



Healthy Parks Healthy People

2950 PERALTA OAKS COURT • OAKLAND • CALIFORNIA • 94605-0381 • T: 1-888-EBPARKS • F: 510-569-4319 • TRS RELAY: 711 • EBPARKS.ORG

BOARD EXECUTIVE COMMITTEE

Thursday, September 5, 2019

12:30 p.m.

**EBRPD - Administrative Headquarters
2950 Peralta Oaks Court
Oakland, California 94605**

The following agenda items are listed for Committee consideration. In accordance with the Board Operating Guidelines, no official action of the Board will be taken at this meeting; rather, the Committee's purpose shall be to review the listed items and to consider developing recommendations to the Board of Directors.

A copy of the background materials concerning these agenda items, including any material that may have been submitted less than 72 hours before the meeting, is available for inspection on the District's website (www.ebparks.org), the Headquarters reception desk, and at the meeting.

Public Comment on Agenda Items

If you wish to testify on an item on the agenda, please complete a speaker's form and submit it to the recording secretary. Your name will be called when the item is announced for discussion.

Accommodations and Access

District facilities and meetings comply with the Americans with Disabilities Act. If special accommodations are needed for you to participate, please contact the Clerk of the Board at 510-544-2020 as soon as possible, but preferably at least three working days prior to the meeting.

AGENDA

<u>TIME</u>	<u>ITEM</u>	<u>STATUS</u>	<u>STAFF</u>
12:30 pm	1. Strategic Energy Plan Update	I	Debra Auker, Jeff Rasmussen
1:00 pm	2. Crowley Parcel Concept Plan	R	Kristina Kelchner, Ren Bates
1:30 pm	3. Southern Las Trampas Land Use Plan Amendment	I	Brian Holt, Kim Thai
2:00 pm	4. Open Forum for Public Comments <i>Individuals wishing to address the Committee on a topic not on the agenda may do so by completing a speaker's form and submitting it to the recording secretary.</i>		
2:30 pm	5. Board Comments		

Board Executive Committee Members

Ayn Wieskamp (Chair), Ellen Corbett, Dennis Waespi
Dee Rosario, Alternate
Robert E. Doyle, Staff Coordinator

R - Recommendation for Future Board Consideration

I - Informational

D - Discussion

2019 Meeting Dates

January 10	July 11
February 7	August 4
March 7	September 5
April 4	October 3
May 2	November 7
June 6	December 5

Board of Directors

Ayn Wieskamp President Ward 5	Ellen Corbett Vice-President Ward 4	Dee Rosario Treasurer Ward 2	Colin Coffey Secretary Ward 7	Whitney Dotson Ward 1	Dennis Waespi Ward 3	Beverly Lane Ward 6	Robert E. Doyle General Manager
-------------------------------------	---	------------------------------------	-------------------------------------	--------------------------	-------------------------	------------------------	------------------------------------

THIS PAGE INTENTIONALLY LEFT BLANK

EAST BAY REGIONAL PARK DISTRICT

BOARD EXECUTIVE COMMITTEE

Meeting of September 5, 2019

TO: Board Executive Committee

FROM: Robert Doyle, General Manager

STAFF REPORT

PREPARED BY: Jeff Rasmussen, Assistant Finance Officer
Debra Auker, AGM/CFO Finance and Management Services

SUBJECT: Strategic Energy Plan Update

Jeff Rasmussen, Assistant Finance Officer, will make a presentation on this agenda item.

BACKGROUND

The Park District's Sustainability Policy, approved by the East Bay Regional Park District's Board of Directors in April 2009, sets a goal to move the Park District toward being both energy-efficient and carbon-neutral. In 2013, the Park District hired Newcomb/Anderson/McCormick (NAM) to assist in the development of a strategic energy plan.

In 2014, based on the recommendation in the strategic energy plan, the Board of Directors appropriated \$8.7 million to fund the District-wide Strategic Energy Plan, including \$1.2 million for energy efficiency projects and \$7.5 million for the installation of solar panels at Shadow Cliffs Regional Park.

