

MINUTE ITEM

This Calendar Item No. C16
was approved as Minute Item
No. 16 by the State Land
Commission by a vote of 3
to 0 at its 7/6/95
meeting.

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APPROVAL OF GENERAL LEASE -
PUBLIC AGENCY USE

APPLICANT:

East Bay Regional Park District
P. O. Box 5381
Oakland, California 94605

AREA, TYPE LAND AND LOCATION:

State tide and submerged land located in the Carquinez
Strait, Eckley Cove, Contra Costa County.

LAND USE:

Construction and maintenance of a public access and fishing
pier.

TERMS OF PROPOSED LEASE:

Lease period:

Twenty-five years, effective June 10, 1995, through
June 9, 2020.

CONSIDERATION:

The public use and benefit, with the State reserving the
right at any time to set a monetary rental if the Commission
finds such action to be in the State's best interest.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee has been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts a and 2; Div. 13.
- B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884

N/A

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| CALENDAR PAGE | 51 |
| MINUTE PAGE | 904 |

OTHER PERTINENT INFORMATION:

1. Find that an EIR was prepared and certified for this project by East Bay Regional and Park District and the Commission has reviewed and considered the information contained therein.
2. The activity which is the subject of this Calendar Item involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the Staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

San Francisco Bay Conservation and Development Commission

FURTHER APPROVALS NEEDED:

State Lands Commission, San Francisco Bay Conservation and Development Commission and the County of Contra Costa and the United States Army Corps of Engineers

EXHIBITS:

- A. Site Map
- B. Resolution No. 1993-11-303 and Attachments "A" and "B"

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR WAS PREPARED AND CERTIFIED FOR THIS PROJECT BY EAST BAY REGIONAL PARK DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. ADOPT THE FINDINGS, MADE IN CONFORMANCE WITH SECTION 15091 OF THE STATE CEQA GUIDELINES, AS CONTAINED IN EXHIBIT "B", ATTACHED HERETO.
3. ADOPT THE MITIGATION MONITORING PLAN, AS CONTAINED IN EXHIBIT "B", ATTACHED HERETO.

4. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

5. AUTHORIZE ISSUANCE OF A GENERAL LEASE - PUBLIC AGENCY USE TO THE EAST BAY REGIONAL PARK DISTRICT, EFFECTIVE JUNE 10, 1995 THROUGH JUNE 9, 2020, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A FISHING PIER AND MANAGEMENT OF THE STATE PARCEL DESCRIBED IN EXHIBIT "A". SUCH LEASE IS CONTINGENT UPON APPLICANT'S COMPLIANCE WITH APPLICABLE PERMITS, RECOMMENDATIONS, OR LIMITATIONS ISSUED BY FEDERAL, STATE AND LOCAL GOVERNMENTS.

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| CALENDAR PAGE | 51.2 |
| MINUTE PAGE | 906 |

