



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

## NOTICE OF AVAILABILITY

### DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

### MILLER/KNOX REGIONAL SHORELINE - LAND USE PLAN AMENDMENT

State Clearinghouse Number: 2013052070

**September 04, 2018**

**NOTICE IS HERBY GIVEN** that the East Bay Regional Park District (District), as Lead Agency, has completed a **Draft Program Environmental Impact Report** (Draft Program EIR) for the **Miller/Knox Regional Shoreline Land Use Plan Amendment** (LUPA). The Draft Program EIR is available for public review and comment and this notice is provided pursuant to Section 21092 of the State Public Resources Code.

**PUBLIC REVIEW AND COMMENT PERIOD:** The public review for the Draft Program EIR is **September 04- October 19, 2018**. The District must receive all written comments regarding the adequacy of the Draft Program EIR within this time period. Written comments are encouraged and may be submitted by mail or by e-mail, and should be directed to:

Michelle Julene, Senior Planner  
East Bay Regional Park District  
PO Box 5381  
Oakland, CA 94605-0381  
Email: [mjulene@ebparks.org](mailto:mjulene@ebparks.org)

Pursuant to the California Environmental Quality Act (CEQA), the District has prepared a Draft Program EIR which analyzes the potential environmental impacts associated with implementation of the LUPA. A Final Program EIR will be prepared following public review and comment, which will include responses to comments received during the public review period. The District’s Board of Directors will consider public comment and District responses when considering whether to certify the Final Program EIR and whether to approve the LUPA.

**PUBLIC MEETINGS:** The District will hold a public input meeting on the Draft Program EIR on **Tuesday, September 11 at 6:00 p.m.** at the Point Richmond Community Center, 139 Washington Avenue, Richmond. The District will present the Draft Program EIR at this public meeting and will accept verbal comments. The District will respond to comments in the Response to Public Comments document that will be prepared at the end of the public review period, as part of the Final Program EIR that will be presented to the District’s Board of Directors.

District staff is scheduled to present the Draft LUPA to the Park Advisory Committee (PAC) on September 24, 2018 and the Draft Program EIR to the Board Executive Committee on October 4, 2018. Both meetings will be held at the District’s administrative office located at 2950 Peralta Oaks Court in Oakland. The PAC meeting begins at 7:00pm and the Board Executive Committee meeting begins at 12:30pm. Please check the District’s webpage to verify meeting agendas.

A public hearing by the District’s Board of Directors to consider certification of the Program EIR, adoption of Findings including a Statement of Overriding Considerations, and LUPA approval is anticipated in late 2018 or early 2019. Notice of this meeting will be posted on the District’s website when the date is determined and a separate notice will be provided to those who comment on the Draft Program EIR and.

**DOCUMENT AVAILABILITY:** The Draft Program EIR is available online, and may be downloaded from the District website: <http://www.ebparks.org/about/planning/default.htm#miller-knox>. The Draft Program EIR is also available for review at District administrative office at the address listed above and at the Richmond Public Library, 135 Washington Avenue, Richmond.

Board of Directors

Whitney Dotson President Ward 1	Doug Siden Vice-President Ward 4	Beverly Lane Treasurer Ward 6	Dennis Waespi Secretary Ward 3	John Sutter Ward 2	Ayn Wieskamp Ward 5	Diane Burgis Ward 7	Robert E. Doyle General Manager
---------------------------------------	--	-------------------------------------	--------------------------------------	-----------------------	------------------------	------------------------	------------------------------------

**MILLER/KNOX LOCATION.** Miller/Knox is located in the southwestern portion of the City of Richmond on a peninsula known as Point Richmond. This location provides spectacular panoramic views of San Francisco Bay and beyond. Dornan Drive divides Miller/Knox into an east and west sections. The area east of Dornan Drive includes Ferry Point at the southern end, Keller Beach at the norther end, with the lagoon and the Bray Oil property in between. The area west of Dornan Drive includes the hiking trails in the hilly ridges that comprise a segment of the Potrero Hills.

**LUPA PURPOSE.** The purpose of the Miller/Knox LUPA is to enhance the existing environmental and scenic values at Miller/Knox Regional Shoreline while providing additional recreational and interpretive opportunities for park visitors, consistent with the District’s Vision and Core Mission as included in the District’s 2013 Master Plan.