Update: Solar Panel Installation at Shadow Cliffs Regional Park

- Question: Should the District put solar panels at Shadow Cliffs or at 22 sites District-wide? The District selected the Shadow Cliffs option since it was more efficient, lower cost and quickest payback.
 - The District gets less in solar credits at Shadow Cliffs because we use PG&E's lines to distribute the power, but the installation cost was much lower
 - The Shadow Cliffs model allows solar credits to be applied to any 50 meters District-wide. The District selected the highest use meters to maximize the savings
 - Costs not covered by the solar panels at Shadow Cliffs include administration, distribution lines, and other fees charged by PG&E
- The project was completed in early 2018; it included a 1.9-megawatt solar array with 3,258 solar panels, vehicle charging stations, parking lot, and drainage improvements
- Permission to operate (PTO) was granted on March 15, 2018
- Cost of construction was \$5.5 million for solar panels
 - Plus, \$500,000 for three EV charging, parking lot paving & water quality basins
 - Both solar panels and charging stations have online monitoring systems

- Solar panels have been working well
 - Solar Panels Produce 97.5% of the designed 1.9-megawatt production
 - \$301,162, Actual 2018 Solar Credits (Year 1 PG&E True Up)
 - \$301,550, Actual 2019 Solar Credits (Year 2 PG&E True Up)
 - \$24,000 per year cost for Operation and Maintenance Agreement, Panel Cleaning and Performance Guarantee
 - 18-year payback, 15-year payback with 3% inflation
 - 15-year payback with 3% inflation
 - 16-year payback with O&M

Shadow Cliffs Vehicle Charging Stations (3) used 120 times in the past year

- \$0.25/kWh (4-hour limit)
- \$705 cost per year for Operation and Maintenance Agreement and internet connectivity

Other Park District Owned Solar Panels

- EBRPD Administration Building: 2950 Peralta Oaks Court, 119 kilowatts, 624 solar panels
- Big Break Visitor Center, Partial Offset (still investigating)
- Roddy Ranch Golf Course, 75 kilowatts

Other PG&E Programs

- Community Choice Aggregation (CCA)
 - East Bay Clean Energy (EBCE) and Marin Clean Energy (MCE)
 - No CCA with Solar
 - Automatically enrolled unless opted out
- CA Climate Credits (shown on District check register)
 - Power Plants and Large Industry must purchase carbon pollution permits
 - Credits represent ratepayers' share of the payments from the State's program

Update: Energy Efficiency Projects

- Total Program Budget of \$1.2 million: \$820,000 expended, \$400,000 remaining
- 769 projects identified (lighting, pump controls, etc.)
- 470 projects completed
 - 464, lighting complete
 - 6 pump controls complete
- Remain Project to Complete
 - Re-lamp 2950 Peralta Oaks interior
 - Replace Tilden and Quarry Lakes water system pumps with variable frequency drive pumps
 - Install solar roadway lighting at Brazilian Room, Little Hills, and Anthony Chabot
 - Install District fleet EV charging stations

Off-the-Grid Construction

- New solar panel and battery technology available
- Resident must conserve and manage electrical usage
- Requires backup generator for cloudy periods
- Cost of installation, repair and maintenance

RECOMMENDATION

None. This is an informational item.

THIS PAGE INTENTIONALLY LEFT BLANK

EAST BAY REGIONAL PARK DISTRICT

BOARD EXECUTIVE COMMITTEE

Meeting of September 5, 2019

TO: Board Executive Committee

FROM: Robert E. Doyle, General Manager

STAFF REPORT
PREPARED BY: Ren Bates, Capital Program Manager

SUBJECT: Crowley Parcel Concept Plan

Ren Bates, Capital Program Manager, will provide a PowerPoint presentation on this agenda item.

BACKGROUND

In June of 2018, the East Bay Regional Park District entered into a lease agreement with the City of Oakland, acting by and through its Board of Port Commissioners (Port), for approximately 1.44 acres of vacant, unimproved land at 1441-1551 Embarcadero Road in Oakland, known as the Crowley parcel. The intent of the Park District leasing this property is to close a gap in the San Francisco Bay Trail and to preserve one of the only views to the Oakland Estuary along the Embarcadero in Oakland.

A provision in the lease states that the Park District must submit a draft concept plan for the design and development of the Crowley parcel to the Port for its approval, and that this concept plan must be first be approved by the Park District Board Executive Committee. This item seeks Executive Committee approval of the concept plan.

RECOMMENDATION

Approval of the concept plan for submission to the Port as required by the Crowley parcel lease agreement.

ATTACHMENTS

Attachment I: Crowley Marine Property Context Map



Context Map

EAST BAY REGIONAL PARK DISTRICT

BOARD EXECUTIVE COMMITTEE

Meeting of September 5, 2019

TO: Board Executive Committee

FROM: Robert E. Doyle, General Manager

STAFF REPORT
PREPARED BY: Kim Thai, Senior Planner

SUBJECT: Southern Las Trampas Land Use Plan Amendment

Kim Thai, Senior Planner, will make a presentation on this agenda item.

