

SUMMARY MINUTES
JOINT MEETING
ZONE 7/CITY LIAISON COMMITTEE

August 1, 2013
 4:00 p.m.

Zone 7

Sarah Palmer, President, Board
 John Greci, Board Member
 Dick Quigley, Board Member
 G. F. Duerig, General Manager
 Carol Mahoney, Integrated Planning Manager
 Colleen Winey, Assistant Geologist

City of Pleasanton

Karla Brown, Council Member
 Kathy Narum, Council Member
 Nelson Fialho, City Manager
 Dan Smith, Dir. of Operation Services
 Brian Dolan, Dir. of Community Development
 Janice Stern, Planning Manager

Item 1. Councilmember Brown called the meeting to order at 4 p.m.

Item 2. Public Comment - None.

Item 3. East Pleasanton Specific Plan and Chain of Lakes

City Manager Fialho said the purpose of the meeting was to receive an update from Zone 7 about its operational plan for the Zone and for both staffs to also provide an update on the East Pleasanton Specific Plan and Chain of Lakes and identify some targets and milestones that both agencies can work towards in going through the specific plan process. He indicated they want to be mindful of operational needs and ensure these get incorporated into the planning process.

Since earlier discussions, the City knows East Bay Regional Parks District adopted a Draft Master Plan for their regional system. They were prepared to drop the Chain of Lakes from planning strategies. As a result of discussions with the City, they retained the area in their plan of the Tri-Valley as part of their strategic focal points for open space. From this discussion, staff can return and determine what their objectives are and determine whether it is in alignment from a planning perspective and with what Zone 7 is trying to accomplish.

Director of Community Development Brian Dolan noted that today is the one year anniversary of the planning effort for EPSP. He referred to a handout which describes both regulatory and physical items that exist on the land, traffic reports, environmental and biological, and regulatory restrictions. They then prepared an opportunities and constraints analysis which informed what they might be able to do on the planning area, which he noted is about 1100 acres, 700 of which are Zone 7 property. The approximately remaining 400 acres are primarily owned by three private owners and the City. One owner is Kiewit who owns a vacant industrial zoned site. Another is a company from Texas called Lionstone who acquired the property from Legacy, the City's Operations Services Center (OSC) is on the property, as well as the Pleasanton Garbage Service.

Mr. Dolan said the General Plan called for a specific plan within this geographic boundary, did not specify where land uses would be or how much, but a wide variety of land uses from which to select, which he identified. Staff made assumptions in its previous environmental work about what would be there to have a placeholder in the General Plan EIR, but the exact quantities and locations of uses were left open for this process. He stated the City has done some visioning with a 20+ member task force which represents all neighborhoods. They began to prepare land use and circulation plan alternatives and have been working on this for several months, and have narrowed down to four plan alternatives.

Mr. Dolan presented a series of graphics which are options that came from Council review and they are being returned to the group tonight. Physically, there is not a great deal of difference. Most of the discussion has been intensity of housing development. The range in housing units is 1000 units of various densities to just above 2000 units of various densities. There is a fair amount of industrial. They all include a small area of retail, a campus/office designation, and the land use patterns are not all that different from each other.

The road system is driven by a few key elements; the extension of El Charro which would extend south from the Stoneridge Drive extension area to the new mall in Livermore all the way through the area between Lakes H and I, all the way down to connect to Stanley Boulevard. There is also the extension of Bush Road which currently dead ends off of Valley and this serves residential development as well as the OSC. This would be extended into the site and ultimately connect up with El Charro. The third connection is slightly to the south which is an extension of Boulder, which is another way to disperse traffic through the planning area. He said regardless of the alternative, the basic circulation system is the same, particularly the El Charro Road alignment. Where they have located their open spaces is primarily the same in each of the alternatives, and they have been located because of proximity to open space and the possibility for use of the land, particularly the green space in the middle, which is close to the lake. Also driven the location of open spaces has been some limitations of land itself, such as geotechnical problems. Generally, the biological resources are limited. There are also some regulatory issues associated with the Urban Growth Boundary and the limitations on land use surrounding Livermore Airport. A large portion of the planning area covers the Zone 7-owned Lakes and extends down into the potential urban area where housing is restricted due to the airport, and can be developed with office or green space, and other similar uses.

In terms of accomplished interests of Zone 7, one facility the adjacent neighborhood is excited about is the hiking trail around Lake I which would be a great resource for future residents of this area, and the task force has decided to pursue this, understanding that there are limitations and restrictions that need to be overcome. Also of interest is a local public park, and to the extent this is possible, the task force is envisioning recommendations to pursue recreational opportunities.

Councilmember Brown asked if the current drawing on the options reflect the current boundary line. Mr. Dolan said the City would develop the park regardless of what opportunities there are on Zone 7's land. They would like to pursue the dialogue of extending trails or appropriate recreational uses into the adjoining land, which is the idea of the task force. They hope to relocate the OSC, but must determine how to pay for it.