**LUPA OBJECTIVES.** The objectives of the LUPA are to

1. Protect and enhance existing natural, historic and scenic resources
2. Improve public access through additional trails, pathways, and parking
3. Enhance physical fitness opportunities
4. Provide additional interpretive and recreational programming
5. Optimize opportunities for quiet reflection and passive recreation
6. Incorporate strategies for climate adaptation, sea-level rise, and resiliency

**LUPA DESCRIPTION:** The District prepared this LUPA to update the 1983 Land Use Development Plan, consistent with the District’s 2013 Master Plan. The Miller/Knox LUPA provides specific recommendations for five planning areas, which are geographically based and include:



- Lagoon Planning Area
- Bray Planning Area
- Ferry Point Planning Area
- Bayshore Planning Area
- Ridgeland Planning Area

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft Program EIR provides an analysis of the potentially significant environmental impacts in each of the 18 topic areas included in the CEQA Guidelines. As a result of this analysis, potentially significant environmental impacts were identified in the following areas: biological resources, geology and soils, hydrology and water quality, hazards and hazardous materials, cultural and tribal cultural resources, aesthetic resources, recreation and public access, transportation and circulation, air quality, greenhouse gas emissions and climate change, noise and vibration, and public services and utilities. The Draft Program EIR recommends mitigation measures that would reduce the effect of identified environmental impacts to a less than significant level. A significant, unavoidable environmental impact has been identified in the cultural and tribal cultural resources topic area associated with the LUPA recommendation to partially demolish the historic warehouse building and develop a day use picnic and scenic view area within the footprint of the historic building. The Draft Program EIR recommends mitigation measures to reduce the impacts related to the partial loss of this historic building, however, they cannot be reduced to a less than significant level because the warehouse would be partially eliminated. A Statement of Overriding Considerations would be adopted by the District’s Board of Directors along with the Findings should they decide to certify the Program EIR. No potentially significant environmental impacts were identified in the following areas: agricultural and forestry resources, population and housing, land use and planning, public services – schools and water supply, and energy.

**QUESTIONS:** If you have questions about the Draft Program EIR, please contact Michelle Julene, Senior Planner, East Bay Regional Park District, at 510-544-2351, or [mjulene@ebparks.org](mailto:mjulene@ebparks.org). If translation or accessibility services are needed for review of the Draft Program EIR and/or the LUPA or for participation in public meetings associated with these documents, please contact Michelle Julene at the phone number or email provided.

**SUMMARY OF LUPA RECOMMENDATIONS.** As a long-range planning document, some of the LUPA recommendations are conceptual in nature. For these recommendations, the LUPA includes information to describe the concept and these descriptions provide the basis for the environmental impact analysis included in the Program Environmental Impact Report (EIR). Specific details for these conceptual LUPA recommendations will be determined during the design phase and the concept may change from what is described in the LUPA. The LUPA recommendations should not be construed as a promise to implement as implementation, particularly for the conceptual recommendations, depends on a variety of factors including urgency due to public safety or resource protection, available funding, District-wide priorities, and recreational needs.

**Lagoon Planning Area: Goal - Enhance Active Recreation and Improve Lagoon Habitat and Water Quality**

Recommendations

1. Implement the Lagoon Enhancement Project
2. Establish a new paved trail on the east side of the lagoon
3. Designate the island as a Special Management Feature
4. Replace under-utilized area of irrigated turf with drought-tolerant, climate-smart vegetation
5. Refurbish existing amenities, including picnic areas and barbecues

**Bray Property Planning Area: Goal – Develop Trail Connections and Park Facilities**

Recommendations

1. Provide an area for disposal of dredging spoils from the lagoon
2. Provide a green-waste area for operations and public education
3. Develop a promenade connecting the Ferry Point Pier to the Lagoon Planning Area through the Bray Property Planning Area
4. Establish native plant communities as demonstration gardens with connecting paths
5. Develop Recreational Programs and Storage Building for District use in outdoor education, interpretive programs, and volunteer activities

**Ferry Point Planning Area: Goal - Maximize Public Amenities and Scenic Vista**

Recommendations

1. Develop a promenade connecting the Ferry Point Pier to the Lagoon Planning Area through the Bray Oil Property Planning Area
2. Provide drought-tolerant, climate-smart turf in the open areas
3. Provide additional picnic areas and benches
4. Expand parking adjacent to the existing staging area
5. Rehabilitate the historic pumphouse building for passive interpretive use
6. Replace the historic warehouse building with day-use and scenic vista point area

**Bayshore Planning Area: Goal - Improve Public Access along the Shoreline**

Recommendations

1. Remove the remnant railroad tracks within District jurisdiction and develop a section of the San Francisco Bay Trail between Keller Beach and Ferry Point
2. Formalize access between the Bayshore and the Lagoon Planning Areas
3. Upgrade landscaping at Keller Beach
4. Upgrade amenities including the restroom, drinking fountain, outdoor shower, picnic tables and benches at Keller Beach
5. Conduct an engineering design development study along the Bayshore and implement shoreline features to improve resiliency and climate change adaptation

**Ridgeland Planning Area: Goal - Improve Public Access and Enhance the Existing Trail System**

Recommendations

1. Develop new staging areas off Dornan Drive and off Canal Boulevard
2. Develop trailheads and new vista points, repair trails damaged by erosion, and decommission trails too damaged for repair.
3. Continue to implement the District's Wildfire Hazard Reduction and Resource Management Plan recommendations and implement Integrated Pest Management and grazing recommendations to enhance habitat and site conditions in this planning area.