BACKGROUND

The East Bay Regional Park District (Park District) is preparing a Land Use Plan Amendment (LUPA) for the southern portion of Las Trampas Wilderness Regional Preserve to update the 1993 Land Use Development Plan, consistent with the Park District's 2013 Master Plan. A Focused Environmental Impact Report (Focused EIR) is the environmental document being prepared to support the LUPA and comply with the California Environmental Quality Act (CEQA).

Project Location and Site Conditions: The southern portion of Las Trampas Wilderness Regional Preserve is located in south-central Contra Costa County, on the western periphery of the San Ramon Valley within the City of San Ramon, Town of Danville, and unincorporated Contra Costa County. The project area is known for its steep topography and diverse natural resources. The steep and rugged hills with their many side ridges and valleys create a complex habitat for native species and provide a challenging experience for park visitors. The geographical center of the project area is Las Trampas Ridge, which rises 700 feet above Bollinger Canyon Road. In addition to the rugged topography, the project area includes numerous rock outcrops.

The project area encompasses a variety of habitats which support an array of resident and migratory species. Habitats within the project area include chaparral, riparian corridors, grasslands, rocky outcrops, oak savannah, and ponds. Chaparral habitat, suitable for state and federally threatened species Alameda whipsnake, encompasses a large part of the project area. Areas within the proposed project have been identified as breeding habitat for federally threatened California red-legged frogs and the California tiger salamander.

Project Area: The project area consists of five parcels that will be appended to Las Trampas Wilderness Regional Preserve and includes four that the Park 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 Elworthy parcel from a 0.5-mile trail connector through a 182-acre Elworthy private property scenic easement. A 12-car staging area on the Elworthy scenic easement was constructed by the developer prior to Park District acceptance of the Elworthy

parcel and was opened to the public in 2015. The Peter's Ranch, Chen, and Podva parcels are currently in landbank status and are not open to the public. There is a 30-acre conservation easement on the 96-acre Podva Parcel. The Faria parcel will be dedicated to the Park District as mitigation for a residential development project, with 136 of the 141 acres to be under a conservation easement. The long-term management plans associated with the conservation easements placed on these properties will be incorporated and referenced in the LUPA.

Proposed Project: The primary goal for this LUPA is to provide a framework for natural resource management for the project area and associated public staging/access and trails in the southern portion of Las Trampas. Proposed project elements would include the following actions:

- Formally append approximately 756 acres of land into Las Trampas Wilderness Regional Preserve, acknowledging that 232 acres of this area is already opened for public use. Recommend 141 acres to remain in landbank until it is safe and suitable for public access.
- Designate and develop a staging area on the Chen property to serve as the southern gateway to Las Trampas Wilderness Regional Preserve, with all-weather parking to accommodate up to 25 vehicles, benches, restroom, trail connections, information signs, and landscaping.
- Designate and develop one 1.1-mile all-weather access road to allow pedestrian, bicycle, equestrian and emergency vehicle, and maintenance access into Las Trampas Wilderness Regional Preserve from existing roads and trails, and to connect to Bollinger Canyon Road via the Chen property.
- Designate and develop one 0.8-mile loop trail on the Chen property from the proposed staging area.
- Designate and develop one 0.9-mile trail connecting the proposed 1.1-mile access road to the Las Trampas Ridge line, to be evaluated in future planning.
- Designate and develop one 0.8-mile trail connecting the Podva property to the Las Trampas Ridge.
- Provide seeps, ponds, and wetland restoration and enhancements within the Chen property and Las Trampas open parkland.
- Designate a 0.5-mile access road as a natural surface, multi-use trail to allow pedestrian, bicycle, and equestrian access into Las Trampas Wilderness Regional Preserve from the Podva property.
- Develop one 0.8-mile natural surface, multi-use trail segment of the Calaveras Ridge Trail on the Peter's Ranch property to allow pedestrian, bicycle, and equestrian access, connecting future City of San Ramon public trails on an adjacent property to existing trails on the Elworthy property.
- Designate over 99 percent of the project area as a natural unit, with less than 1 percent as a recreation/staging unit.

A community meeting that served as a CEQA scoping meeting was held on June 7, 2017. Between 2017 and 2019, Park District staff hired consultants to conduct preliminary studies and analyses, the results of which informed the Park District's recommendations in the Southern Las Trampas LUPA. In May 2018, the Park District entered into a contract with LSA Associates to prepare the Focused EIR. On August 1, 2019, Park District staff published a Notice of Preparation and accepted public comments over a 30-day public review period.

Staff's presentation will provide information to the Board Executive Committee regarding the LUPA recommendations, public input regarding the LUPA recommendations, status of the LUPA and Focused EIR, and schedule overview.

