




**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	July 16, 2024
TITLE	Authorization to Accept Dedication of Trail Access Parking Easement from Toll West Coast LLC: Calaveras Ridge Regional Trail
DIVISION	Acquisition, Stewardship, and Development
FROM	Becky Bremser, Chief of Land Acquisition Ken Wysocki, Assistant General Manager of Acquisition, Stewardship, and Development
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors accept the dedication of a *Trail Access Parking Easement* for a five-car parking area from Toll West Coast LLC. The parking area within the 'Faria Preserve' subdivision in San Ramon will serve the Calaveras Ridge Regional Trail, as well as nearby Las Trampas Wilderness Regional Preserve.

BACKGROUND

The 'Preserve Project' (formerly known as 'Faria Preserve') is a newly constructed residential subdivision within the City of San Ramon's *Northwest Specific Plan* area and adjacent to the southern boundary of Las Trampas Regional Wilderness Preserve (Las Trampas). The project was approved by the City of San Ramon (City) in 2006 to include 740 residential units on the 354-acre former ranchland parcel, but the City was shortly thereafter sued by both the Sierra Club and the East Bay Regional Park District (Park District). The parties entered into the *Comprehensive Agreement to Settle Litigation* in 2008 which resulted in a smaller development footprint, larger open space buffer surrounding the homes, dedication of 141 acres of open space to the Park District, establishment of a Community Facilities District to fund ongoing maintenance of that 141-acre open space preserve and related trails and trail amenities, and most pertinent to this board action: the establishment of a segment of the Calaveras Ridge Trail and 5-car parking area within the 'Preserve Project' for access to the Calaveras Ridge Regional Trail (Calaveras Ridge Trail).

Following coordination between the Park District, City, and Toll Brothers (the developers that will be building Neighborhood 5 of the 'Preserve Project'), Toll Brothers agreed to record a *Trail Access Parking Easement* and build the 5-car parking area for the Park District in order for the public to park and easily access the Calaveras Ridge Trail and Las Trampas. The trail access parking easement is located over the private roads within the subdivision for the public to reach the parking area.

Accordingly, *Subdivision Map 9502*, recorded in 2021, indicates an approximately 1,140-square-foot parking area along Pisa Terrace in Parcel 1 of the subdivision. The parking area will be for the exclusive daytime use of visitors to the trail and will feature standard Park District signage and

facilities. The developer will be responsible for construction and the homeowners' association will be responsible for maintenance and repairs. Secondly, *Subdivision Map 9502* also indicates a *Public Access Easement* over Mateo Miller Circle and Pisa Terrace, permitting the public to drive, bike, or walk along the private roads to the trailhead.

On May 7th of this year, Toll West Coast LLC recorded the *Offer of Dedication of Trail Access Parking Easement* with the Contra Costa County Clerk-Recorder's Office, and so with the Board of Directors' authorization to accept this dedication, the easement and parking area will be formally added to the Park District's trail system.

ANALYSIS

Expanding Las Trampas and improving public access to the park have long been Park District priorities, even as developers have simultaneously purchased neighboring ranches and developed housing tracts and ranchettes. The 'Preserve Project' borders the southern end of Las Trampas and is within the Calaveras Ridge Trail corridor identified in the Park District's *2013 Master Plan*. The *Southern Las Trampas Land Use Plan Amendment (LUPA)*, which the Board adopted in March 2023, included an extension of the Calaveras Ridge Trail in the southern portion of Las Trampas and the planned Calaveras Ridge Trail connection within the 'Faria Preserve/Preserve Project' area. The LUPA also referenced the 5-car parking area as a public access point onto the Calaveras Ridge Trail.

During the planning and approval process for the subdivision, nearly 20 years ago, Park District staff and local environmental organizations successfully advocated for a reduced project footprint, the addition of 141 acres of land to Las Trampas, and the development of parking areas and trails within the 'Faria Preserve' development. While the LUPA includes a 25-car staging area on the adjacent 'Chen Property' to serve Las Trampas visitors, this new 5-car staging area within the 'Preserve Project' subdivision will provide another entry point to reach Las Trampas as well as direct use of the Calaveras Ridge Trail.

First envisioned in the 1970s, the Calaveras Ridge Trail is one of the originally designated regional trail corridors in the Park District *Master Plan*. When completed, the 45-mile-long trail will traverse a series of ridges west of I-680 connecting six regional parks from Sunol Regional Wilderness in Alameda County to Briones Regional Park in Contra Costa County. While eighteen miles of the trail are already open to the public, significant gaps remain. This portion of the Calaveras Ridge Trail through the 'Preserve Project' development will fill one of those gaps. The developer will construct and dedicate the 0.75-mile segment of Calaveras Ridge Trail, as well a 0.25-mile spur trail within the 'Preserve Project' development. Those trails will connect residents and visitors to the Calaveras Ridge Trail and Las Trampas to the north.

Construction of the parking area is expected to be completed by the end of winter, but opening the parking area will be contingent upon completion of the adjacent Calaveras Ridge Trail construction within Las Trampas. Depending on permitting and construction constraints, that trail project is expected to be completed in 2026.

FISCAL IMPACT

Other than staff time, which will be funded by general funds previously appropriated to the 2024 Land Acquisition Department budget, there are no direct costs associated with the acceptance of the trail access parking easement.

ATTACHMENTS

Attachment A: Map



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 07 -
JULY 16, 2024**

**AUTHORIZATION TO ACCEPT DEDICATION OF TRAIL ACCESS PARKING
EASEMENT FROM TOLL WEST COAST LLC: CALAVERAS RIDGE TRAIL**

WHEREAS, the 'Preserve Project' (formerly known as 'Faria Preserve') is a newly constructed residential subdivision constructed on a 354-acre former ranch adjacent to the southern boundary of Las Trampas Wilderness Regional Preserve; and

WHEREAS, the project was approved by the City of San Ramon (City) in 2006 but following legal challenges from the Sierra Club and the East Bay Regional Park District (Park District), the parties entered into a *Comprehensive Agreement to Settle Litigation* in 2008 resulting in a smaller development footprint, larger open space buffer, dedication of 141 acres of open space to the Park District, establishment of a Community Facilities District to fund ongoing maintenance of that preserve and trail amenities, and most pertinent to this board action: the establishment of a segment of the Calaveras Ridge Trail and a 5-car parking area within the 'Preserve Project'; and

WHEREAS, *Subdivision Map 9502*, recorded in 2021, indicates an approximately 1,140-square-foot parking area along Pisa Terrace, and following coordination between Park District staff, City staff, and Toll Brothers, the developers agreed to record an easement in favor of the Park District and build the parking area for exclusive daytime use of trail visitors; and

WHEREAS, the developer will construct the parking area to Park District standards and the homeowners' association (HOA) will be responsible for maintenance and repairs; and

WHEREAS, on May 7th of this year, Toll West Coast LLC recorded the *Offer of Dedication of Trail Access Parking Easement* with the Contra Costa County Clerk-Recorder's Office, and so with the Board of Directors' authorization to accept this dedication, the easement and parking area will be formally added to the Park District's trail system; and

WHEREAS, under the California Environmental Quality Act (CEQA), this action by the Board of Directors is not subject to preparation and processing of environmental documentation;

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorizes the acceptance of a *Trail Access Parking Easement* from Toll West Coast LLC for the Calaveras Ridge Regional Trail as presented to the Board on July 16, 2024; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park 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 this resolution.

Moved by Director , and seconded by Director , and
adopted July 16, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: