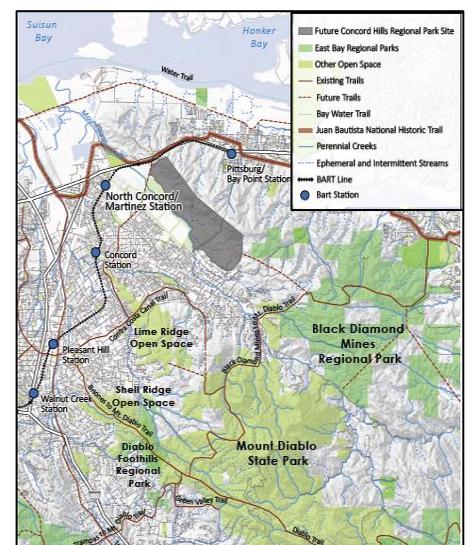
PUBLIC SCOPING MEETING: The District will host a Public Scoping Meeting regarding the proposed Land Use Plan and EIR. The District will provide an overview of the planning process to date, the preferred alternative, and receive comments on the scope of the EIR. The Public Scoping Meeting is scheduled as follows:

Thursday, June 29th, 2017 @ 6:30pm-8:00pm
Concord Senior Center
2727 Parkside Circle
Concord, CA

In addition to the public scoping meeting, the District has held three community meetings. A summary of these meetings can be found on the District website at: <http://www.ebparks.org/cnws>. The project builds on the planning done by the City of Concord since 2005 in developing the Reuse Plan and Area Plan for the former Concord Naval Weapons Station. Information on these plans can be found at www.concordreuseproject.org

PROJECT LOCATION: The proposed project is located on approximately 2,516 acres in the eastern portion of the City of Concord, along the border with the City of Pittsburg and unincorporated Contra Costa County, approximately 35 miles east-northeast of San Francisco in northern Contra Costa County, California. The project is located on the eastern portion of the former Concord Naval Weapons Station. There are three highways in proximity to the northwest boundary of the Future Regional Park site, including Highways 4 and 242 and Interstate 680. Willow Pass Road and Bailey Road cross the site and connect to Highway 4. The primary entrance point to the site is through the Military Ocean Terminal of Concord off of Port Chicago Highway to the north of the Highway 4.

PROJECT DESCRIPTION: The former Concord Naval Weapons Station closed in 2005. The City of Concord conducted an extensive planning process to develop a Reuse Plan, adopted in 2010, and an Area Plan, adopted in 2012, that identified a new regional park to be located on the eastern portion of the former military base. The East Bay Regional Park District commenced a land use planning process to prepare a long-term management plan for the new Regional Park covering 2,516 acres of property. Components of the proposed project are described below.

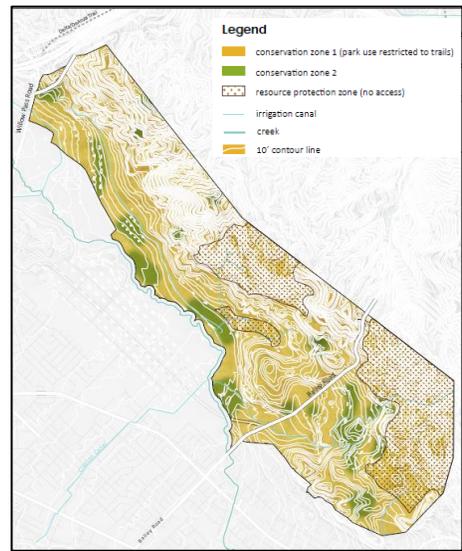


Project Location

Park Use Areas and Facilities: The vast majority of the property, approximately 2,390 acres, or 95 percent of the site, is designated as Conservation Zone 1 where the primary focus is conservation and management of natural resources. Public access will be limited to passive recreation trails. Trail use will include on-trail hiking, non-motorized bicycle riding, walking, horseback riding, wildlife observation and photography, and environmental education and interpretive displays.

