

**COYOTE HILLS REGIONAL PARK**  
Restoration and Public Access Project  
May 31, 2018 – District Board Room  
CEQA Scoping Meeting Summary

District staff held a CEQA Notice of Preparation scoping meeting for the Coyote Hills Restoration and Public Access Project. The purpose of the meeting was to provide the opportunity for responsible agencies and the public to learn about the Project and provide input on the scope of the issues that the environmental document will analyze.

For this stage of the process, comments are due by June 18, 2018.

This summary packet includes the following:

- Meeting Notice
- Meeting Handout
- Sign-in Sheet
- Presentation



#### STAYING INVOLVED

Below are a few easy ways for you to receive information and participate in the Coyote Hills Restoration and Public Access Project planning process:

- Request to be placed on the Project e-mail mailing list
- Visit the Project website at the following link: <http://www.ebparks.org/about/planning#patterson>

For more information, please contact Karla Cuero at [kcuerdo@ebparks.org](mailto:kcuerdo@ebparks.org) or (510) 544-2622.



2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T: 1-888-EBPARKS F: 510-569-4319 TRS RELAY: 711 WWW.EBPARKS.ORG

**NOTICE OF PREPARATION (NOP) AND SCOPING SESSION  
FOR AN ENVIRONMENTAL IMPACT REPORT FOR:  
COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT**

**MAY 14, 2018**

The East Bay Regional Park District will be the Lead Agency and will prepare an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed Coyote Hills Restoration and Public Access Project. The project site is located in Fremont, Alameda County, along the western frontage of Paseo Padre Parkway, approximately between Ardenwood Blvd. and Dumbarton Circle. The project will amend the park land use plan to expand the park boundary eastward towards Paseo Padre Parkway, restore habitat and develop visitor serving facilities such as trails, parking and restrooms. The project site consists of the approximately 306-acre parcel west of Paseo Padre Boulevard, and immediately adjoining Coyote Hills Regional Park, on its east side, in Fremont CA. An abbreviated Project Description is attached along with a Location Map. The anticipated scope of the EIR is described below.

The EIR will focus on evaluating the topic of Cultural Resources and may also evaluate Transportation/Traffic. All other topical issues will be evaluated in an Initial Study, including: Aesthetics, Agricultural and Forestry Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Service Systems. The EIR will evaluate project and cumulative impacts, growth inducement, short-term versus long-term impacts, effects on human beings, and alternatives to the project.

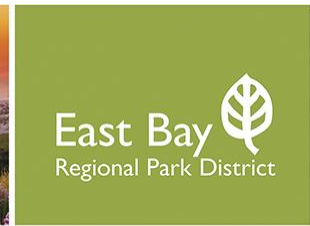
The East Bay Regional Park District invites you to comment on the proposed scope of the EIR. **Please send your written comments within 30 days from the date you receive this notice, but no later than June 18th, 2018**, to: Karla Cuero, East Bay Regional Park District, 2950 Peralta Oaks Court, Oakland, CA 94605, or via email: [kcuerdo@ebparks.org](mailto:kcuerdo@ebparks.org). You may also contact Karla by telephone at (510) 544-2622.

You may also provide comments at the **EIR Scoping Session, which will be held on Thursday, May 31, 2018 at 6:30PM, at the East Bay Regional Park District’s Board Room at 2950 Peralta Oaks Ct. Oakland CA, 94605.**

The East Bay Regional Park District is the Lead Agency (i.e., the public agency with the greatest responsibility for either approving the project or carrying it out) for the project. This notice is being sent to the State Clearinghouse, other identified responsible agencies, and other interested parties. Other presently known responsible agencies may include: The City of Fremont, Alameda County Public Works Agency, The Alameda County Flood Control and Water Conservation District and The California Department of Fish and Wildlife. When the Draft EIR is published, it will be sent to the State Clearinghouse and to others who respond to this Notice of Preparation (NOP) or who otherwise indicate that they would like to receive a copy, which will be available on the East Bay Parks website, <http://www.ebparks.org>. A Final EIR with responses to comments on the Draft EIR will be prepared prior to final consideration of the proposed projects. Notices of public

Board of Directors

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hearings on the project, and the availability of the Final EIR, will also be provided to NOP respondents, those requesting such notice, and available through the District’s website at <http://www.ebparks.org/about/planning/default.htm#patterson>.

Karla Cuero, Environmental Programs Project Coordinator  
East Bay Regional Park District

Board of Directors

|                                      |  |                                      |                                    |                          |                        |                        |                                    |
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# **Coyote Hills Restoration and Public Access Project**

## **Abbreviated Project Description**

The Project consists of two main actions: 1) approve a Land Use Plan Amendment to include the 306 acre Park Expansion Area to the park; 2) implement habitat restoration and public access improvements to provide visitor facilities (parking, trails, restrooms).

### **Land Use Plan Amendment**

Three Land Use Units are proposed at five locations within the project area. These units include Natural Units, Recreational Units and a new Agricultural Unit. The five locations within the park expansion area include:

- Patterson Slough Natural Unit
- Western Wetlands Natural Unit
- Southern Wetlands Natural Unit
- Historic Patterson Ranch Farm and Farm Yard Agricultural Unit
- Ranch Road Recreation Unit

### **Habitat Restoration and Public Access Improvements**

The proposed plan consist of five elements: 1) Habitat Restoration, Enhancement, and Wildlife Management Activities, 2) Cultural Resources Management Actions, 3) Recreation and Visitor Serving Facilities Construction, 4) Public Access Trails Construction, and 5) Agricultural Land Use and Associated Activities.

#### **1. Habitat Restoration and Enhancement and Wildlife Management Activities**

The Patterson Slough area, north of Patterson Ranch Road, would be developed and managed for habitat protection, restoration, enhancement, and wildlife management. Restoration and enhancement in this area includes mixed riparian forest, willow sausal restoration, perennial and seasonal wetlands enhancement, and oak savanna and native grasslands establishment.

Wetlands enhancement would occur within the low lying Western Wetlands area on the west side of the historic Patterson Ranch farm fields. This part of the Project Area contains depressional wetlands that pond water during the winter rainy period, as well as adjacent areas that are saline and sodic (salt and sodium affected).

The previously farmed Southern Wetlands, located from just north of Ardenwood Creek to the southern property boundary, would be restored in cooperation with the Alameda County Flood Control and Water Conservation District as a mix of riparian, freshwater and seasonal wetlands, as well as saline-alkaline wetlands.

#### **2. Cultural Resources Management Actions**

Important and known locations of native Californians (Ohlone people) cultural resources occur within the Project Area, and there may be other, presently unknown resources throughout this area. Construction of site facilities would be designed to minimize excavation. There are two historic structures within the Project

Area that will be evaluated in the Environmental Document: 1) the Farm Labor Contractor's residence located immediately adjacent to the lower portion of Patterson Slough, and 2) the Milk House building in the Patterson Ranch Farm Yard area, south of the intersection of Patterson Ranch Road and Paseo Padre Parkway.

### **3. Recreation and Visitor Serving Facilities Construction**

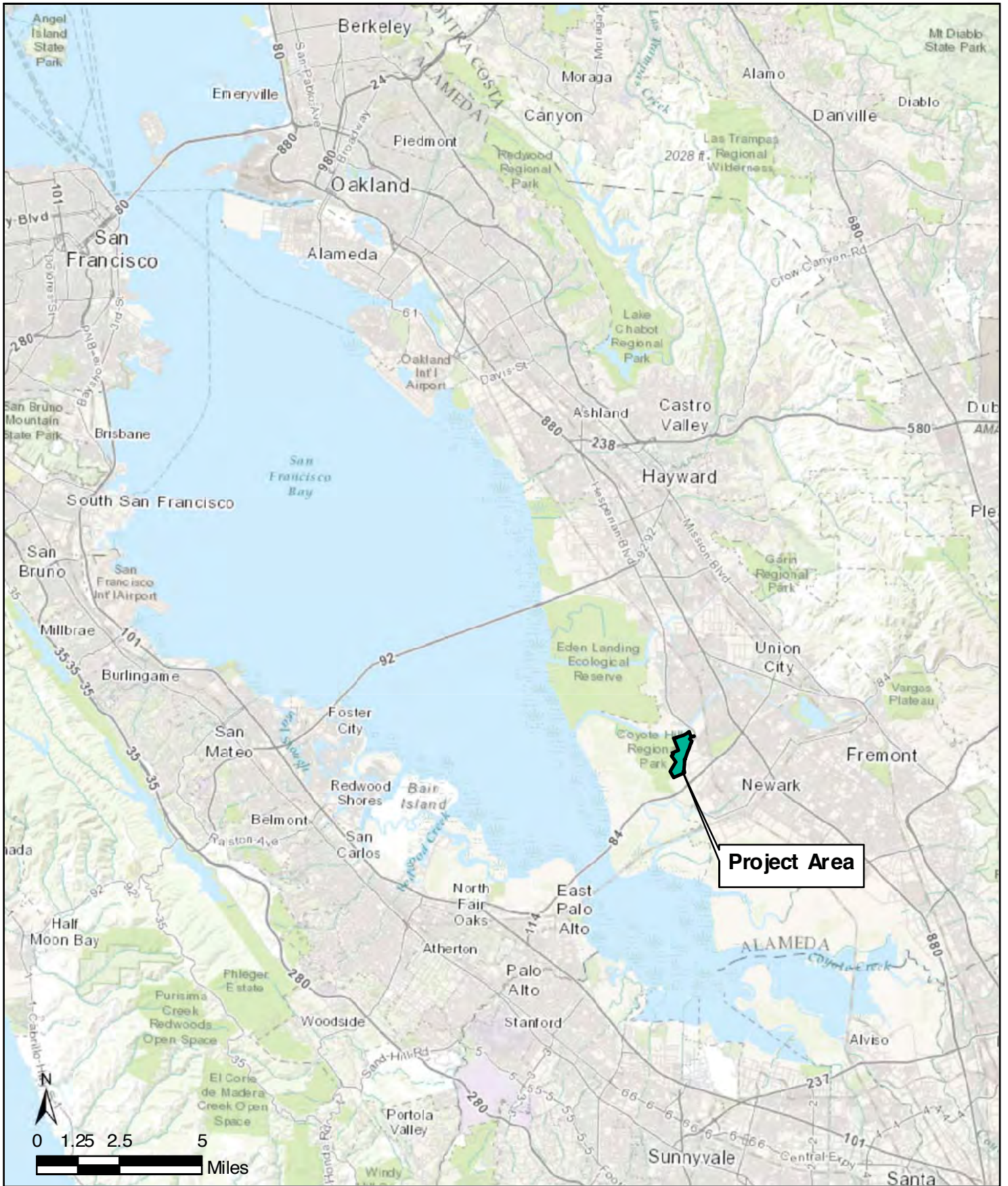
Visitor serving facilities include an approximately 100 car parking lot and open-use area, a new restroom, potable water, picnic area, interpretive elements, and a new entry kiosk. A park entry sign, landscape plantings, and fencing would be installed at the improved Park entry. Pedestrian and bicycle intersection improvements may be provided on the west side of the intersection of Paseo Padre Parkway and Patterson Ranch Road, in coordination with the City of Fremont.