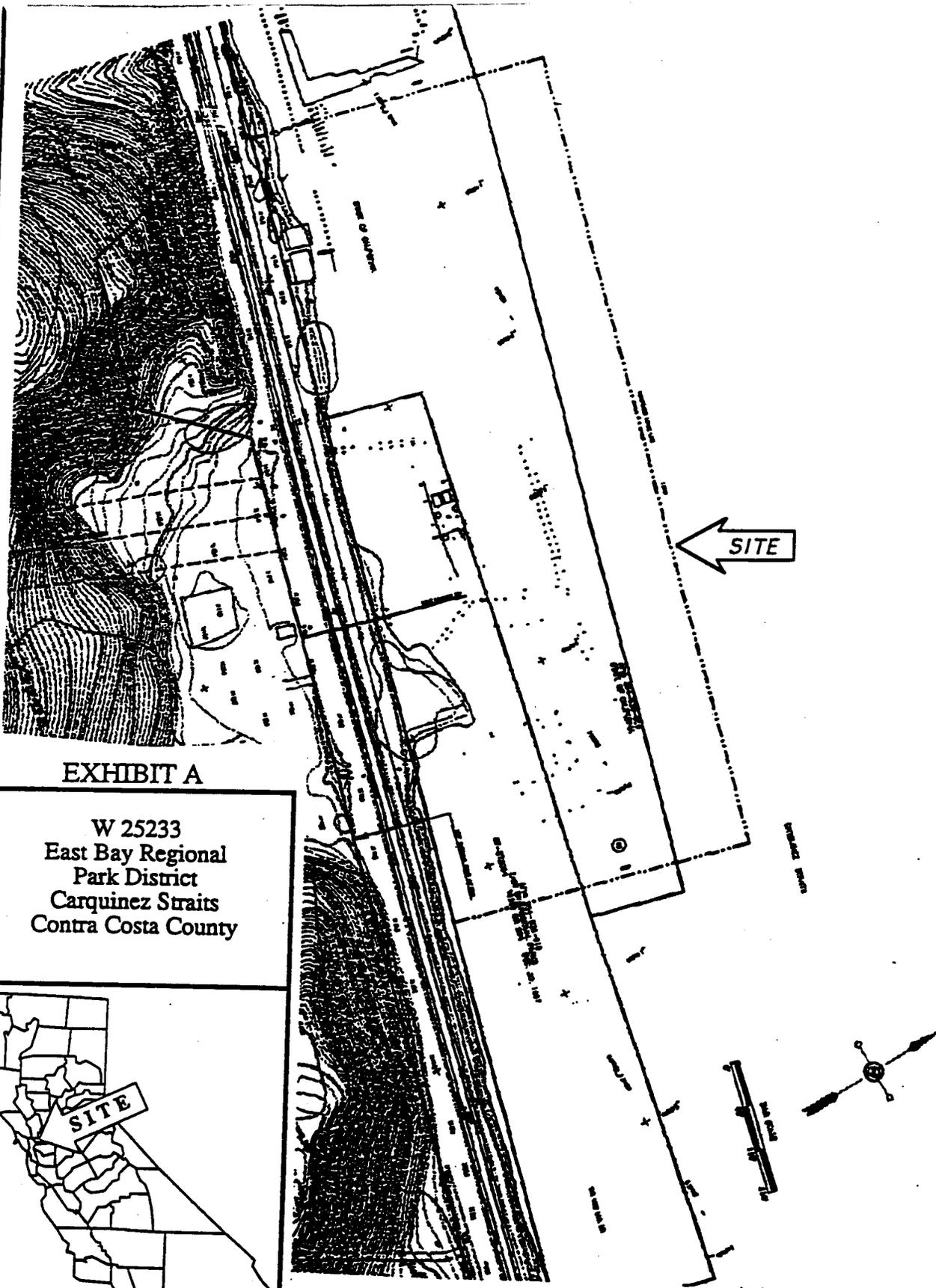


EXHIBIT A

W 25233
 East Bay Regional
 Park District
 Carquinez Straits
 Contra Costa County



This Exhibit is solely for purpose of generally defining the lease premise, and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

EXHIBIT "B"
EAST BAY REGIONAL PARK DISTRICT

Resolution No. 1993-11-303

Tuesday, November 16, 1993

CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR)
FOR THE LAND USE-DEVELOPMENT PLAN FOR
CARQUINEZ STRAIT REGIONAL SHORELINE

WHEREAS, the East Bay Regional Park District has prepared a Land Use-Development Plan and circulated a draft Environmental Impact Report (EIR) for the Carquinez Strait Regional Shoreline; and

WHEREAS, public input was received at a public hearing on October 14, 1993 and in written comments received by the District, and a Final EIR (FEIR) has been completed in compliance with California Environmental Quality Act (CEQA); and

WHEREAS, the Draft EIR was circulated to the State Clearinghouse and no comments were received through them; and

WHEREAS, the Final Environmental Impact Report reflects the independent judgment of the EBRPD; and

WHEREAS, the District has duly noticed a public hearing for the purpose of reviewing and considering the information contained in the Final EIR, and considering the subject LUDP, commencing on October 14, 1993; and

WHEREAS, the East Bay Regional Park District Board of Directors has reviewed and considered the information contained in the Final EIR and record of proceeding including, but not limited to staff reports, oral and written comments given at public hearings on the proposed project or otherwise received by the District, the responses thereto contained in the Final EIR, and all other matters deemed material and relevant before considering the LUDP for approval.

NOW, THEREFORE, BE IT RESOLVED that the East Bay Regional Park District Board of Directors hereby certifies that the Final Environmental Impact Report has been completed in accordance with the California Environmental Quality Act and its Guidelines; and

BE IT FURTHER RESOLVED that the Board of Directors makes the findings and states the overriding considerations as shown in Attachment A and incorporated herein by this reference; and

CERTIFICATION

I, Debra L. Fassler, Clerk of the Board of Directors of the East Bay Regional Park District, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution 1993-11-303 adopted by the Board of Directors at a regular meeting held on November 16, 1993.

CALENDAR PAGE
MINUTE PAGE

908

Debra L. Fassler

BE IT FURTHER RESOLVED that the Board of Directors adopts the mitigation monitoring program shown in Attachment B, and

BE IT FURTHER RESOLVED that the General Manager is hereby authorized and directed, on behalf of the District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of the above resolution.

Moved by Director, Ted Radke, seconded by Director Jean Siri, and approved this 16th day of November 1993, by the following vote:

FOR: Director Jocelyn Combs, Oliver Holmes, John O'Donnell, Ted Radke, Douglas Siden, Jean Siri, Susan Smartt

AGAINST: None

ABSENT: None

ABSTAIN: None

ATTACHMENT A

**FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS
CONCERNING THE CARQUINEZ STRAIT REGIONAL SHORELINE
LAND USE-DEVELOPMENT PLAN/FINAL ENVIRONMENTAL IMPACT REPORT**

The Board of Directors (Board) of the East Bay Regional Park District (District) hereby finds, determines and declares as follows:

I. BACKGROUND

a. The Land Use-Development Plan

1. The proposed Land Use-Development Plan has been prepared for the Carquinez Regional Shoreline by the East Bay Regional Park District (District). The purpose of the LUDP, which contains the Natural Resources Management Plan (NRMP), is to guide the development of future recreational facilities and resource management activities in the parkland to the year 2005. Key plan components are summarized in Section I of the LUDP. References in these findings to the "LUDP" shall include the "NRMP".
2. The objectives of the LUDP include the mitigation of existing adverse environmental impacts and the protection of sensitive natural resources within the affected areas, and the accommodation of existing and expected future recreational use consistent with the area's shoreline designation. In particular, the objectives of the plan are improved public access from Crockett/Martinez areas (including trail staging areas, water taxi service/fishing piers and railway crossings); improved connections to Regional Trails; expanded recreational facilities in the Eckley, Port Costa, White's Resort, Shepard Canyon, Crockett Grove and Nejedly areas; improved service access and upgrading of the trail system, including improved fire protection access and services and improved maintenance and operations access and circulation; preservation of existing significant natural and cultural resources, improved inter-agency co-operation; and improvement of other recreational opportunities.

