

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018062002

Project Title: Coyote Hills Restoration and Public Access Project

Lead Agency: East Bay Regional Park District Contact Person: Karla Cuero
Mailing Address: 2950 Peralta Oaks Ct. Phone: 510-544-2622
City: Oakland Zip: CA County: Alameda

Project Location: County: Alameda City/Nearest Community: Fremont
Cross Streets: Patterson Ranch Rd. and Paseo Padre Parkway Zip Code: 94555
Longitude/Latitude (degrees, minutes and seconds): 37 03 14.42 N / 122 04 15.59 W Total Acres: 306
Assessor's Parcel No.: 543-0439-003-02;031-00;032-02; etc Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 84 and Interstate 880 Waterways: Alameda Creek
Airports: Railways: Schools: Lincoln, Ardenwood

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS Other:
[] Mit Neg Dec Other:
Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [x] Other: Land Use Plan A

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[x] Recreational: public access, trails
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[x] Other: habitat restoration

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [x] Other: Cultural/Tribal;

Present Land Use/Zoning/General Plan Designation:

Open Space - Resource Conservation/Public

Project Description: (please use a separate page if necessary)

The Coyote Hills Restoration and Public Access Project aims to restore habitat and add public access facilities to a 306-acre parcel that would become part of Coyote Hills Regional Park. The existing Coyote Hills Regional Park is located in the northwest corner of the City of Fremont, east of the Don Edwards San Francisco Bay Wildlife Refuge, and north of State Highway Route 84. The 306-acre expansion area borders the east side of the existing Regional Park; is bounded to the west by Ardenwood Boulevard and Paseo Padre Parkway; and is bounded to the north by the Alameda Creek Flood Control Channel. The proposed Project consists of two main components: a Land Use Plan Amendment (LUPA) and a Park Development Plan, both prepared by the East Bay Regional Park District (District). The LUPA amends the 2005 Coyote Hills Regional Park Land Use Plan to include the 306-acre expansion area and its land uses. The Park Development Plan outlines the restoration and visitor-service facilities and public access trail development proposed for the expansion area. The proposed expansion includes a new entry kiosk, parking lot, restroom and family picnic facilities, entry area improvements, signage, over 5 miles of new trails, wildlife observation platforms, and approximately 150 acres of habitat restoration and enhancement. Proposed habitat restoration and enhancement types would include willow thicket and mixed riparian forest, as well as oak savanna, seasonal wetlands, and enhanced grasslands. The Project would preserve views, continue agriculture, and preserve, protect, and interpret the site's rich natural resources, Native American culture, and historic resources.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

3 - 11 - 2019

SCH COMPLIANCE

4 - 24 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. X ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl. & Recovery
X Conservation X SWRCB: Div. of Drinking Water
X CDFW # 3 SWRCB: Div. Drinking Wtr #
X Cal Fire SWRCB: Div. Financial Assist.
X Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 2
X DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
X CHP
X Caltrans # 4
Trans Planning
Other
Education
Food & Agriculture
HCD
X OES
State/Consumer Svcs
X General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018062002

Please forward late comments directly to the Lead Agency

AQMD/APCD 2

(Resources: 3 / 11)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>CDFW</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>Division of the State Architect</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 7, 2019 Ending Date April 22, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>East Bay Regional Park District</u>
Address: _____	Address: <u>2950 Peralta Oaks Court</u>
City/State/Zip: _____	City/State/Zip: <u>Oakland, CA 94605</u>
Contact: _____	Phone: <u>510-544-2622</u>
Phone: _____	

Signature of Lead Agency Representative: *[Signature]* Date: 3/7/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.