

APPENDIX B-3
LAKE A LANDSCAPE PLAN FUNCTIONS AND VALUE MEMORANDUM

June 28, 2018

Mr. James D. Gilford
Deputy Director, Alameda County Community Development Agency
Director, Neighborhood Preservation and Sustainability Department
224 West Winton Ave., Room 110
Hayward, California 94544

MEMORANDUM

SUBJECT: Eliot Quarry (SMP-23) – Lake A Landscape Design Functions and Values

Cunningham Engineering has been coordinating with CEMEX Construction Materials Pacific, LLC. (“CEMEX”) on the development Lake A Landscaping and Revegetation Plan.

The basic objectives of this updated Landscaping and Revegetation Plan are to maintain the intended functions and values of the Gates Reclamation Plans as completed in 1993, while addressing changes to reflect current restoration, revegetation and water efficient planting design strategies to include:

1. Planting design with a focus on restoring native species and encouraging native re-growth by optimizing the number of proposed plants on site and spacing plant material to allow for infill.
2. Using current revegetation planting methods and standards to update the 25-year-old Gates Reclamation plans with an updated low maintenance, low water use design which is exempt from State of California Model Water Efficient Landscape Ordinance requirements.
3. Ensure compliance with the Surface Mining & Reclamation Act (SMARA)
4. Ensure compatibility with reclaimed end land use of water management by the Zone 7 Water Agency.

The proposed Landscape and Revegetation Plan for Lake A consists of the planting and temporary irrigation of approximately 2,500 trees, shrubs and areas to receive hydro seeding for 53 acres of land on the Lake A site.

The landscape planting approach for Lake A is a restoration and revegetation planting design using plant species native to California and an adaptive habitat including the East Bay / Alameda County. The species selection and design intent are reflective of the The Gates Plan, however the Gates Plans represent a planting layout more typically associated with a reclamation design and a goal of “filling in” the currently unused portions of a site which leads to the overcrowding of plant material and does not allow for endemic species to self sow. The Gates planting design calls for a much denser planting design which will



fill in the entire site at plant maturity, many species of which require permanent irrigation (which is in conflict with the State of California MWEL0) to ensure long-term survival and does not accommodate the needs of native plants and existing ecosystems. This would also not be compatible with the planned end use of water management.

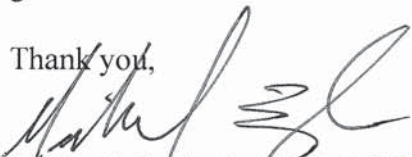
Consistent with the requirements of SMARA, the proposed landscape revegetation plan includes a selection of species capable of sustaining themselves in the absence of supplemental irrigation once established. Plant species have been specifically chosen to be drought tolerant, adapted to local climates including heat and low precipitation, as well as being adapted to a variety of soils. Plant locations and spacing across the site are intended to encourage naturalization from planted native species and allow for native grass seed establishment and re-establishing of endemic plants and ecosystems. Adjacent to trail viewsheds, and along the residential perimeter of the site California native trees and plants have been chosen with diverse size and growth habits to provide varied visual landscaping as well as possessing evergreen foliage and attractive flowers to provide a year-long visual benefit. Interior portions of the site are planted to provide a broad range of ecosystem benefits with a goal of meeting the habitat requirements for naturally occurring wildlife and plant species that require a variety of plant associations, densities and configurations.

Irrigation System

The irrigation system will be temporary to provide supplemental irrigation as needed for the first three years of plant establishment. The system will consist of drip irrigation with emitters placed at each shrub/tree to provide the most direct application of water to the root zone. The landscape species selected will not require permanent water from the system which exempts the project from the State of California MWEL0. This project is exempt from the requirements of the MWEL0 ordinance as noted in section 490.1 Applicability; (e) this ordinance does NOT apply to: (3) Mined-land reclamation projects that do not require permanent irrigation system.

The proposed Landscape Revegetation Plan shares the core design functions and values of the Gates Reclamation Plans, while following current State water ordinance design measures as well as planting restoration practices to support and encourage native ecosystems on site while accomplishing Lake A planned water management end use goals.

Thank you,



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