b. The Final EIR

1. The District as the lead agency for the project has caused to be prepared a Final Environmental Impact Report ("Final EIR") for the LUDP project, based on the requirements of the California Environmental Quality Act

(CEQA, Sections 21000-211177, Public Resources Code) and the Guidelines for CEQA (sections 15000-15387, Administrative Code, Title 14, Chapter 3). Pursuant to State CEQA Guidelines Section 15132(e), the Final EIR consists of the following documents and materials: Carquinez Strait Regional Shoreline Draft Land Use-Development Plan/Environmental Impact Report, dated August and September 1993; Carquinez Strait Regional Shoreline Final Land Use-Development Plan/Environmental Impact Report, dated November 16, 1993; the planning and other District records, minutes and files constituting the record of proceedings. The Final EIR is on file in the office of Planning and Stewardship within the District and, along with the planning and other District records, minutes and files constituting the record of proceedings, is incorporated herein by this reference.

2. The EIR is a program EIR on five parkland units that are geographically related and comprise the Carquinez Regional Shoreline; and includes the linking sections of the San Francisco Bay Trail, the California Hiking and Riding Trail and the Bay Area Ridge Trail. A program EIR is the type of EIR usually prepared for agency plans, policies or regulatory programs,; and specific details of the project may be lacking. When subsequent projects are proposed, appropriate CEQA review will be used to determine whether an additional document must be prepared because significant effects were not examined in this program EIR. (Guidelines Secs. 15165, 15168).
3. The Draft EIR (DEIR) was circulated for public review September 7, 1993. The District held a public hearing on the DEIR, on October 14, 1993.
4. As part of the accompanying resolution, the Board is also approving a reporting and monitoring program pursuant to Public Resources Code section 21081.6, which program is designed to ensure compliance with project changes and mitigation measures imposed to avoid or substantially lessen the significant impacts identified in the Final EIR, and described in detail in Attachment B which is attached hereto and incorporated herein by this reference.
5. The Board has reviewed and considered the information contained in the Final EIR and record of proceedings, including, but not limited to, staff reports, oral and written comments given at public hearings on the proposed project or otherwise received by the District, the responses thereto contained in the Final EIR, and all other matters deemed material and relevant before considering the LUDP for approval. The Final EIR reflects the independent judgement of the District.

II. SIGNIFICANT IMPACTS WHICH CAN BE MITIGATED TO A LESS THAN SIGNIFICANT LEVEL.

The Board finds that the Final EIR identifies significant environmental effects of the project in regard to each of the matters listed below in this Section II. The Board finds that the Final EIR identifies significant environmental effects of the project in regard to each of the matters listed below in this Section II. The Board finds that, in response to each significant effect identified in the Final zEIR and listed in this Section II, all feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects identified in the Final EIR as summarized below.

a. Traffic, Circulation and Parking

IMPACT: The analysis in the Final EIR at page 3.2-15 indicates that, depending on the addition of project-generated trips there could result an increase in potential conflicts between both Park-related vehicles and non-Park traffic near the entrances on Carquinez Scenic Drive which could be a significant impact.

MITIGATION MEASURE: Appropriate "cross road" advance warning signs should be installed on Carquinez Scenic Drive to warn drivers they are approaching an intersection, and that traffic from proposed parking areas may be turning into or out of the parking area, crossing their travel path. This would include the intersection of Carquinez Scenic Drive and Bull Valley access road/private road, and at the intersection of Carquinez Scenic Drive and Nejedly Staging Area access road/proposed parking area access road. This implementation should be executed in coordination with the EBRPD and the County.

FINDING: Mitigation measure feasible and required. The Board finds that mitigation measure in the Final EIR p. 3.2-15 is feasible and will reduce the impact to a less than significant level by providing advanced warning of the road crossing.

b. Cultural Resources

IMPACT: The analysis in the Final EIR at page 3.3-13 indicates that archaeological and historic resource investigations have not been conducted for the entire parkland. The possible destruction of cultural resources from project related construction (ie., in recreation units, during construction of new trails) is a potentially significant impact.

MITIGATION MEASURES: In the event that any cultural resources are accidentally discovered during construction and maintenance grading, all work within 100 feet of the resources

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| CALENDAR PAGE | 51.8 |
| MINUTE PAGE | 912 |

will be halted to make recommendations for the preservation management of the resources. If the find is determined to be an important cultural resource, the project's schedule will be altered and its contingency funding shall be made available to assure either "in situ" preservation or salvage excavation will be accomplished.

If rehabilitation and preservation of historic structures is feasible, no mitigation is necessary. If these structures are demolished, the District would prepare documentation in accordance with the Historic American Building Survey (HABS) standards prior to demolition. This documentation would be reviewed and accepted by the National Park Service prior to demolition. After implementation of this measure, which would ensure that documentation regarding these buildings would exist for future research and reference, the impact would still be considered significant. No mitigation is available to reduce the impact of demolishing a building eligible for the National Register to a less-than-significant level.

New trails should be sited to avoid areas with a high potential for the existence of as yet undiscovered cultural resources. Trails should be posted with signage requiring hikers to use only established trails.