Mr. Dolan then referred to the map of facilities and a triangle identified as Chain of Lakes above Shadow Cliffs, which they identify this as a potential East Bay Regional Park District Parkland. In speaking with EBRPD staff, a similar designation was approved in their 1997 plan. Staff is becoming less enthusiastic about continuing this in the update and suggested it be removed, but their Board changed their mind and decided to keep it in and staff explained to him they have an existing plan. They see this as a relatively longer term proposition and they provide more information within the document labeled as the existing, future and potential section. They also provide more information about what the categories mean in Policy T-7, which he read aloud.

Councilmember Brown said if the majority of attendees agree to take the next step and bring EBRPD, Zone 7 and the City to the table to talk through it, she would like to discuss this today.

Carol Mahoney said back in 2003 when Zone 7 was taking possession of two of the lakes, the Assistant General Manager and she talked with EBRPD and presented this to them and asked if they wanted to start discussions about creating the park. They said they did not have any interest until Zone 7 finds 200 contiguous acres and places for people to park.

City Manager Fialho noted that at the staff level of Zone 7 and the City, it has been clear that the primary objectives are stormwater and flood control, groundwater recharge, and potential storage for recycled water.

Director Stevens questioned whether the City of Pleasanton wishes to operate the open space around the Chain of Lakes, and the City Manager said one option is the way the City operates the Zone 7 flood channels currently. It is Zone 7's property but they have an easement over the canals for public use and they have to maintain them, which is expensive. The alternative which intrigues the City is a partnership with EBRPD, and this is why this is a relevant discussion. If there is a way to incorporate all objectives, it is an asset in the community but it is handed over to EBRPD who has the expertise in managing trails and interface with water. The City discussed the costs to this which could be paid by tax revenue, grants from the state and federal, and developer-paid.

Regarding the use of the Chain of Lakes, President Palmer said Zone 7's focus is water resources, and introduced Carol Mahoney, Manager of the Integrated Planning Group that does planning for water and flood programs and Colleen Winey, the Project Manager for the Chain of Lakes, who will discuss preliminary lake use, use of water, what Zone 7's vision is, and possibilities. They have tried to identify low hanging fruit of what are most likely and best uses.

Colleen Winey, Zone 7 Project Manager, gave a PowerPoint presentation and displayed the full Chain of Lakes which is all being worked on and being turned over to Zone 7 for water management and flood control as mitigation for removal by quarrying of the aquifer materials. They have worked on the evaluation process and come up with criteria that will initially be used for the three lakes within the East Pleasanton Specific Plan area, that is Cope Lake and Lakes H and I. Zone 7 accelerated their evaluation of those three lakes based on the fact that these lakes are included in the city's planning process. Also, Zone 7 already owns two of the lakes and expect to receive the third in the near term.

In response to a question from Director Stevens regarding the sphere of influence, the City Manager and Ms. Mahoney indicated that according to the quarries, B, C, D, E, F and G are all in the sphere of influence in Pleasanton and A is the only lake out of the sphere of influence. Mr. Dolan said Livermore had no more area to expand and they were at their limit.

Ms. Winey said Zone 7 created a lake use evaluation to identify use suitability for each lake and discern uses between lakes, as well as identify potential conflicts between the different uses. Zone 7 also wanted to identify the potential to create multi-use lakes, as well. The work also creates a tool for evaluating future proposals. Zone 7 makes some assumptions when doing the evaluation. First, any uses that were identified for specific lakes in governing documents and agreements that are in existence would be maintained. The evaluation also assumed that all planned facilities identified in the surface mining permits and existing agreements would be built which includes any conduits between the lakes, diversion structures, and berms between the lakes. The evaluation also assumes keeping the lakes in their current condition or with minor modifications. There may be uses that are compatible if someone put some work and money into it, but that was not taken into account for this evaluation. The evaluation also assumed that any recreational facilities would be installed, operated and maintained by others, and would not be funded by Zone 7.

Ms. Winey said the primary uses would be water resource management uses that would help Zone 7 with its mission to provide water and flood control. Zone 7 also identified other beneficial uses that may be compatible with Zone 7's uses. For the accelerated evaluation they did just for the three lakes in the East Pleasanton Specific Plan area, they looked at the four uses that came up during discussions at the task force planning efforts: 1) stormwater; 2) habitat conservation; 3) active recreation; and 4) education and passive recreation. While all of these uses will be evaluated for all of the lakes, they just

began their preliminary evaluation of these four uses and the three lakes. Staff is continuing its evaluation of all the other uses and lakes.

She presented an example of the criteria for one use. The evaluating team tried to look at pros and cons for each use. In going through this for active recreation, the things important were urban proximity to the lake and having an accessible slope. Drawbacks were hazards. If slopes had debris on them, it would be dangerous to access. Operational challenges were also potential for adverse water quality impacts. For example, Lake I ended up with zero, Lake H had a negative 2, and Cope Lake came out in the positive scale at 1. The reason Cope Lake is ranked so low is because of existing hazards in the lake and she displayed a picture showing concrete rubble on the slope as well as rebar sticking straight up. Also, part of the former quarry pumping apparatus has poles that stick up where a boat could run right into it, or swimmers get caught on it without realizing it is there. There is also active mining adjacent to Cope. Zone 7 members and staff briefly discussed water levels, flood control measures, and discussed issues to take into consideration when planning for recreation, wetlands, stating some of the information has been presented. Mr. Dolan said he does not believe that the ultimate use will be resolved within the lifetime of the task force, and Ms. Duerig discussed the reality that people should understand there is a time, place and dollar amount for everything. Boardmembers discussed uses of the lakes, and President Palmer said Cope Lake is the lake currently considered most probable for the stormwater use.