RECOMMENDATION

None. This is an informational item. At a later date, the Draft LUPA and Draft Focused EIR will be brought before this committee for consideration and approval to forward to the Park Advisory Committee and Board of Directors.

ATTACHMENTS

Attachment 1: Map of Southern Las Trampas Wilderness Regional Preserve Project Vicinity

Attachment 2: Map of Southern Las Trampas Land Use Plan Amendment Project Components

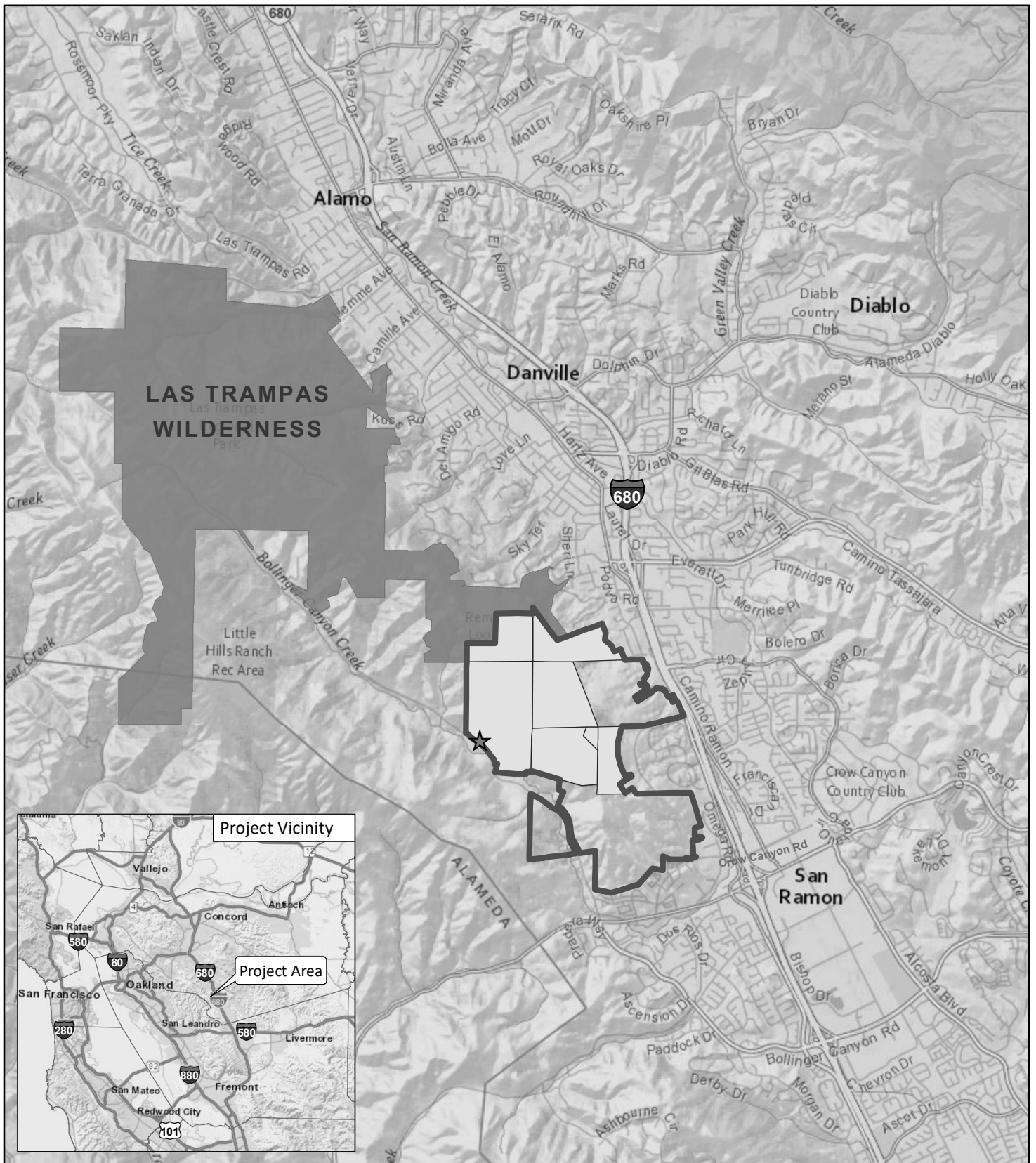



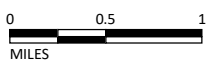


FIGURE 1-1

LSA

LEGEND

-  Project Area
-  EBRPD Lands
-  Chen Staging Area



SOURCE: Esri National Geographic (2018) and World Street Map (2018) Services.