FINDING: The Board finds the mitigation measures found on pp. 3.3-13 to 3.3-15 of the Final EIR feasible and will reduce the impact to a less-than-significant level.

c. Biological Resources

IMPACT: The analysis in the Final EIR at p. 3.3-15 indicates that development of trails and other facilities may adversely impact habitat for individuals, or populations of special status species.

MITIGATION MEASURES: Planning and implementation for new projects will incorporate relevant preservation strategies, particularly the specific site survey for special status species, avoidance of special status species (ie., by time period) and relocation of a project (ie., outside a buffer zone). Additional inventories will be conducted to determine the full extent of special status and sensitive plant populations.

Documentation containing the methodology, findings, and conclusions of these surveys should be submitted to the USFWS and the CDFG. (ie., via California Natural Diversity Database - CNDDDB) If additional species are located within the Park, the report should contain the precise location and description of the immediate environment to aid in mitigation and management efforts. Areas found to support special status

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| CALENDAR PAGE | 51.9 |
| MINUTE PAGE | 913 |

species will be assigned Special Protection Unit Status. This status will include establishment of buffer zones where necessary.

Prescribed burns within the Park should be timed to avoid bird breeding seasons. Controlled burns should take place during periods of low winds and high humidity and shall be conducted in coordination with the District Fire Marshal.

FINDING: The mitigation measure is feasible and required. The Board finds that implementation measures in the LUDP pp. 35-43 and summarized in mitigation measures in the Final EIR p. 3.4-16 will reduce these impacts to a less than significant level.

IMPACT: The analysis in the Final EIR indicates that construction near creeks and riparian corridors may result in significant impacts to the creeks and associated corridors.

MITIGATION MEASURES: Construction should generally take place from April through October (this time period coincides with the dry season).

Establish a 50-foot buffer zone extending from the top of each creek bank to either side of each waterway (totaling a 100 feet), as is currently recommended by the CDFG to ensure an adequate upland buffer zone. EBRPD will obtain a Stream Alteration Agreement with the CDFG if necessary. No building, major parking lot, grubbing, clearing, tree cutting, grading, debris disposal, or any other despoiling action shall be allowed, except for removal of dead or diseased material after investigation has established that wildlife habitat of value for particular species will be protected and retained within the aforementioned stream buffer area.

Avoid discharge of any and all construction or project related materials and fluids into creeks to prevent damage to riparian vegetation, water quality, and associated wildlife. A sediment erosion plan shall be prepared by the District prior to the time that any project related activities proceed, focusing on measures to eliminate migration of sediment-laden runoff into creeks during all phases of project development and use.

FINDING: The mitigation measure is feasible and required. The Board finds that implementation measures in the LUDP pp. 44-45 and described in the mitigation measures in the Final EIR p. 3.4-17 will reduce impacts to a less than significant level.

IMPACT: The analysis in the Final EIR indicates that the development of facilities within the parkland may result in the indirect alteration or fill of waters of the United States.

MITIGATION MEASURES: The open water and shoreline of Carquinez Strait provides migration routes for two listed fish species (delta smelt and winter-run chinook salmon). Shoreline construction will need to ensure that these species (if present) will not be adversely affected.

EBRPD will apply for permits under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, if found necessary by the Corps of Engineers.

FINDING: The mitigation measure is feasible and required. The Board finds that the mitigation measures in the Final EIR p. 3.4-18 will reduce these impacts to a less than significant level.

d. Geology, Soils and Seismicity

IMPACT: The analysis in the Final EIR indicates that grading for installation of uses such as campsites, picnic areas, trail and parking areas can lead to significant impacts such as accelerated erosion and gulying.

MITIGATION MEASURES: Landscape adjacent to proposed new and enlarged parking facilities to discourage illegal parking and subsequent erosion.

Restrict grading to the dry season between mid-April and mid-October.

Require erosion control and ongoing maintenance in order to prevent and repair damage and erosion of trails caused by normal use. Implement rigorous trail maintenance and erosion control measures.

Install or repair culverts at pedestrian and vehicle crossings to prevent continuous impact to drainages including the crossings of the Eckley access road over the drainage channel in the vicinity of the proposed group camp.

Restrict access to spring, and seep areas. Trails will not closely follow the edges of drainage channels. Trails will be sited to avoid areas of seasonally saturated soils, springs and seeps.

FINDING: The mitigation measure is feasible and required. The Board finds that the mitigation measures on pp. 3.5-10 and 3.5-11 of the Final EIR will reduce these impacts to a less-than-significant level

IMPACT: The analysis in the Final EIR indicates that parking lot, roadway, site and trail grading is potentially destabilizing to steep slopes already prone to failure; and that landslide movement from such grading and associated excavation may be a significant impact.

MITIGATION MEASURES: Implement the grading mitigation measures listed above.

Plan trail use to be congruent with stability of the slope. For example, hikers should be kept away from the top of the steep slopes above the railroad tracks. Trails should avoid unstable slopes which exhibit signs of past landslide activity.

Require soils testing, soils reports and engineering reports for new roads especially along Carquinez Scenic Drive which has a history of landslide damage.

Obtain a geotechnical evaluation (from a geotechnical engineer - state registered) of any (new) potentially dangerous landslides. All construction and grading in the vicinity of landslides should be conducted according to the recommendations of an engineering geologist so as not to increase the instability of such slopes.

Use plantings to stabilize slopes prone to erosion.

Mitigate runoff conditions that contribute to landslide movement. A variety of treatments include surface and subsurface drains to intercept water flowing into landslide prone geologic materials.