### **4. Public Access Trails Construction**

Approximately four miles of trails are proposed for the Project Area with a continuous north-south shared use trail that traverses the entire area. The trail system includes connections to the Bay Trail along Ardenwood Boulevard and Paseo Padre Parkway, a new connection to the existing Crandall Creek Trail, improving the Tuibun Trail to the Visitor Center, and providing a link to the future Lake Unit and camping opportunities at the former Dumbarton Quarry.

### **5. Agricultural Land Uses and Associated Activities**

The historic Patterson Ranch Farm fields south of Patterson Ranch Road and immediately west of Paseo Padre Parkway would continue to be used for agriculture. The Patterson Ranch Milk House building in the Farm Yard area may be rehabilitated for use as a fresh produce stand or other compatible park serving use.



## REGIONAL LOCATION MAP

COYOTE HILLS RESTORATION AND PUBLIC ACCESS PROJECT



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**Scoping Meeting – Notice of Preparation for an Environmental Impact Report**  
**Coyote Hills Restoration and Public Access Project**  
**May 31, 2018**

**Purpose of Tonight’s Meeting**

The East Bay Regional Park District (District) is the lead agency and will prepare an Environmental Impact Report (EIR) for the proposed Coyote Hills Restoration and Public Access Project (Project). The EIR is being prepared pursuant to the California Environmental Quality Act (CEQA). This scoping meeting provides the opportunity for responsible agencies and the public to learn about the Project and provide input on the scope of issues the EIR will analyze.

**Project Objectives**

- Ensuring integration of the Expansion Area with the existing Regional Park facilities, uses and resources, as well as the resources of the greater Coyote Hills area.
- Protecting and/or enhancing cultural and biological resources, including providing educational and interpretive opportunities.
- Providing opportunities for urban agriculture.
- Providing opportunities for recreation, including hiking and bicycling, picnicking and environmental education.
- Developing and managing the Expansion Area to be adaptable, with awareness of a changing climate that may affect area resources.
- Providing opportunities for Climate Smart education as well as scientific research and demonstration through pilot project programs.

**Summary of the Project**

The Project consists of two main actions: 1) approve a Land Use Plan Amendment to include the 306-acre Park Expansion Area to the park; 2) implement habitat restoration and public access improvements to provide visitor facilities (parking, trails, restrooms).

**Comments are due June 18, 2018**

Written comments can be emailed to [kcuero@ebparks.org](mailto:kcuero@ebparks.org) or mailed to:

Karla Cuero  
East Bay Regional Park District  
2950 Peralta Oaks Court  
Oakland, CA 94605

Board of Directors

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East Bay  
Regional Park District

# Coyote Hills Restoration and Public Access Project

## Notice of Preparation – Scoping Meeting

### Sign-In Sheet

Date: May 31, 2018

Time: 6:30PM

Location: EBRPD Headquarters

| NAME (please print) | Representing                               | Email                 |
|---------------------|--|-----------------------|
| Joseph Husfa        | Alameda County Mosquito Abatement District | Joseph@mosquitoes.org |
| Carrin High         | CCCE                                       | cccrrefuge@gmail.com  |
| Kwastak Atiopsis    | ACFCBWD                                    | kwastak@acfcwd.org    |
| Andrew Gattman      | OHONE INDIAN TRIBE                         | chochenyo@aol.com     |
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# Coyote Hills Restoration and Public Access Project

## Coyote Hills Regional Park

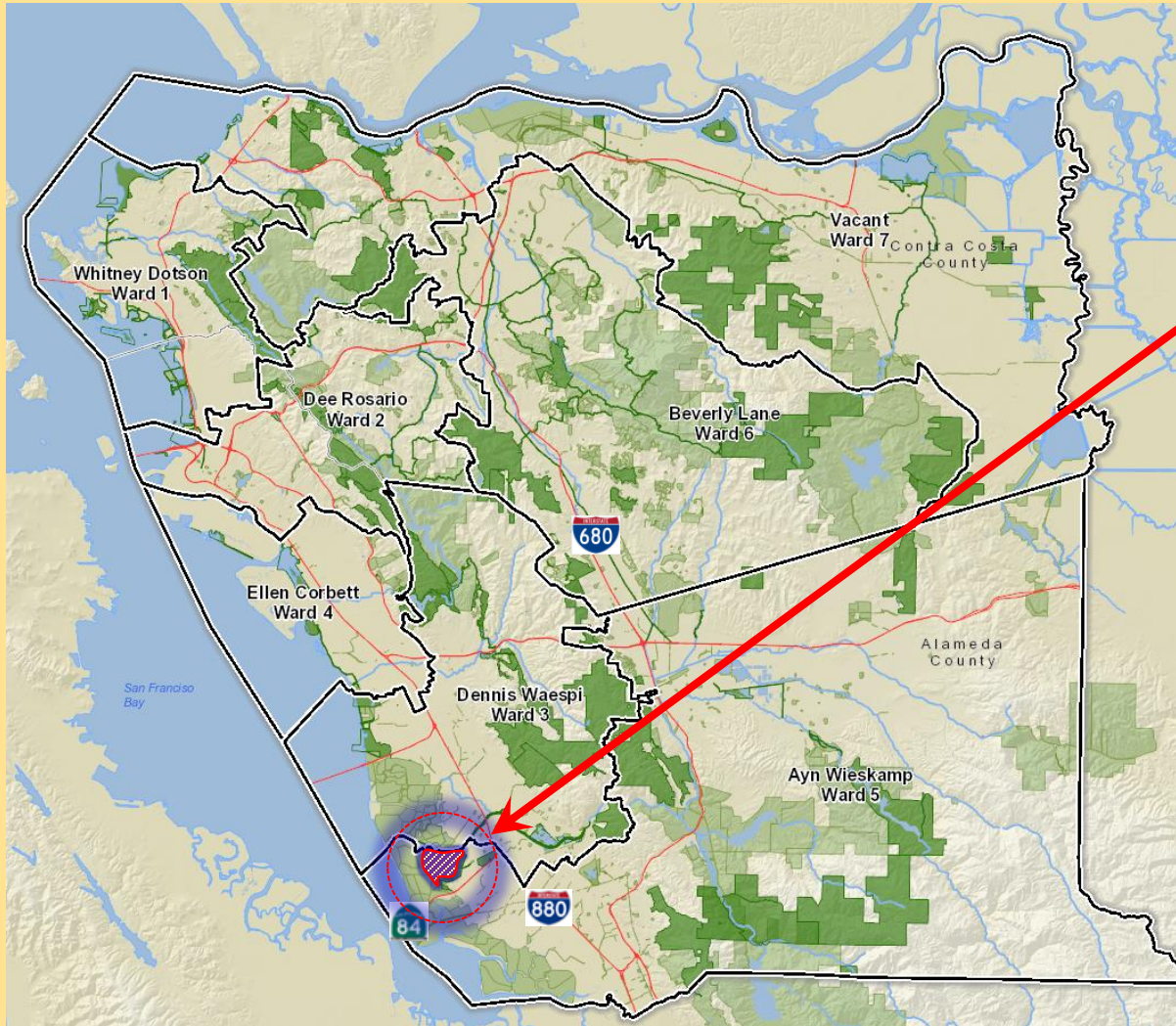
### CEQA NOP SCOPING MEETING



# Tonight's Meeting

1. Background
  - Project Goals and Objectives
  - Feasibility Study
2. Project Description
3. CEQA Process

# Location: Coyote Hills Regional Park



## Coyote Hills Regional Park

Location: Ward 5 (Wieskamp)  
South Metro Sector  
Alameda County  
City of Fremont