I:\EBR1801\GIS\Maps\Figure 1-1_Project Location and Regional Vicinity Map.mxd (6/13/2019)

Southern Las Trampas LUPA NOP/IS
Project Location and Regional Vicinity Map

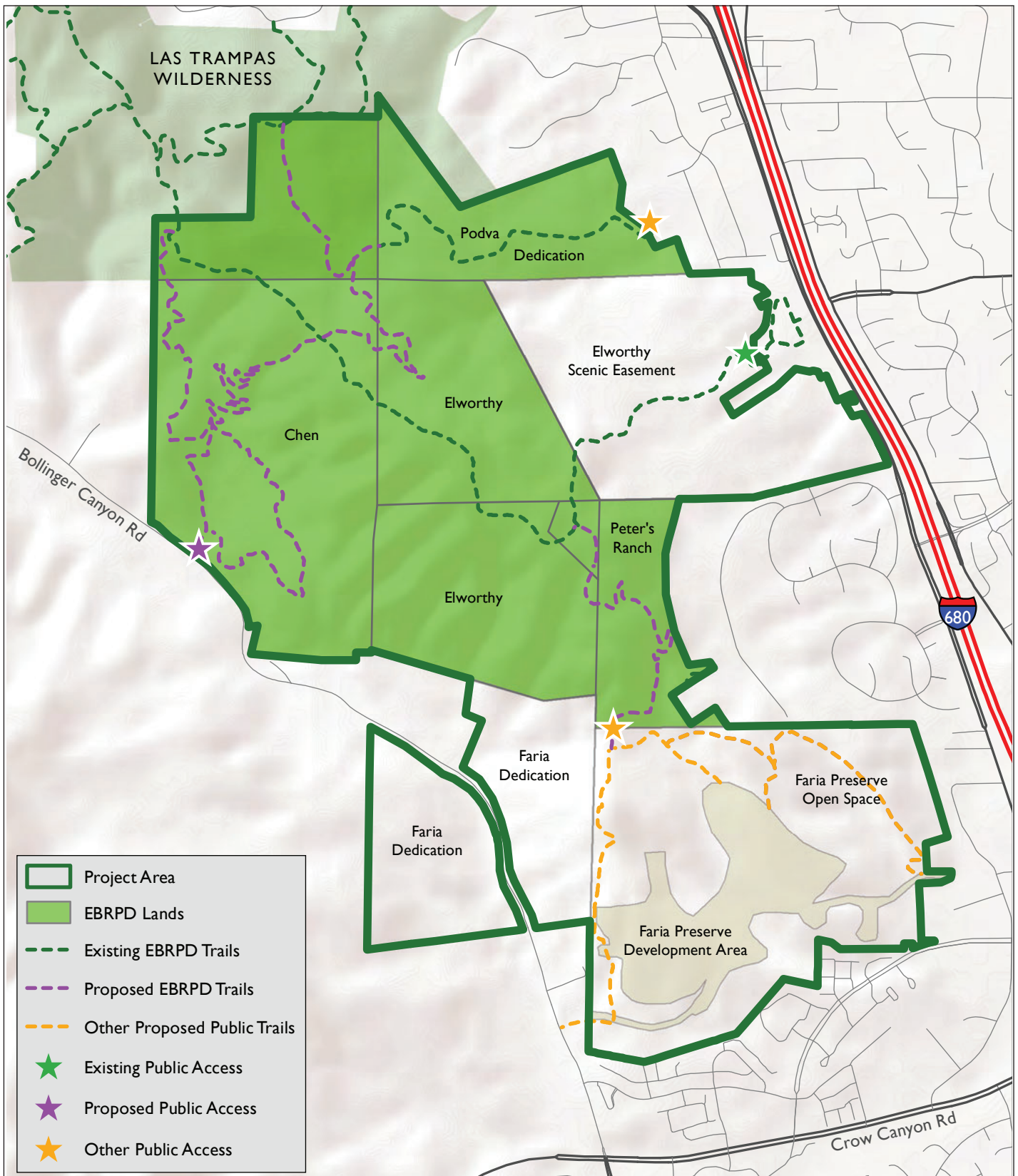


FIGURE 1-2

LSA

NOT TO SCALE

SOURCE: EBRPD, 2019.

Q:\EBR1801\g\Figures\Fig_1-2 Proj Area_Trails_AccessPts.ai (6/14/19)

Southern Las Trampas LUPA NOP/IS
Project Area, Trail Connections, and Access Points