FINDING: The mitigation measure is feasible and required. The Board finds that the mitigation measures on pp. 3.5-11 and 3.5-12 of the Final EIR will reduce these impacts to a less-than-significant level.

IMPACT: The analysis in the Final EIR indicates that damage to structures and resulting injuries to people during a seismic event may be a significant impact.

MITIGATION MEASURES: Provide flexible connections for any proposed underground utility lines crossing faults.

Prepare an earthquake preparedness plan and educate Park staff on its implementation in the event of a major earthquake.

Review the structural integrity of all buildings and remove the unsafe structures or make repairs or replacements as warranted to meet Code for Historic Structures standards for seismic safety.

Restrict access by fencing to those structures that do not meet seismic safety standards.

FINDING: The mitigation measure is feasible and required. The Board finds that the mitigation measures on pp. 3.5-12 and 3.5-13 of the Final EIR will reduce these impacts to a less-than-significant level.

e. Hydrology and Water Quality

IMPACT: The analysis in the Final EIR indicates that increased levels of trail use would exacerbate erosion and sedimentation in water courses and has the potential for a significant impact.

MITIGATION MEASURES: When appropriate, restrict vehicular, horse, foot and bicycle traffic from entering zones with seasonably saturated soils in order to prevent erosion and resultant sedimentation. This will be accomplished through proper trail siting, seasonal trail closures, signing and barrier construction.

Implement permanent and temporary erosion control measures in the design and construction of new and rehabilitated trails. (See Geology, Soils and Seismicity, Mitigation Measures)

Park staff should monitor trail conditions regularly during rainy period months along creeks and drainages. Trails should be closed and repaired if erosion and/or soil problems warrant.

FINDING: The mitigation measure is feasible and required. The Board finds that the mitigation measures on p. 3.6-5 of the Final EIR will reduce these impacts to a less than significant level.

f. Service Facilities and Utilities

IMPACT: The project plans and designs are not yet fully developed and have not been subject to safety review; the full significance of any project effects on Park security and safety may have the potential for a significant impact.

MITIGATION MEASURE: The proposed project shall be designed in consultation with, and reviewed for approval by, the District's Public Safety Department to ensure adequate security and safety features.

FINDING: The mitigation is feasible and required. The Board finds that the mitigation measure on p. 3.7-6 of the Final EIR will reduce these impacts to a less-than-significant level.

g. Hazardous Materials

IMPACT: Renovation or demolition of structures in the parkland could disperse friable asbestos to the air, present a potential worker hazard, and create a potential significant impact.

MITIGATION MEASURES: The District would conduct asbestos surveys for any building that is to be renovated or demolished as part of the project and that could have been constructed with asbestos-containing building materials. If friable

asbestos is identified in a building, the District would remove it prior to renovation or demolition as required by the Bay Area Air Quality Management District.

FINDING: The mitigation is feasible and required. The Board finds that the mitigation measure on p. 3.8-6 of the Final EIR will reduce these impacts to a less-than-significant level.

h. Air Quality

IMPACT: Construction activities would result in substantial construction dust during high wind speed conditions; this effect has the potential for significant impacts.

MITIGATION MEASURES: Sprinkle all unpaved construction areas with water at least twice per day to reduce dust emissions. Additional watering should be carried out on dry or windy days. Watering could reduce particulate emissions by up to 50 percent.

Cover stockpiles of sand, soil, and similar materials with a tarp. Soil should be bound (by grass or similar ground cover) as soon as is reasonably possible.

Cover trucks hauling dirt, debris and other dust-generating material.

Sweep up dirt or debris spilled onto paved surfaces immediately, to reduce resuspension of particulate matter through vehicle movement over these surfaces.

FINDING: The mitigation is feasible and required. The Board finds that the mitigation measure on p. 3.10-8 of the Final EIR will reduce these impacts to a less-than-significant level.

III. NO SIGNIFICANT IMPACTS WHICH CANNOT BE FULLY MITIGATED

The Board finds that the Final EIR identifies no significant environmental effects of the project which cannot be mitigated to levels of insignificance and further finds that all impacts will either be avoided or reduced to a level that is acceptable. All mitigation measures included in the LUDP (whether or not they are expressly designated as mitigation measures), or which are referenced in these findings, or which are included in the mitigation monitoring program in Attachment B shall be deemed as part of the Board's approval of the project and certification of the Final EIR.

IV. PROJECT ALTERNATIVES

The Board finds that the "No project" alternative is not feasible as it does not adequately address the needs of parkland users (ie., parking), their safety or managed future use of the parkland.

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| CALENDAR PAGE | 51.14 |
| MINUTE PAGE | 918 |

V. UNAVOIDABLE ADVERSE IMPACTS

Unavoidable adverse impacts associated with the LUDP and increases in recreational use include increases in traffic, emissions, noise, public services and utilities needs and disruptions to geology, soils, and hydrology. None of these impacts are significant, after application of mitigation measures, as determined above.

VI. OVERRIDING CONSIDERATIONS

IMPACT: In the circumstance of the rehabilitation and preservation of any historic structure not being feasible, the structure(s) will be demolished.

MITIGATION: The District would prepare documentation in accordance with the Historic American Building Survey (HABS) standards prior to demolition. This documentation would be reviewed and accepted by the National Park Service prior to demolition.

