

AGENDA  
REGULAR MEETING  
BOARD OF DIRECTORS

EAST BAY REGIONAL PARK DISTRICT

Tuesday, November 5, 2019

D. BUSINESS BEFORE THE BOARD

6. BOARD COMMITTEE REPORTS

b. Board Executive Committee (09/05/2019) (Wieskamp)

Present

Board: Ayn Wieskamp, Ellen Corbett, Dee Rosario (alternate for Dennis Waespi)

Staff: Robert Doyle, Dr. Ana M. Alvarez, Jim O'Connor, Lisa Goorjian, Jeff Rasmussen, Neoma Lavalle, Carmen Erasmus, Brian Holt, Katherine Dudney, AFSCME Representative and EBRPD Staff Aaron Cobb, Kristina Kelchner, Kim Thai, Michael Reeves, Juliana Schirmer, Debra Auker, Jason Rosenberg, Matt Graul, Erica Fuerst

Public: None.

Board Executive Committee Chair Ayn Wieskamp called the meeting to order at 12:37 pm.

**I. Strategic Energy Plan Update**

Assistant Finance Officer Jeff Rasmussen presented this agenda item. Mr. Rasmussen provided a background history of the Strategic Energy Plan which was adopted in 2013. He discussed the solar panel installation at Shadow Cliffs Regional Park and stated that Shadow Cliffs was the best option to install all solar panels rather than at 22 sites District-wide due to efficiency, low costs and quickest rate of return. The Shadow Cliffs model allows solar credits to be applied to any 50 metering accounts District-wide. The District selected the highest use meters to maximize savings. The District can reallocate meters once a year as seen fit. Mr. Rasmussen discussed the costs and payback of the solar panels. A discussion regarding the Operation and Maintenance Agreement followed. The vehicle charging station fee at Shadow Cliffs is \$0.25/kWh with a 4-hour limit. The charging station fees bring in \$149 in annual revenue. Director Ellen Corbett requested staff obtain the data that Charge Point, vendor used for the charging stations, collects. General Manager Robert Doyle asked what the annual revenue would be if the stations were used consistently and why more people aren't using them. Mr. Rasmussen responded that he will reach out to Charge Point to gather statistics; the stations are being used roughly once a day. The Committee discussed ways to encourage more people to use the charge stations at the Parks. Other existing solar panels at the District are located at Peralta Oaks Headquarters, Big Break and Roddy Ranch. The District uses solar powered wells for grazing. Mr. Rasmussen

discussed different PG&E programs that the District is enrolled in. He stated that 470 energy efficient projects have been completed out of 769 identified projects (464 lighting and 6 pump controls). A discussion regarding off the grid facilities with solar panels followed.

**Recommendation: None. This was an informational item.**

## **2. Crowley Parcel Concept Plan**

Chief of Design and Construction Lisa Goorjian presented this agenda item. Ms. Goorjian provided a background history of the Crowley parcel and noted that it is a gap in the San Francisco Bay Trail. The City of Oakland is developing the Estuary Park site less than a mile away which will contain utilities, drinking fountains and restrooms; this site formed the concept plan for the Crowley site. Ms. Goorjian discussed the three alternatives to sea wall improvements: rock revetment (shoreline protection), replacing sea wall, and no action – leaving as is. High costs were associated with rock revetment and replacement which led the District to choose no action and to leave the wall as is. The idea of a flexible hardscape for respite and public use for the site was developed. A discussion regarding a five-car parking lot followed. Ms. Goorjian touched on the noise level due to environmental factors such as traffic. Staff proposed a guardrail for the 30-foot setback and possible fencing to secure the site when needed. Staff also proposed a hard surface to cap the soil due to its very poor condition and recommended the use of portable improvements and amenities that could potentially be relocated or removed while the property is being leased. Director Dee Rosario mentioned that street parking is available if a parking lot is not created. He asked if the District would be responsible if the sea wall were to fail after entered into a lease agreement. Chief of Land Acquisition Michael Reeves responded no, as long as the District does not disturb the property. General Manager Robert Doyle commented that he was pleased with staff for the foothold on the property. Director Ellen Corbett asked if the site will be fully enclosed with fencing. Ms. Goorjian responded that fencing can be proposed around the land side portion of the property. Director Corbett asked if the park will have opening and closing times. Assistant General Manager of Operations Jim O'Connor responded that this is still in discussion. Board President Ayn Wieskamp suggested an aesthetically pleasing steel fence and small space for Operations vehicles, not necessarily a full parking lot.

**Recommendation: By motion of Director Ellen Corbett and seconded by Board President Ayn Wieskamp, the Board Executive Committee voted 3-0 to approve the Crowley Concept Plan for submission to the Port of Oakland as required by the Crowley Parcel Lease Agreement.**

## **3. Southern Las Trampas Land Use Plan Amendment**

Senior Planner Kim Thai presented this agenda item. Ms. Thai discussed the project area which consists of five parcels that will be appended to Las Trampas Regional Preserve and includes four that the District currently owns: Peter's Ranch, Chen, Elworthy and Podva. The Elworthy parcel is currently open to the public, and park visitors can access the parcel from a 0.5-mile trail connector through a 182-acre private property scenic easement. The Faria parcel will be dedicated to the District as mitigation for a residential development project, with 136 of the 141 acres to be under a conservation easement. The Land Use Plan Amendment (LUPA) is to open

383 acres of land banked property and add 5 miles of multi-use trails with public access up to the ridge; connecting the City of San Ramon and Town of Danville to Las Trampas. Ms. Thai discussed more in depth the proposed project elements as noted in the staff report. The Faria parcel 2008 settlement agreement requires a 141-acre open space dedication, a developer-built Calaveras Ridge Trail segment and 25-car staging area on the Chen property. Ms. Thai discussed why the Chen property was chosen for the staging area. The Podva and Faria parcels will have conservation easements which will include a long-term management plan and long-term funding mechanism. Ms. Thai explained that the project is currently in the CEQA process and the 30-day public comment period has ended. The next steps are to complete the draft LUPA and EIR in the coming months and bring it to the Board for adoption with a proposed date in the Spring of 2020. Ms. Thai reviewed the remaining timeline and stated that the Faria dedication is expected to happen in the Fall of 2020. General Manager Robert Doyle provided a brief history about the Chen property. Director Ellen Corbett asked what the endowment includes. Chief of Planning/GIS Brian Holt responded that two funding sources are attached to the Podva and Faria parcels: Community Facilities District and the Conservation Easement. Mr. Doyle commented that almost the entire Las Trampas Ridge has been preserved from San Ramon to Walnut Creek.

**Recommendation: None. This was an informational item.**

**4. Open Forum for Public Comments**

None.

**5. Board Comments**

None.

**6. GM Comments**

None.

There being no further business, Board President Ayn Wieskamp declared the meeting adjourned at 1:57 pm.

Respectfully submitted,

Erica L. Fuerst