Year Opened: 1968

Total Acres: 1,274

Recent Additions:

Patterson +296 Ac. (2014)

Church +10 Ac. (2016)

Highlights: Adjacent wildlife refuge, visitor center, camping, naturalist programs, picnicking, hiking and bicycling

# Project Area



Project Area

Dumbarton Quarry (Future EBRPD Facilities)

# Project Goals and Objectives



## Policy Framework:

- EBRPD
  - Master Plan
  - Coyote Hills Land Use Plan
  - Ordinance 38
- Baylands Ecosystem Habitat Goals Update (2015)
- California State Wildlife Action Plan
- City of Fremont
  - General Plan
  - Climate Action Plan
  - Bicycle and Pedestrian Master Plans
- Alameda County
  - Bicycle and Pedestrian Plan
  - Water District Urban Water Management Plan
  - Flood Control and Water Conservation District
- ABAG Bay Trail Plan

# Project Goals and Objectives

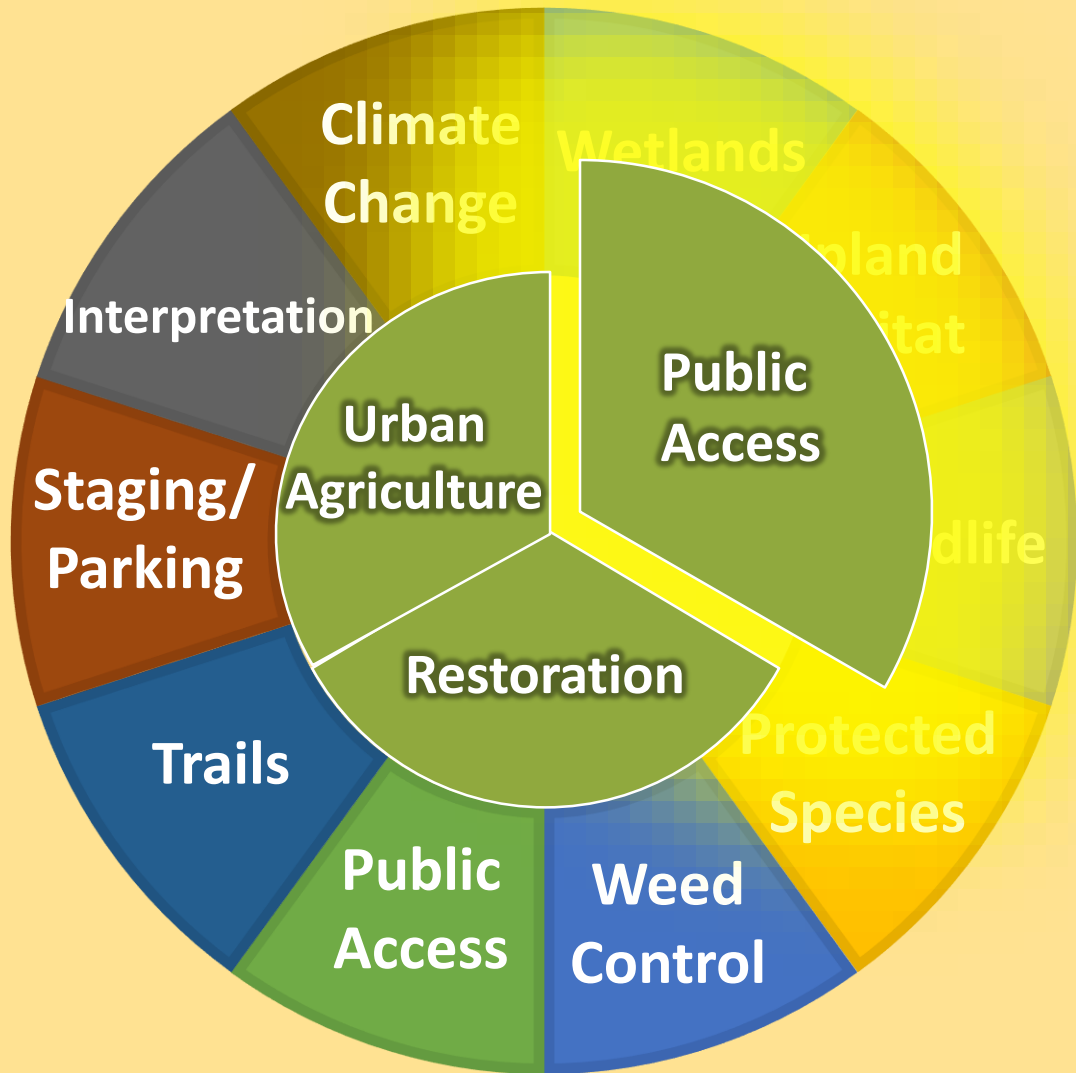


## Urban Agriculture Goals

*Provide opportunities to continue organic farming, seek synergistic partnerships between agriculture, restoration and climate smart features.*

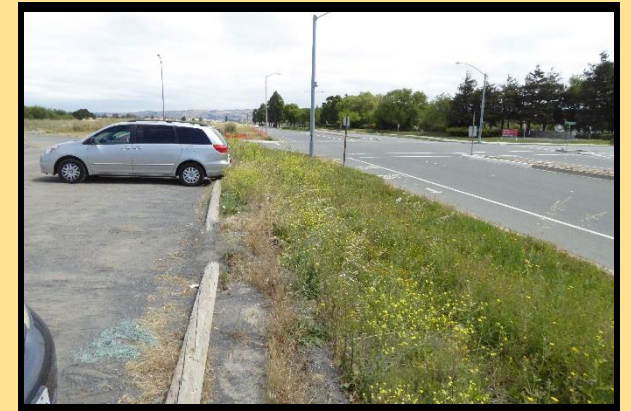
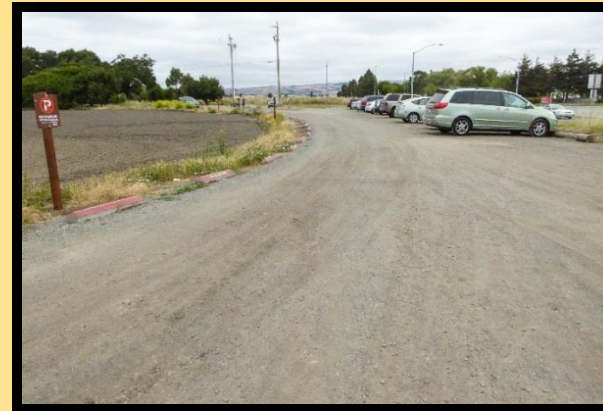