STATEMENT OF OVERRIDING CONSIDERATION: No mitigation is available to reduce the impact of demolishing a building eligible for the National Register to a less-than-significant level. The unavoidable significant effect on the environment is acceptable due to the overriding benefits of the project to rehabilitate and interpret the Eckley area in a safe and accessible manner. This determination is made based on the public benefits identified in the Final EIR and record of proceedings as flowing from the project.

VII. Substantial evidence supporting each and every finding is contained in the Final EIR and record of proceedings.

VIII. The Board finds that there is substantial evidence to support a conclusion that no new significant information has been added to the Final EIR so as to warrant recirculation pursuant to Public Resources Code Section 21092.1. This finding is based upon all the information presented in the Final EIR and record of proceedings.

ATTACHMENT B

**MITIGATION MONITORING FOR THE CARQUINEZ STRAIT REGIONAL SHORELINE
LAND USE-DEVELOPMENT PLAN/ENVIRONMENTAL IMPACT REPORT**

| Impact Description | Measures in the Carquinez Strait Regional Shoreline LUDP | Measures in the District Master Plan and Other District Policies | Additional Mitigation Measures (FEIR) | Reporting Action | Responsibility | Implementation Schedule |
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| <p>TRAFFIC Intersection safety</p> | <p>Appropriate "cross road" advance warning signs should be installed on Carquinez Scenic Drive to warn drivers they are approaching an intersection, and that traffic from proposed parking areas may be turning into or out of the parking area, crossing their travel path. This would include the intersection of Carquinez Scenic Drive and Bull Valley access road/private road, and at the intersection of Carquinez Scenic Drive and Nejedly Staging Area access road/proposed parking area access road. This implementation should be executed in coordination with the EBRPD and the County.</p> | | | <p>Signage approval, Contra Costa County Public Works</p> | <p>Public Safety</p> | <p>Prior to staging area projects</p> |

| Impact Description | Measures in the Carquines Strait Regional Shoreline LUDP | Measures in the District Master Plan and Other District Policies | Additional Mitigation Measures (FEIR) | Reporting Action | Responsibility | Implementation Schedule |
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| <p>BIOLOGICAL RESOURCES Potential impacts on special status species and their habitats</p> | <p>Planning and implementation for new projects will incorporate relevant preservation strategies, particularly the avoidance of special status species (i.e., by time period) and relocation of a project (i.e., outside a buffer zone). Additional inventories will be conducted to determine the full extent of special status and sensitive plant populations.</p> <p>Documentation containing the methodology, findings, and conclusions of these surveys should be submitted to the USFWS and the CDFG. If additional species are located within the Park, the report should contain the precise location and description of the immediate environment to aid in mitigation and management efforts. Areas found to support special status species will be assigned Special Protection Oak Status. This status will include establishment of buffer zones where necessary.</p> <p>Prescribed burns within the Park should be timed to avoid bird breeding seasons. Controlled burns should take place during periods of low winds and high humidity and shall be conducted in coordination with the District Fire Marshal.</p> | | | <p>Use California Native Special Field Survey form (CNSFS) for inventory and send to California Native Plant Society (CNPS), California Department of Fish and Game (CDFG), and the California Natural Diversity Database (CNDDDB) as appropriate</p> <p>Update GIS database</p> <p>Maintain field survey records</p> | <p>Planning/ Stewardship</p> | <p>During spring flowering season, bird nesting season, during critical time period for special status species; prior to project</p> |

| Impact Description | Measures in the Carquinez Strait Regional Shoreline LUDP | Measures in the District Master Plan and Other District Policies | Additional Mitigation Measures (FEIR) | Reporting Action | Responsibility | Implementation Schedule |
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| Potential impacts near creeks and riparian corridors | <p>Construction should generally take place from April through October (this time period coincides with the dry season).</p> <p>Establish a 50-foot buffer zone extending from the top of each creek bank to either side of each waterway (totaling 100 feet), as is currently recommended by the CDFG to ensure an adequate upland buffer zone. EBRPD will obtain a Stream Alteration Agreement with the CDFG if necessary. No building, major parking lot, grubbing, clearing, tree cutting, grading, debris disposal, or any other despoiling action shall be allowed, except for removal of dead or diseased material after investigation has established that wildlife habitat of value for particular species will be protected and retained within the aforementioned stream buffer area.</p> <p>Avoid discharge of any and all construction or project related materials and fluids into creeks to prevent damage to riparian vegetation, water quality, and associated wildlife. A sediment erosion plan shall be prepared by the District prior to the time that any project related activities proceed, focusing on measures to eliminate migration of sediment-laden runoff into creeks during all phases of project development and use.</p> | | | <p>Work Request Forms</p> <p>Site Plan</p> <p>Erosion Plan</p> | <p>Park Supervisor</p> <p>Design</p> <p>Design</p> | <p>As required</p> <p>Prior to project</p> <p>Prior to project</p> |

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| CALENDAR PAGE | 51.18 |
| MINUTE PAGE | 922 |