The remainder of the property, approximately 126 acres, or 5 percent of the site, is designated as Conservation Zone 2, the zone that accommodates recreation and park facilities. Conservation Zone 2 will include development of facilities, primarily on land already developed with existing facilities (building sites, paved and unpaved roads, parking areas, bunkers, and railroad tracks from the Navy's operation of the property) that will be reused. Park use areas and facilities envisioned in Conservation Zone 2 include a 4-acre Visitor Center complex, a park operations and support facility, a native plant nursery, group and small picnic sites, reuse of existing developed magazines, backcountry campsite, and a hike-in group campsite.

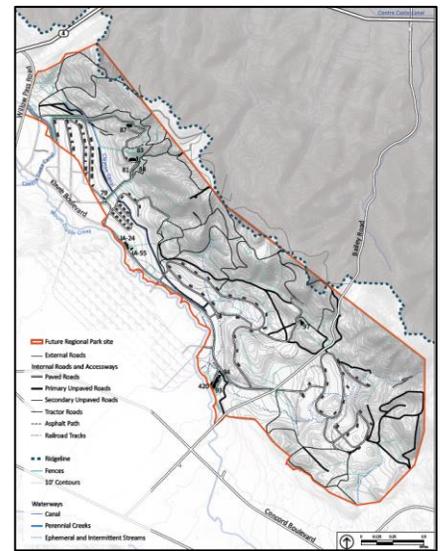
Within the majority of Conservation Zone 2, which does not contain recreational and park facilities, public access will be limited to passive recreation trails and land will be managed for conservation consistent with Conservation Zone 1.



Conservation Zones

Ecological Restoration and Management: EBRPD will manage the park in perpetuity for the protection and benefit of special-status species according to an approved Long Term Management Plan, which will be prepared separately from the Land Use Plan and is not a part of the proposed project. The proposed project will identify specific management prescriptions that will ensure that public access will be permitted in a manner that is consistent with species protection.

Road and Trail Management and Improvements: Public access to the Primary Area of the park is provided by Willow Pass Road, Bailey Road, and Kinne Boulevard, and to the Southern Area by Bailey Road. There is no through-connection for the public from Bailey Road to Willow Pass Road, but maintenance roads do provide through-access for Park operations, emergency services and other non-public uses along Kinne Boulevard and also from the northern staging area to the Visitor Center. Maintenance roads also serve as multi-use trails for hikers, bikers, and equestrians. The proposed project includes 2.9 miles of public roads, 5.4 miles of service and emergency vehicle access roads, and up to 4 acres of parking utilizing existing roads and disturbed areas. The primary staging area will be located at the Visitor Center Complex and five secondary staging areas are anticipated at Willow Pass Road, Building 97, Bailey Road, and the magazine complex south of Bailey Road. In addition, the proposed project will plan for potential neighborhood access points at appropriate locations from public roadways.



Existing Developed Sites

Trails will be established primarily on existing roads and rail lines which will minimize the need for new ground-disturbing activities. Multi-use trails will generally be 10 feet wide with 2-foot shoulders, and single-use trails will be no more than 8 feet wide. Trail access will be limited to the hours between sunrise and sunset. Construction of new trails is planned in some areas to create sustainable alignments or access key destinations, while development outside of existing footprints will only be explored as a means of creating unique recreational experiences which are not possible in existing areas. The proposed project includes 5.2 miles of rail to trail conversion, 5.0 miles of wide multiuse trails, and 12.5 miles of narrow natural surface trails.

POTENTIAL ENVIRONMENTAL EFFECTS: Because the Lead Agency has determined that an EIR will be required, no Initial Study has been prepared for the proposed project. The EIR will address the potential physical environmental effects for each of the environmental topics outlined in the CEQA:

Aesthetic & Visual Impacts	Agricultural & Forestry Resources	Air Quality	Biological Resources
Cultural Resources	Geology, Soils & Seismicity	Greenhouse Gas Emissions	Hazards & Hazardous Materials
Hydrology & Water Quality	Land Use & Planning	Mineral Resources	Noise
Population & Housing	Public Services	Recreation	Transportation/Traffic
Tribal Cultural Resources	Utilities & Service Systems		

The EIR will include a discussion of the existing conditions for each environmental issue and identify short-term and long-term environmental impacts associated with the project, and their levels of significance. Mitigation measures will be identified to reduce any potentially significant or significant impacts. The EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives. The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on responses to this NOP and/or any refinements to the proposed project that may occur after the publication of this NOP.