# Project Goals and Objectives

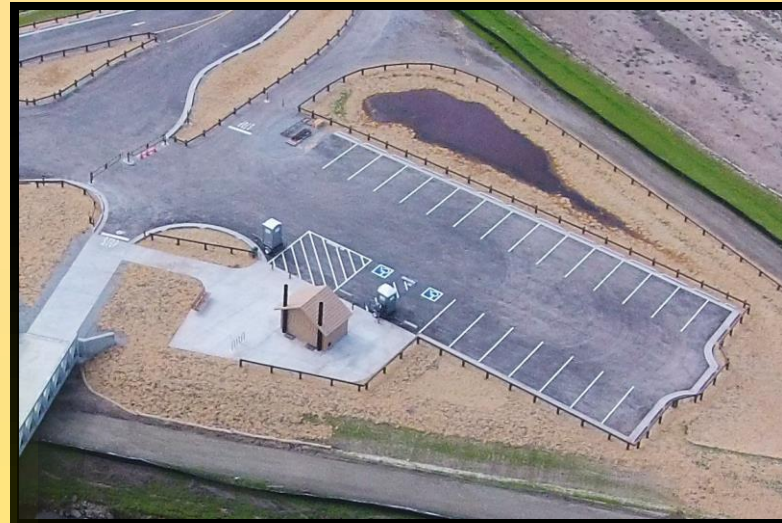
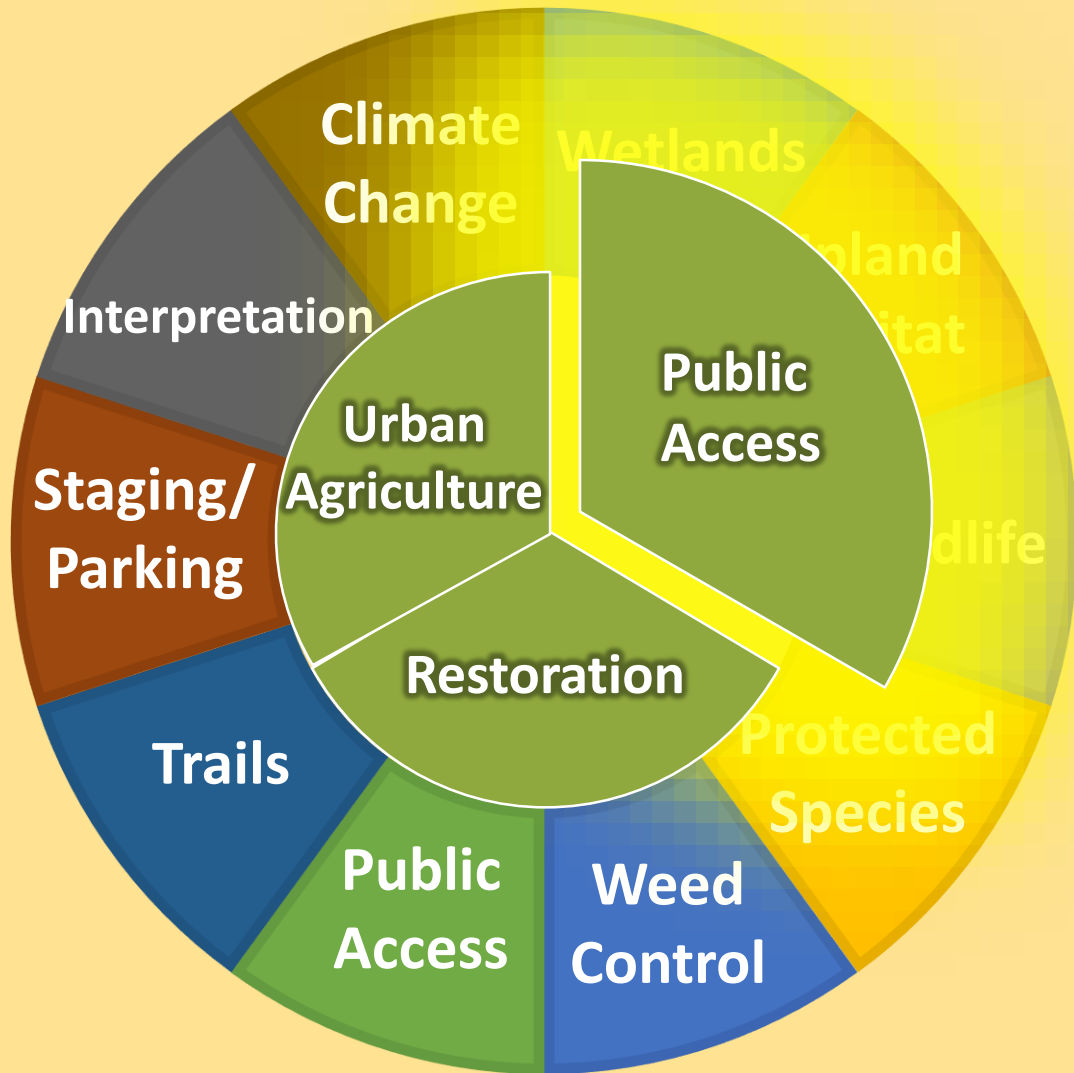


## Public Access Goals

*Develop a more prominent park entrance*



# Project Goals and Objectives

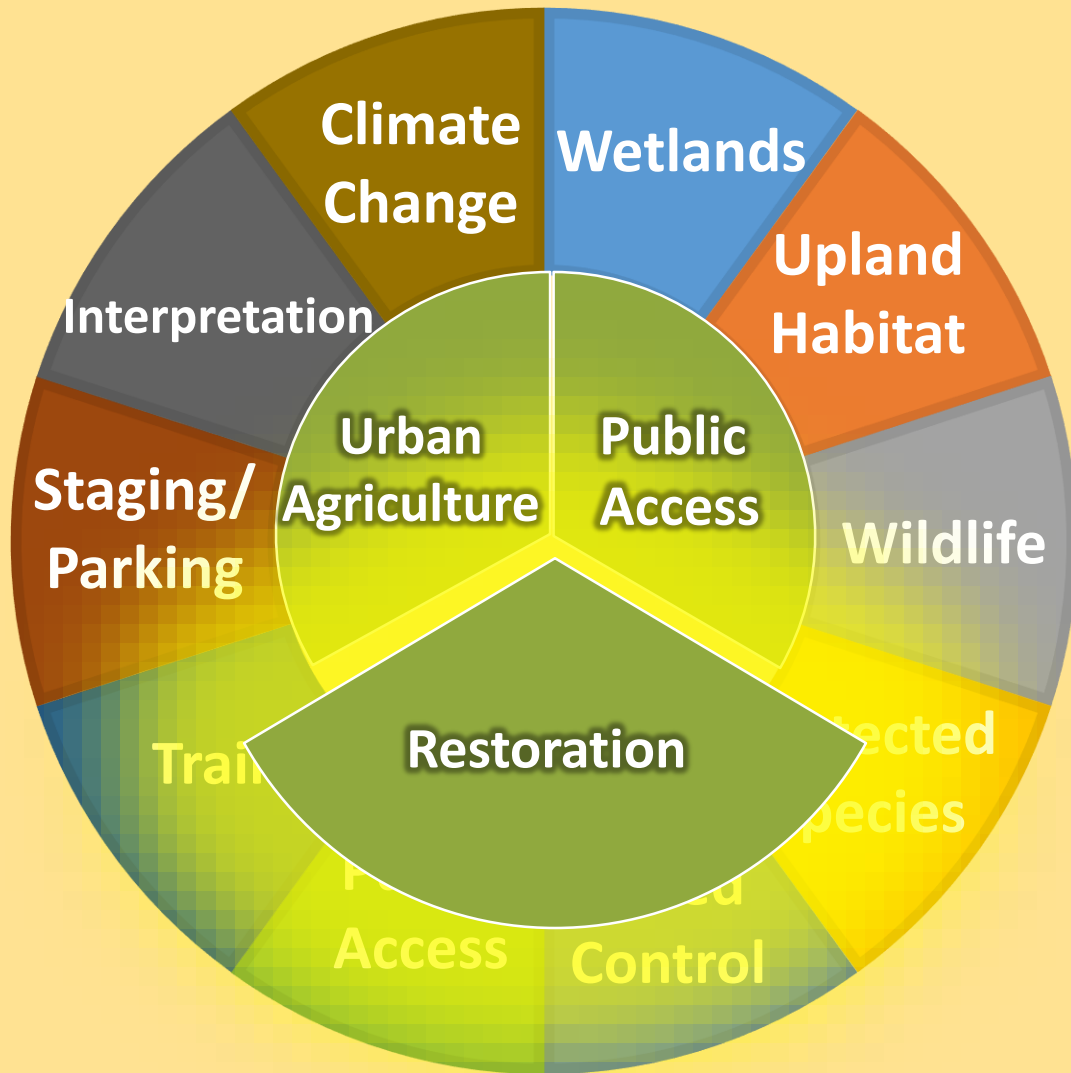


## Public Access Goals:

*Develop staging/parking, trails and connections, habitat buffers, Climate Smart Park interpretive exhibits*



# Project Goals and Objectives



## Restoration Goals

*Restore and enhance riparian, wetland and grassland habitats.*

*Design habitats to increase plant and animal diversity.*



# Feasibility Study, Outreach & Participation

2017

2018

Existing Conditions,  
Opportunities and  
Constraints



1. Project Initiation **COMPLETE**

- Board Exec Committee
- Workshop #1 (Aug 2017)
- Other Stakeholders

# Feasibility Study, Outreach & Participation

2017

2018

Existing Conditions,  
Opportunities and  
Constraints



## 1. Project Initiation COMPLETE

- Board Exec Committee
- Workshop #1 (Aug 2017)
- Other Stakeholders

Concepts and  
Schematic Designs



## 2. Program Formulation COMPLETE

- Board Exec Committee
- Workshop #2 (Nov 2017)
- Other Stakeholders
- Board of Directors (Feb 2018)

# Feasibility Study, Outreach & Participation

2017

2018

Existing Conditions,  
Opportunities and  
Constraints



## 1. Project Initiation **COMPLETE**

- Board Exec Committee
- Workshop #1 (Aug 2017)
- Other Stakeholders

Concepts and  
Schematic Designs



## 2. Program Formulation **COMPLETE**

- Board Exec Committee
- Workshop #2 (Nov 2017)
- Other Stakeholders
- Board of Directors (Feb 2018)

Project  
Description



## 3. Draft Land Use Plan Amendment and Environmental Effects (CEQA)

- CEQA NOP and Scoping Meeting
- Park Advisory Committee
- 45-Day Review/Comment Period

# Public Outreach and Participation Plan

## 1. Workshop Participation

- Workshop #1 (Constraints and Opportunities): 45
- Workshop #2 (Concept Options): 25

## 2. Outreach

- Notification in 4 languages (English, Spanish, Hindi, Mandarin)
- Public Affairs direct contacts
- Direct stakeholder contact. 50 emails, 30 phone conversations, 6 meetings
- Mailing list: 1,321 contacts
- Ohlone Tribe: 90 contacts
- Email List (interested parties): 43 contacts
- Agencies: 30 contacts
- Website. Project information posted to web

## 3. Stakeholders

- a. Perry Farms
- b. Friends of Coyote Hills
- c. City of Fremont
- d. Fremont Unified School District
- e. Tri-City Ecology
- f. Native American Representatives
- g. Citizens to Complete the Refuge
- h. Alameda County Mosquito and Vector Control
- i. Alameda County Flood Control District
- j. Alameda County Resource Conservation District
- k. USFWS
- l. CDFW
- m. South Bay Salt Pond Restoration Project