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| CALENDAR PAGE | <u>51.18a</u> |
| MINUTE PAGE | <u>922.1</u> |

| Impact Description | Measures in the Carquinez Strait Regional Shoreline LUJDP | Measures in the District Master Plan and Other District Policies | Additional Mitigation Measures (FEIR) | Reporting Action | Responsibility | Implementation Schedule |
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| Potential impact to the waters of the United States | <p>The open water and shoreline of Carquinez Strait provides migration routes for two listed fish species (delta smelt and winter-run chinook salmon). Shoreline construction will need to ensure that these species (if present) will not be adversely affected.</p> <p>EBRPD will apply for permits under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, if found necessary by the Corps of Engineers.</p> | | | Appropriate permits with the Corps of Engineers | Design/ Stewardship | prior to project; as required by Corps of Engineers |

| Impact Description | Measures in the Carquinez Strait Regional Shoreline LUDP | Measures in the District Master Plan and Other District Policies | Additional Mitigation Measures (FEIR) | Reporting Action | Responsibility | Implementation Schedule |
|--|--|---|---------------------------------------|---|--|---|
| GEOLOGY Trail and facility construction (erosion issues) | <p>Landscape adjacent to proposed new and enlarged parking facilities to discourage illegal parking and subsequent erosion.</p> <p>Restrict grading to the dry season between mid-April and mid-October.</p> <p>Require erosion control and ongoing maintenance in order to prevent and repair damage and erosion of trails caused by normal use. Implement rigorous trail maintenance and erosion control measures.</p> <p>Install or repair culverts at pedestrian and vehicle crossings to prevent continuous impact to drainages including the crossings of the Eckley access road over the drainage channel in the vicinity of the proposed group camp.</p> | <p>Erosion Control and Wetland Policies, District Master Plan</p> | | <p>Erosion Control Plan</p> <p>Site plan</p> <p>Work request form</p> | <p>Design</p> <p>Design</p> <p>Park Supervisor</p> | <p>Prior to project</p> <p>Prior to project</p> <p>Regular trail maintenance schedule</p> |
| | <p>Restrict access to spring, and seep areas. Trails will not closely follow the edges of drainage channels. Trails will be sited to avoid areas of seasonally saturated soils, springs and seeps.</p> | | | <p>Work Request Form</p> | <p>Park Supervisor</p> | <p>Prior to project</p> |

| Impact Descriptors | Measures in the Carquinez Strait Regional Shoreline LUDP | Measures in the District Master Plan and Other District Policies | Additional Mitigation Measures (FEIR) | Reporting Action | Responsibility | Implementation Schedule |
|--|--|--|---------------------------------------|--|--|--|
| Trail and facility construction (landslide issues) | <p>Implement the grading mitigation measures listed above.</p> <p>Plan trail use to be congruent with stability of the slope. For example, hikers should be kept away from the top of the steep slopes above the railroad tracks. Trails should avoid unstable slopes which exhibit signs of past landslide activity.</p> <p>Require soils testing, soils reports and engineering reports for new roads especially along Carquinez Scenic Drive which has a history of landslide damage.</p> | Comply with District Guidelines, i.e., Trail Manual, Grading Manual, Design Standards Manual | | <p>Work Request Form</p> <p>Board adoption of updated guidelines</p> <p>Capital Improvement Plan (CIP)</p> | <p>Park Supervisor</p> <p>Operations</p> <p>Design</p> | <p>As required</p> <p>Ongoing review</p> <p>Prior to project</p> |

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|--------------------|--|--|---------------------------------------|---|-----------------------------|---|
| | <p>Obtain a geotechnical evaluation (from a geotechnical engineer - state registered) of any potentially dangerous landslides. All construction and grading in the vicinity of landslides should be conducted according to the recommendations of an engineering geologist so as not to increase the instability of such slopes.</p> <p>Use plantings to stabilize slopes prone to erosion.</p> <p>Mitigate runoff conditions that contribute to landslide movement. A variety of treatments include surface and subsurface drains to intercept water flowing into landslide prone geologic materials.</p> | | | <p>Capital Improvement Plan (CIP)</p> <p>Erosion Control Plan and Site Plan</p> | <p>Design</p> <p>Design</p> | <p>Prior to project</p> <p>Prior to project</p> |

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|--|---|---|---------------------------------------|--|--|---|
| <p>Seismic impacts</p> | <p>Provide flexible connections for any proposed underground utility lines crossing faults.</p> <p>Prepare an earthquake preparedness plan and educate Park staff on its implementation in the event of a major earthquake.</p> <p>Review the structural integrity of all buildings and remove the unsafe structures or make repairs or replacements as warranted to meet Code for Historic Structures standards for seismic safety.</p> <p>Restrict access by fencing to those structures that do not meet seismic safety standards.</p> | | | <p>Construction drawings</p> <p>Earthquake Safety Training</p> <p>Work Request Form</p> <p>Work Request Form</p> | <p>Design</p> <p>Management Services</p> <p>Operations</p> <p>Operations</p> | <p>Prior to project</p> <p>per District Training Schedule</p> <p>Prior to public use</p> <p>Prior to public use</p> |
| <p>CULTURAL RESOURCES Discovery of Cultural Resources</p> | <p>If any cultural resources are uncovered during construction of the Interpretive Center or parking areas, all work activities would cease until such resources could be properly identified and inventoried. A decision to continue construction of the planned facilities would be made at the time based on the significance of the discovered resources.</p> | <p>District Guidelines for Protecting Parkland Archaeological Resources</p> | | <p>Recommendations and report by qualified consulting archaeologist</p> | <p>Operations</p> | <p>As soon as possible after find; consistent with District Guidelines for Protecting Parkland Archaeological Resources</p> |