Ms. Winey continued stating they looked at education, passive recreation and proximity to people so people could access it. Lake I came out the highest of the three lakes on this with a score of 3, and Lake H did not have such potential. Regarding habitat corridor and conservation, the most important criteria was having existing habitat that could access the lake. Cope Lake and Lake H came out the highest for habitat corridor, scoring 4 and 3, respectively. Lastly, stormwater storage was also an important component that came up and Cope Lake scored the highest for stormwater storage, with Lake H also coming out with potential and Lake I not having the potential for storage. In response to things that had come up in the East Pleasanton Specific Plan, Ms. Winey said the Parks and Recreation Committee had requested trails going around all of the lakes. She pointed to an area adjacent to an active mining facility and said there is no barrier between Cope Lake and active mining. This would be a hazard to people until mining is complete. She presented a current picture of what the north side of Lake I looks like now which is very narrow with slopes on both sides and not a lot of room to add a vehicle pull off and have pedestrians on it. They do not feel in its current condition it would be safe and the group discussed potential improvements and widening costs.

Ms. Winey presented and discussed locations of current existing and near term future facilities that Zone 7 has, supply wells, a diversion structure and an underground discharge pipeline, safety aspects, and installation of retaining walls to separate areas away from the wells. Ms. Winey then displayed red areas which were slopes 2:1 or steeper. The yellow areas are 3:1 and green areas are easily accessible slopes. The one going down to Lake H is a dirt road which does not go all the way to the water, and the Lake I boat ramp is an engineered ramp they put in for emergency access. Cope Lake's deepest point is approximately 80 feet, Lake I's deepest point is approximately 150 feet, and Lake H's deepest point is approximately 120 feet from the top of bank. The group discussed steep slopes and trails, safety issues, and phasing the work, thereby converting it to safe use and accessibility. In response to a question regarding build out of the specific plan, Mr. Dolan said the City expects 15-20 years and longer on the development side. City Manager Fialho said he hears that because there are so many hazards, the improvements are infeasible, but the reality is, anything is feasible given the expenditure of funds for the public benefit. For purposes of the task force, they need to be mindful of the fact that the impacts and hazards must be addressed and it takes money to do that. On the flip side, Director Ramirez Holmes said the task force has not heard a prioritization of what could be done for the money. Mr. Dolan added that staff hopes the Council will adopt the land use plan in the first quarter of next year. The task force work would be done several months before that in January or February and he does not believe the task force will necessarily exist when finalizing the specifics. Mr. Fialho stated that amenities could be financed turnkey which is driven by development, and all mitigations can be addressed by a higher density.

Funds could be land banked for improvements which could be phased in over time as money becomes available.

Ms. Winey presented the preliminary staff recommendations. Based on their evaluations, they recommend Cope Lake have the primary use of stormwater, that Lake I have the primary use of groundwater recharge with the possibility of passive recreation/education and that a habitat corridor be established along the east side of Lake H and Cope Lake. In addition, there were trails that would work within the area. There is an existing trail along Martin and the proposed trail on the south side of Lake I, and there will still be room to put a trail on the south side. There is room on the northeast side of Lake I for trails, and along the south side of Cope Lake, but they would not want anything to go over to Vulcan mining, so this one could go elsewhere within that development. Ms. Winey said Lake H came out in the middle and it looked like it had potential for stormwater. It also has some connection to the groundwater basin, but it is not the highest potential for groundwater recharge given the amount of gravel that is exposed.

The Board discussed storm water toxicity which typically is highest from the first storm every year and use of the lake for boating, swimming, etc. It was noted that some other entity would have to agree to take on any recreational license, clean up and liability issues. Councilmember Narum noted she sat on the task force and she heard a lot of interest in boating and it comes back to time and money. Councilmember Brown suggested people use Shadow Cliffs Lake for recreation, swimming and paddle boating. City Manager Fialho said the specific plan is so high level. For the community's benefit, they want to identify density, traffic impacts, and generally the character and feel of that area. How that looks and functions as open space is done at a more granular level which is a master plan and a separate process.

Ms. Winey said one of the reasons that the Task Force is contemplating a park on the Cope Lake property that is not owned by Zone 7 is the airport but also because the soil is not great. Mr. Dolan agreed the soil is not great, and they do not have a shortage of land.

Mr. Fialho stated they began the discussion with the possibility of having a Tri-agency discussion and sharing the information to see where it leads to, and boardmembers voiced their desire for staff to take the lead in scheduling this. He clarified that Zone 7 will probably not consider adopting the document before October, and staff could meet with EBRPD in the meantime.

Item 4. Verbal Comments – None.

Item 5. Adjournment

The meeting was adjourned at 5:20 p.m.