# Feedback From Workshop #1

## *Focus: Constraints and Opportunities*

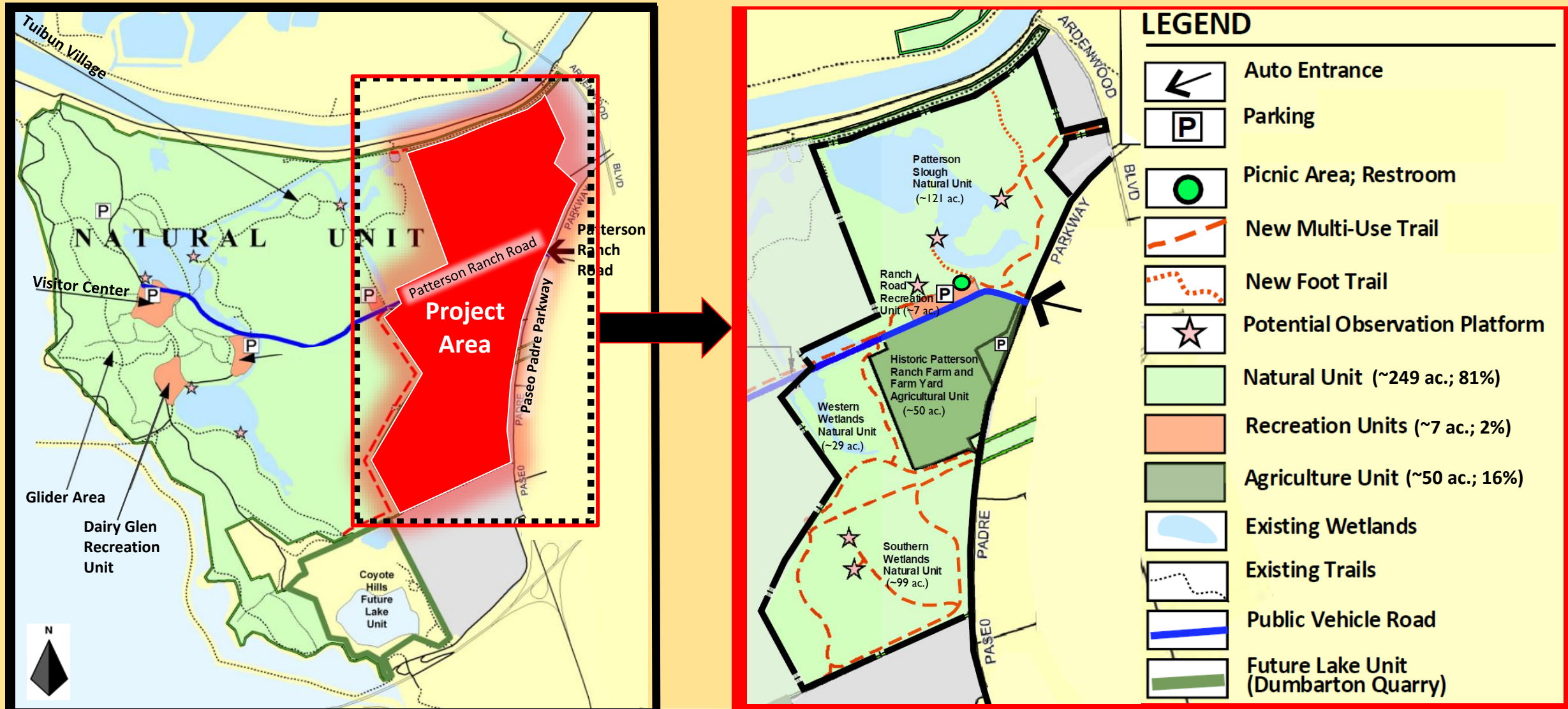
1. Expand existing Oak grove at site entry
2. Provide elevated bird observation platforms
3. Keep parking on the south side of Patterson Ranch Road
4. Use the hilly area (west of study area) for a higher elevation trail to get better views
5. Provide a community garden and farm stand
6. Provide a better information kiosk
7. Provide water stations
8. Fix problem with traffic stacking
9. Provide areas for willow expansion
10. Area on north side for habitat is okay
11. Consider viability of agriculture as it relates to Sea Level Rise, 2060-2080
12. What does a picnic area include? (tables, BBQs, trash, etc. but no play structures)
13. Parking should be spread out north and south
14. Trails should be wide enough for multi-use
15. Balance public access.
16. The existing gravel parking lot is too close to the road
17. Parking should be free
18. There should be safety speed bumps or other traffic slowing along Patterson Ranch Road
19. Highlight the park entrance
20. Fix traffic back up issues
21. In north area, limit trails and provide raised viewing platforms
22. Remove contractors residence, protect cultural resources and habitat

# Feedback From Workshop #2

## *Focus: Concept Options*

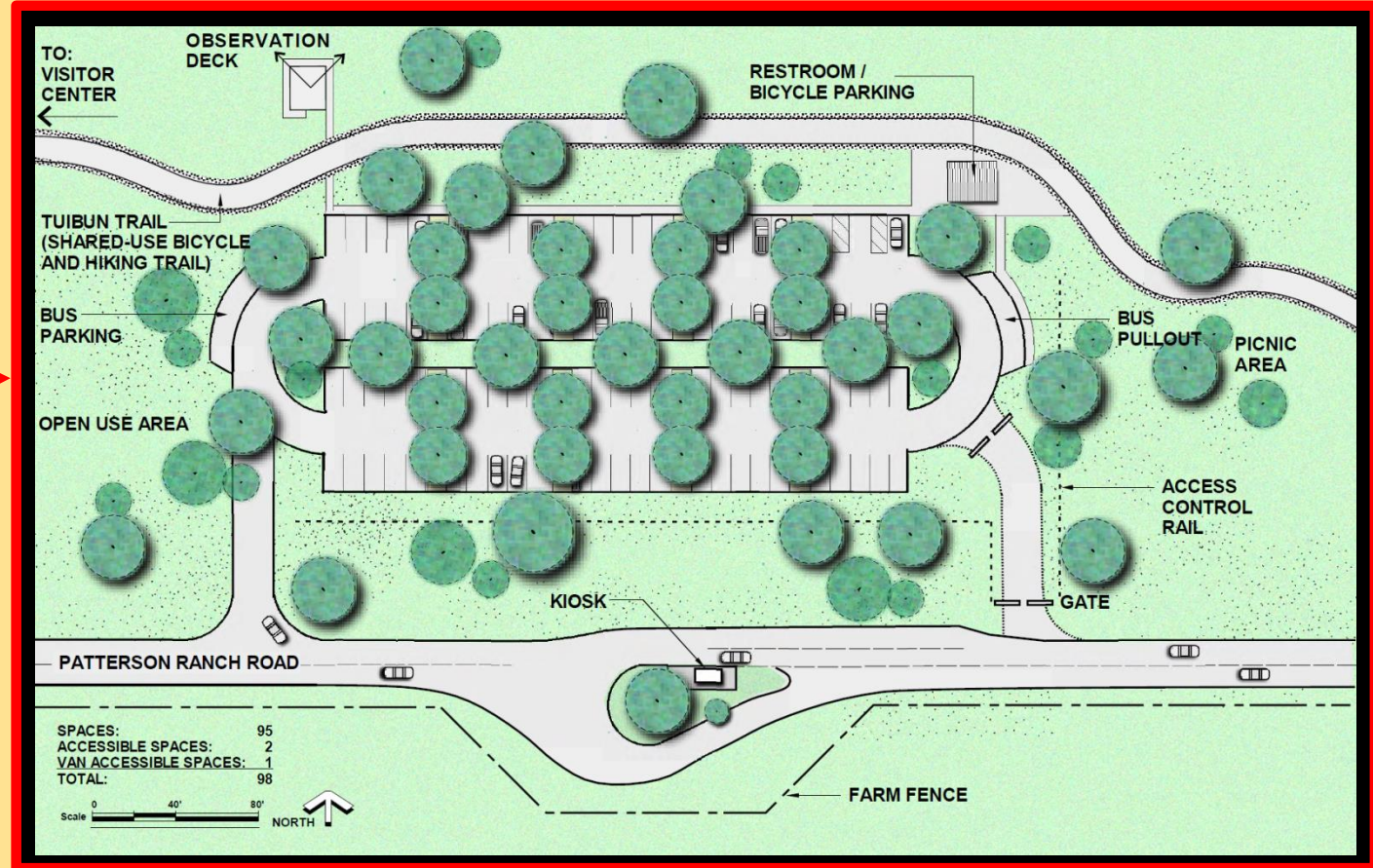
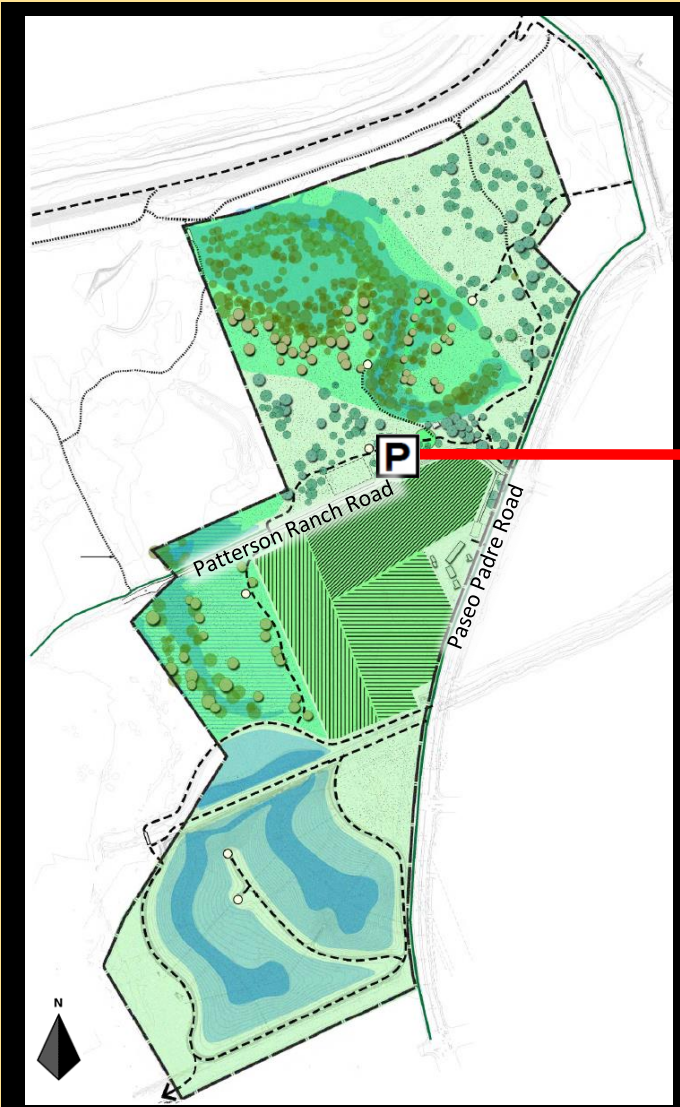
1. Like the idea of more shared use paths.
2. Better connection to City park site.
3. Ag option is okay only if there is a willing operator.
4. Climate Smart option was the most favorable.
5. Protect the site's cultural resources.
6. Provide new trails, avoid redundant trails.
7. Support for Bay Trail bridge across Alameda Creek.
8. Parking should be near entry to Paseo Padre.
9. Prefer parking away from Paseo Padre.
10. Mr. Perry (current farm tenant) insights on agriculture.
11. Irrigation infrastructure should be included in plan, in addition to well repair.
12. The farming operation already does "Climate Smart" farming, such as composting and winter cover crop.
13. Crop rotation is important in the ag area.
14. There is a deer problem, a double fence to preclude deer for, ag area should be considered.
15. Preference for option with more habitat restoration
16. Habitat is preferred over agriculture.
17. Interest in keeping meadow wet (as well as oak savannah) in northern area vs. mowed native hay.
18. Stop light is needed at Paseo Padre Pkwy. and Patterson Ranch Rd.
19. Install a park entry gate closer to Paseo Padre Pkwy.
20. Park entrance sign needed near Paseo Padre Pkwy.
21. Paved trails will be easier for people with disabilities to use.
22. Definite interest in climate smart farming