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|---------------------------------------|---|--|---------------------------------------|--|---|---|
| Accidental Discovery of Human Remains | <p>If any human remains are uncovered during construction of the Interpretive Center or parking areas, all work activities would cease until such resources could be properly identified and inventoried. A decision to continue construction of the planned facilities would be made at the time based on the significance of the discovered resources.</p> <p>If rehabilitation and preservation of these structures is feasible, no mitigation is necessary. If these structures are demolished, the District would prepare documentation in accordance with the Historic American Building Survey (HABS) standards prior to demolition. This documentation would be reviewed and accepted by the National Park Service prior to demolition. After implementation of this measure, which would ensure that documentation regarding these buildings would exist for future research and reference, the impact would still be considered significant. No mitigation is available to reduce the impact of demolishing a building eligible for the National Register to a less-than-significant level.</p> | District Guidelines for Protecting Parkland Archaeological Resources | | <p>Notify Public Safety and Planning/Stewardship; notify North American Heritage Commission and consulting archaeologist</p> <p>Feasibility study</p> <p>HABS Report</p> | <p>Operations, Public Safety and Planning/Stewardship</p> <p>Planning/Stewardship</p> <p>Planning/Stewardship</p> | <p>Immediately after find; consistent with District Guidelines for Protecting Parkland Archaeological Resources</p> <p>Prior to project rehabilitation or demolition</p> <p>Prior to demolition</p> |

| Impact Description | Measures in the Carquines Strait Regional Shoreline LUDP | Measures in the District Master Plan and Other District Policies | Additional Mitigation Measures (FEIR) | Reporting Action | Responsibility | Implementation Schedule |
|--|---|--|---------------------------------------|----------------------|-----------------|--|
| | New trails should be sited to avoid areas with a high potential for the existence of as yet undiscovered cultural resources. Trails should be posted with signage requiring hikers to use only established trails. | | | Work Request Form | Park Supervisor | Prior to project |
| HYDROLOGY AND WATER QUALITY Projects near Creeks | When appropriate, restrict vehicular, horse, foot and bicycle traffic from entering zones with seasonably saturated soils in order to prevent erosion and resultant sedimentation. This will be accomplished through proper trail siting, seasonal trail closures, signing and barrier construction. Implement permanent and temporary erosion control measures in the design and construction of new and rehabilitated trails. (See Geology, Soils and Seismicity Mitigation Measures) Park staff should monitor trail conditions regularly during rainy period months along creeks and drainages. Trails should be closed and repaired if erosion and/or soil problems warrant. | Erosion Control and Wetland Policies, District Master Plan | | Erosion Control plan | Design | Prior to project |
| SEISMIC FACILITIES AND UTILITIES | The proposed project shall be designed in consultation with, and reviewed for approval by, the EBRPD's Public Safety Department to ensure adequate security and safety features. | East Bay Regional Park District Ordinance 38 | | Work Request Form | Park Supervisor | After major events such as peak storms and earthquakes |
| | | | | Daily Activity Log | Public Safety | As required |

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|--------------------|--|--|---|--|----------------|-------------------------|
| SEWER | | | <p>If the EBRPD develops a sewer linkage with an off-site sanitary district, the line constructed by the EBRPD to carry sewage flows into the district system shall be District-owned, for District use only, shall be sized according to the projected needs of the Carquinez Strait Shoreline Park, and shall not be large enough to accommodate unforeseen growth either in the Park or in the areas adjacent to the Park.</p> | <p>Construction drawings and approval of regulating agencies; the sewer district involved and Contra Costa County Public Works</p> | Design | Prior to project |

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|----------------------------|---|---|---|------------------|-------------------|-------------------------|
| HAZARDOUS MATERIALS | <p>The East Bay Regional Park District would conduct asbestos surveys for any building that is to be renovated or demolished as part of the project and that could have been constructed with asbestos-containing building materials. If friable asbestos is identified in a building, the Park District would remove it prior to renovation or demolition as required by the Bay Area Air Quality Management District.</p> | <p>All buildings should be subject to asbestos abatement according to State and Federal Regulations. Wastes would be double bagged, handled, manifested, and disposed of as friable asbestos wastes at an EPA approved landfill authorized to accept asbestos wastes.</p> <p>Water sprinkling should be used to minimize airborne dust particles during demolition.</p> | <p>The District would conduct asbestos surveys for any building that is to be renovated or demolished as part of the project and that could have been constructed with asbestos containing materials.</p> <p>If friable asbestos is identified in a building, the District would remove it prior to renovation or demolition as required by the Bay Area Air Quality Management District (BAAQMD)</p> | Inform BAAQMD | Operations/Design | Prior to demolition |

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|--------------------|---|--|---------------------------------------|----------------------------|---------------------|-------------------------|
| AIR QUALITY | <p>Sprinkle all unpaved construction areas with water at least twice per day to reduce dust emissions. Additional watering should be carried out on dry or windy days. Watering could reduce particulate emissions by up to 50 percent.</p> <p>Cover stockpiles of sand, soil, and similar materials with a tarp. Soil should be bound (by grass or similar ground cover) as soon as is reasonably possible.</p> <p>Cover trucks hauling dirt, debris and other dust-generating material.</p> <p>Sweep up dirt or debris spilled onto paved surfaces immediately, to reduce resuspension of particulate matter through vehicle movement over these surfaces.</p> <p>To reduce dust generated by vehicle travel over unpaved surfaces, compact or water (keep from drying) unpaved roads used by construction equipment and vehicles.</p> <p>Designate a person or persons to oversee the implementation of a comprehensive dust-control program and to increase watering, as necessary.</p> | Standard District contract specifications | | Standard District contract | Design Construction | Prior to project |
| | | | | as above | as above | as above |