

ALTAMONT LANDFILL OPEN SPACE ADVISORY COMMITTEE
May 20, 2011
APPROVED MEETING MINUTES

- I. Call to order** – The meeting was called to order by Chris Gray at 12:44 p.m.
- II. Approval of Minutes – March 18, 2011** – Mr. Schneider moved to approve the minutes of March 18, 2011, with a minor grammatical correction as submitted. Steve Stewart seconded. The minutes were approved unanimously.
- III. Public Comment** – **Any member of the public may address the committee on a matter not on the regular agenda. No discussion or action may be taken on these items.** - None
- IV. East Bay Regional Park District grant application to purchase the Farber property, 67 acres, at Brushy Peak Regional Preserve** - Nancy Wenninger, EBRPD, presented the grant proposal. This acquisition will help complete a park boundary and will permanently preserve valuable wildlife habitat including seasonal wetlands, vernal pools and other sensitive habitat. In the past, various plans for development have been proposed, the most recent included 145 housing unit project. This acquisition will expand the Brush Peak Regional Preserve, permanently preserve the open space in the North Livermore area, and bring this property into the resource management system of the park district to forever protect it as natural habitat, wildlife corridor and open space. Chris Gray asked about the adjacent Bart property. Marc Roberts said that this is a yard site for Bart and that they would never allow development. Discussion ensued on the Muslim cemetery adjacent to this property. Discussion ensued on purchase price. Nancy said that the price is higher than usual but this is good developable land and Livermore has agreed to contribute one million towards the purchase. She said that part of the money for the purchase is from the Republic Landfill Brushy Peak mitigation funding.

Steve Stewart said that in 1999 the Dougherty Valley Settlement Agreement was established. The agreement required Windemere or its successors to pay the City of Livermore \$1,000 per residential unit as an open space conservation fee. The Citizens for Balanced Growth met in April and discussed this purchase. They were in agreement to contribute funds for this property as they consider this area strategic value for the urban edge of the northeastern area. Currently the funds collected add to \$5.5 million. If this committee approves this grant, this item will go to the City Council on June 27th for approval of the \$1 million contribution from the settlement funds.

Joan Sepalla questioned the cost per acre of this land and if the Altamont funds should be saved for the purchase of the Pardee property. Mark Roberts said this purchase will establish the city's urban boundary east of Laughlin Road. The site is relatively small but the location and proximity to EBRPD holdings make it very important.

Dick Schneider said that the property certainly meets the criteria but the main concern is the cost. Also should one million come from the Altamont funds, should it be \$500,000 from Altamont and \$1.5 from Dougherty funds? Chris Gray asked Nancy Wenninger how she came up with the calculation for the funds. Ms. Wenninger said she discussed it with Steve Stewart and they came to the conclusion that one million from each fund would be appropriate. Steve Stewart said that matching funds was also a consideration. Mark Roberts reminded everyone that they also want to pursue bonding for the Altamont funds which could eventually provide an ongoing stream of funds for North Livermore. Mr. Schneider commented that the settlement agreement does restrict funds to be used in North Livermore. Mark Roberts said that from Livermore's perspective this is not an issue or constraint. It was written in there so developers would not get away with it. Discussion ensued on suggested contribution from each fund. County Counsel suggested that the grant application could be approved with the stipulation that the funds from Altamont not go above 1.5 million. Mark Roberts said he was comfortable with the suggested split and that Altamont future income could reach 36 million. Steve Stewart made a motion on behalf of councilmember Marj Leider to fund the acquisition in the amount of one million from the Altamont funds. Mr. Schneider seconded.

Motion approved. Mr. Schneider asked if Ms. Wenninger could attend the Sierra Club meeting to make a presentation on this application.

- V. **Consideration of side letter to the Altamont Landfill Settlement Agreement on guidelines and procedures for the Altamont Open Space Committee** – County Counsel William Fleishhacker said that according to the settlement agreement procedure for this committee the only thing missing is the priority list. He shared with committee members a side letter sample that addresses some of the concerns expressed by committee members regarding the priority list. Discussion ensued on an amendment to the agreement versus a side letter. County Counsel said he will make changes to the agreement and send it to everyone for comments. Mr. Tam said he would like to see something that clarifies why we do not have a priority list.
- VI. **Update on San Francisco Contract** – Mr. Tam shared an article about the San Francisco contract negotiations. He said he does not think anything will get finalized before June.
- VII. **Update on available funding** – Report was distributed and presented.
- VIII. **Future Agenda Items/Speakers** – Continue discussion of process issues and easements.
- IX. **Next meeting** - July 15, 2011
- X. **Questions/Comments** – Steve Stewart wanted to inform everyone that the Pardee property, a total of 1,400 acres, is up for bid. The City of Livermore will be submitting a package and bid on the property. If the bid is accepted the City will come back to this committee to talk about bonding on future income in order to purchase this property. Mark Roberts said he will ask for a special meeting, the total price will be around \$14 million. It would be appropriate to sell it afterwards as ag land and have some under easements. Mark Roberts said that this will most likely happen before the end of June. Mr. Schneider said he would have to find out from Sierra Club what their view is on bonding.

The meeting was adjourned at 2:08 p.m.