# Draft Land Use Unit and Facilities Map Amendment

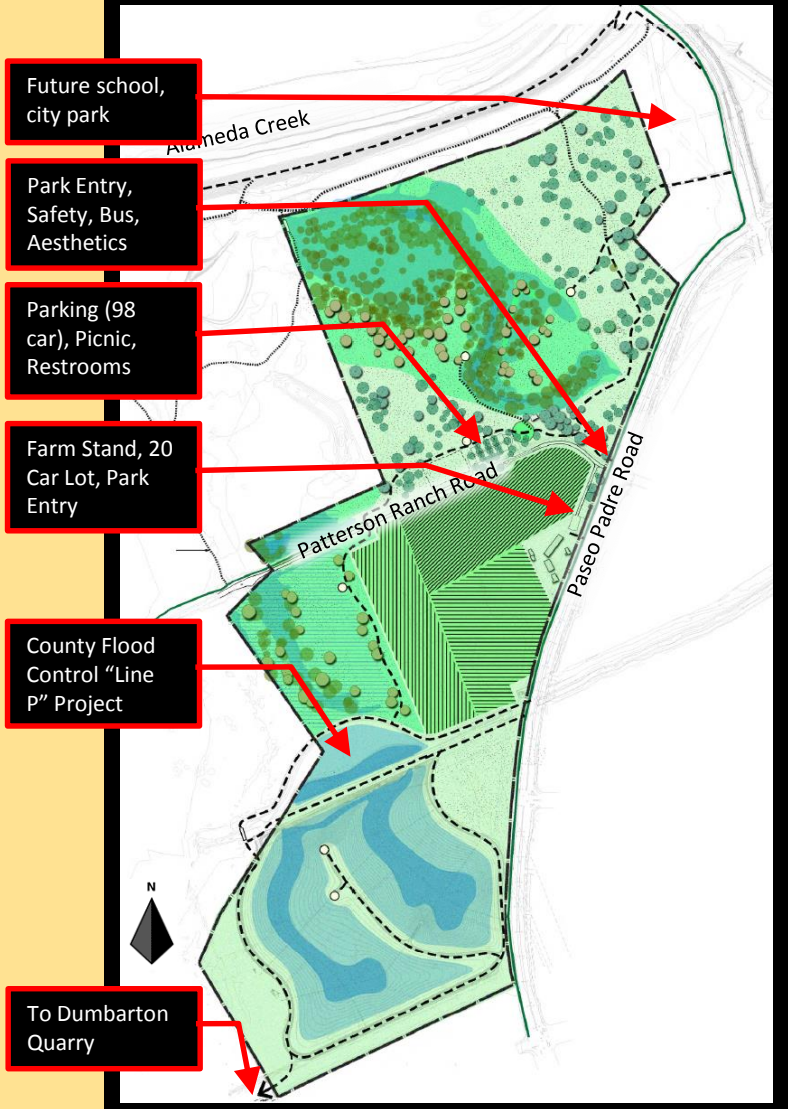




# Parking Concept



# Draft Conceptual Site Plan (Preferred Option)

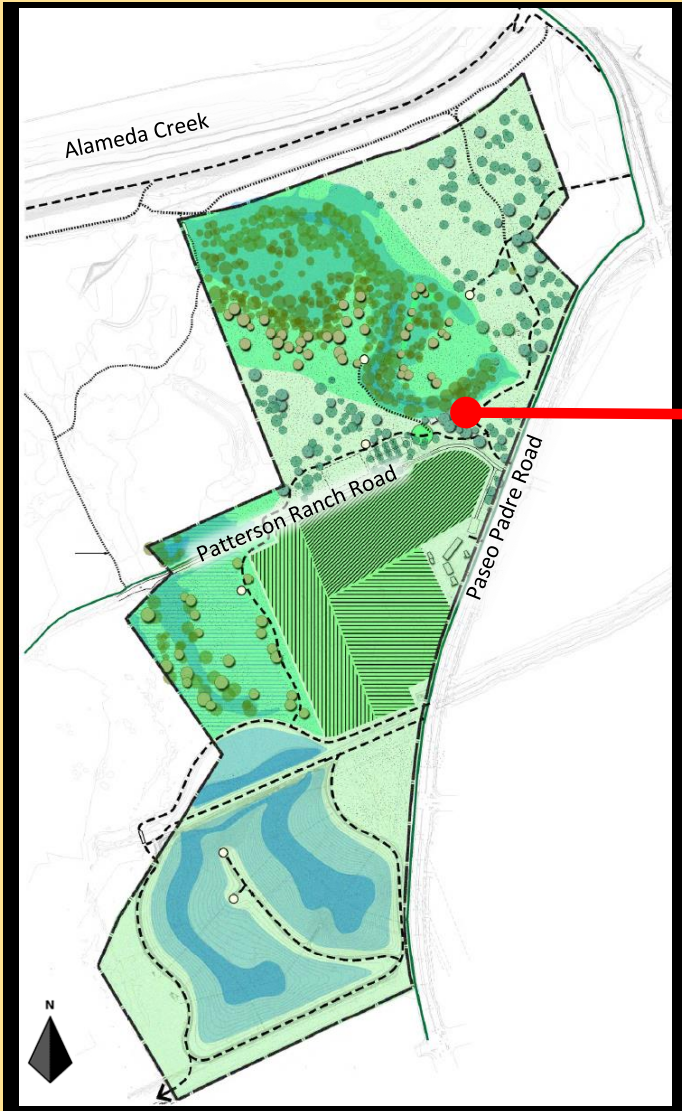


**LEGEND:**

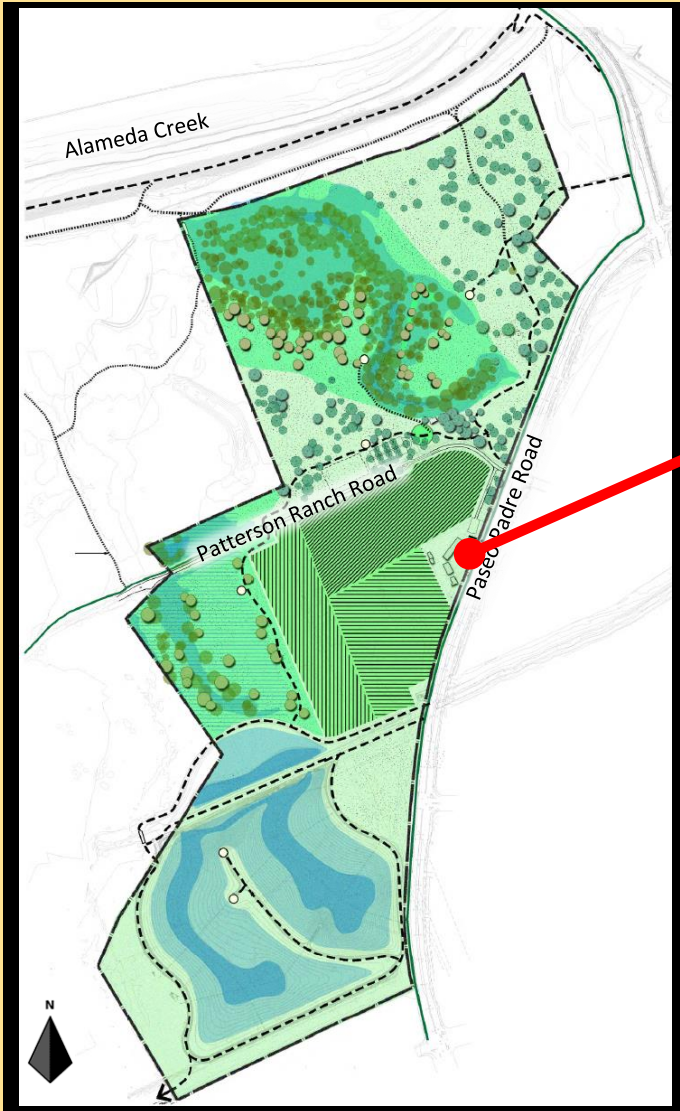
- EXISTING SHARED USE TRAIL
- SHARED USE BICYCLE AND HIKING TRAIL (~3.5 mi)
- HIKING ONLY TRAIL (~0.4 mi)
- OBSERVATION PLATFORM / INTERPRETIVE POINT
- WETLANDS (~58 ac.)
- AGRICULTURE (~46 ac.)
- OAK SAVANNA (~59 ac.)
- MIXED RIPARIAN FOREST (~59 ac.)
- ENHANCED SEASONAL WETLANDS (~27 ac.)



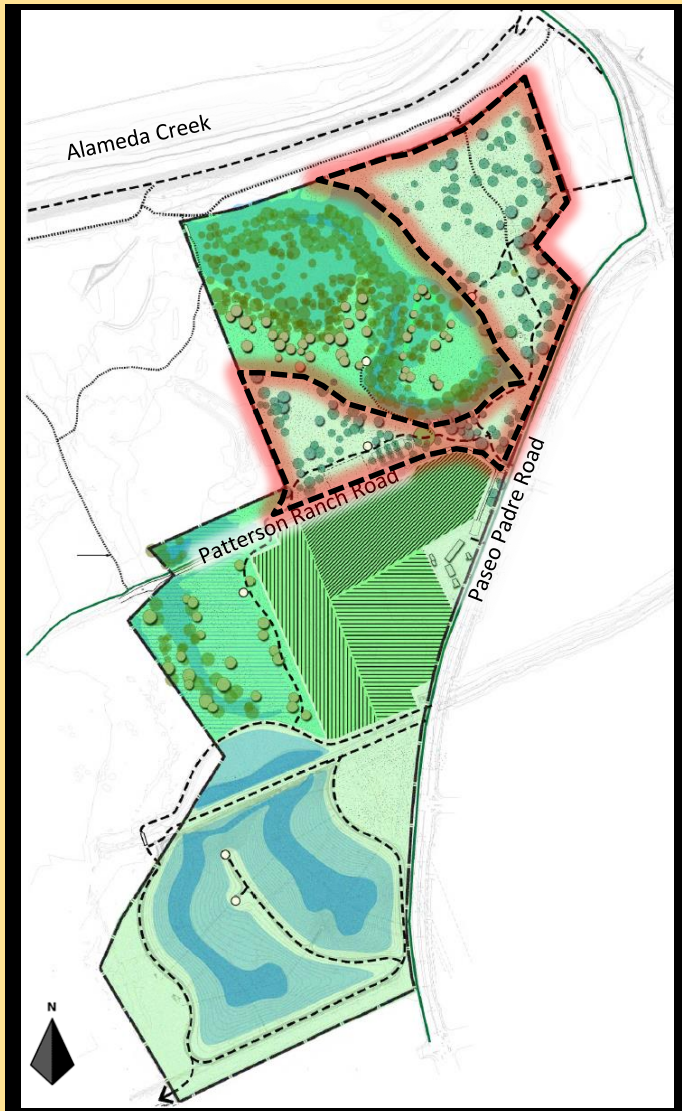
# “Contractor’s Residence”






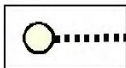
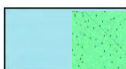



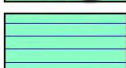
# “Milk Barn”

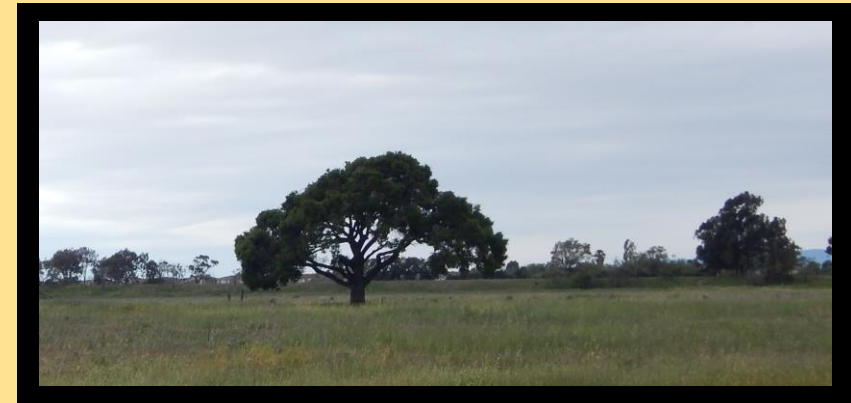


# Draft Conceptual Site Plan (Preferred Option)

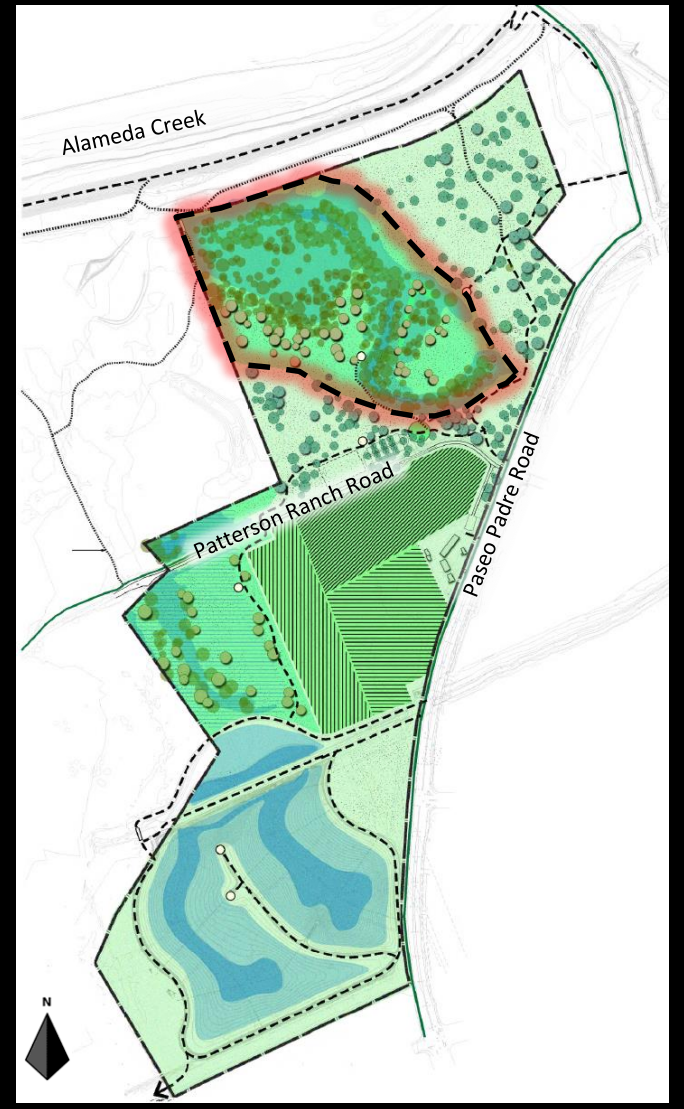


## LEGEND:

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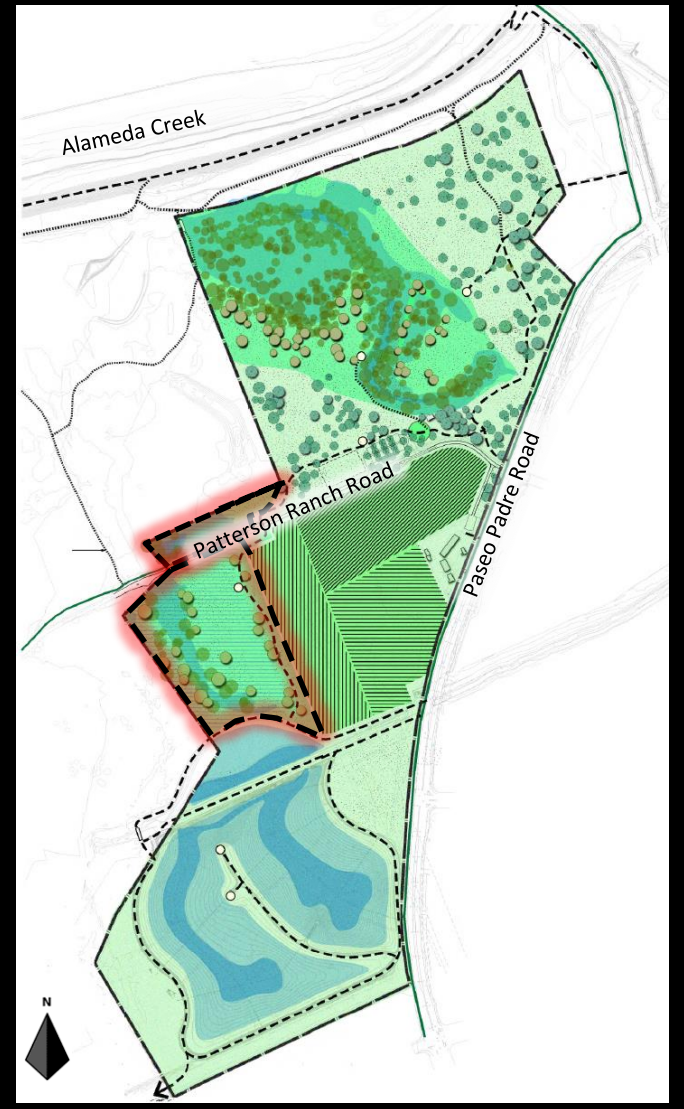


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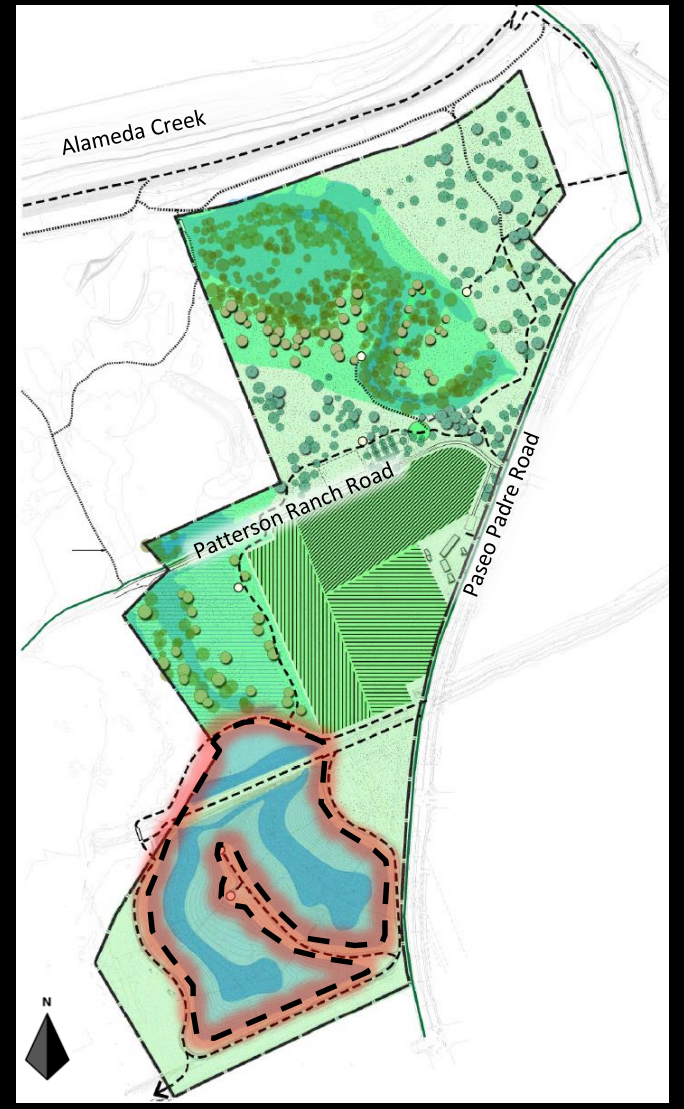
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- EXISTING SHARED USE TRAIL
- SHARED USE BICYCLE AND HIKING TRAIL (~3.5 mi)
- HIKING ONLY TRAIL (~0.4 mi)
- OBSERVATION PLATFORM / INTERPRETIVE POINT
- WETLANDS (~58 ac.)
- AGRICULTURE (~46 ac.)**
- OAK SAVANNA (~59 ac.)**
- MIXED RIPARIAN FOREST (~59 ac.)
- ENHANCED SEASONAL WETLANDS (~27 ac.)





# Draft Conceptual Site Plan (Preferred Option)

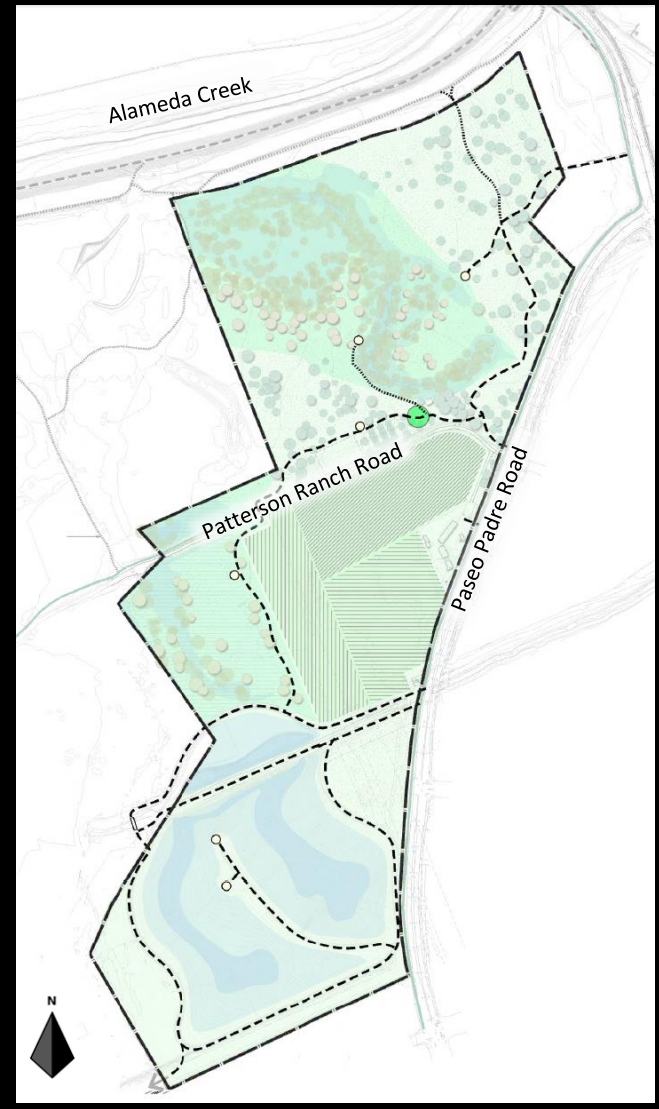


**LEGEND:**

- EXISTING SHARED USE TRAIL
- SHARED USE BICYCLE AND HIKING TRAIL (~3.5 mi)
- HIKING ONLY TRAIL (~0.4 mi)
- OBSERVATION PLATFORM / INTERPRETIVE POINT
- WETLANDS (~58 ac.)**
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- ENHANCED SEASONAL WETLANDS (~27 ac.)



# Draft Trail Plan



## SUMMARY:

- ~3.9 Mi- New Trails
  - Hiking: ~0.4 mi
  - Multi-Use: ~3.5 mi
- ~1.6 Mi- Improved Existing Trails



# California Environmental Quality Act (CEQA)

1. CEQA - California Environmental Quality Act
  - Document and Consider the Environmental Implications of Actions
  - Mitigate and Alternatives for Potential Significant Impacts
  - Agency and public review and input is part of process
2. Notice of Preparation (NOP). Helps the lead agency (EBRPD) determine the range of issues (“scope”) to be covered in CEQA analysis.



# How to Participate

Please submit comments **in writing**

1. Comment card submitted tonight
2. Mail in comment card
3. Mail/email EBRPD:

***Attn: Karla Cuero, Project Coordinator***

East Bay Regional Park District

2950 Peralta Oaks Court, Oakland, CA 94605

[kcuero@ebparks.org](mailto:kcuero@ebparks.org)

# Timeline

- Scoping Input Due By:  
**June 18, 2018**
- Draft Land Use Plan Amendment and Environmental Document:  
Midsummer 2018
- Adoption of Land Use Plan Amendment and Environmental Document:  
Fall 2018
- Project Construction:  
~2019-2022





Thank You!